

4 November 2024

TfNSW reference: STH24/00563/002
Your reference: PP-2024-109 (Ref-3239)

Planning Officer
Department of Planning, Housing and Infrastructure
By Email: steph.wood@dpie.nsw.gov.au
CC: eric.hollinger@shoalhaven.nsw.gov.au

Attention: Stephanie Wood

PLANNING PROPOSAL 2024-109 – Rezone for Mixed-Use Precinct – LOT: 26 DP: 759018 & LOT: 14 DP: 1105304 – 131 St Vincent Street ULLADULLA

Dear Stephanie

Transport for NSW (TfNSW) is responding to the Planning Proposal PP-2024-109 referred on 11 October 2024.

TfNSW has reviewed the information and has no objections to the Planning Proposal noting it will not have a significant impact on the state road network. Comments on the proposal are set out in Attachment 1.

If you have any questions, please contact Rachel Carocci, Development Services Case Officer, on 9983 2093 or email development.south@transport.nsw.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to read "Anna".

Anna Paul
A/Team Leader, Development Services

OFFICIAL

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Context

TfNSW notes for this DA:

- The key state road is the Princes Highway.
- Department of Planning, House and Infrastructure is seeking comments from TfNSW to assist in its assessment of the subject Planning Proposal (PP). It is noted that Gateway Determination has been made for this PP.
- The Planning Proposal seeks to rezone a one-hectare land holding to facilitate a mixed-use residential and commercial precinct, which includes 182 new residential apartments and a 120-place childcare centre.
- The two vehicular access points are provided from St Vincent Street, with rear lane access via Witherington Avenue, both of which are local roads managed by Council.
- TfNSW has reviewed the TIA and considers the subject PP will not have a significant impact to the state road network and therefore has no objections to the proposal.