

Our ref: STH21/00014/02  
Contact: Andrew Lissenden 0418 962 703  
Your ref: REZ/0002/2021

2 August 2021

David Kiernan  
Goulburn Mulwaree Council  
BY EMAIL: council@goulburn.nsw.gov.au

**PLANNING PROPOSAL (REZ/0002/2021) – ADDITIONAL PERMITTED USES AT LOT 2 AND 3 DP 1053945 (NO.14-16) GEORGE STREET, MARULAN AND LOT 1 DP 706477 (NO.159) RIFFLE RANGE ROAD, GOULBURN – PUBLIC AUTHORITY CONSULTATION**

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Dear David

Transport for New South Wales (TfNSW) refers to the notification it received on 27 July 2021 and the subsequent phone discussion regarding the above planning proposal (PP).

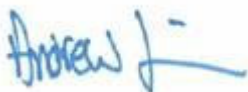
TfNSW has reviewed the information provided while focusing on the impact to the state road network (i.e. the Hume Highway). TfNSW notes:

- the PP seeks to amend the provisions of the Goulburn Mulwaree Local Environmental Plan 2009 (GM LEP 2009) for two different sites (Refer to **Attachment 1**);
- each is seeking an additional permissible use beyond those already allowed under the GM LEP 2009. For Lot 2 DP 1053945 (No.14) George Street, Marulan the PP is seeking the additional permissibility of a fast-food restaurant (food and drink premises). For Lot 3 DP 1053945 (No.16) George Street, Marulan the PP is seeking the additional permissibility of motel accommodation and pub with an ancillary bottle shop. For Lot 1 DP 706477 (No.159) Rifle Range Road Goulburn the PP is seeking the additional permissibility of a dwelling within the E2 zoned portion of the site; and
- consultation is required in accordance with the Gateway Determination issued by the NSW Department of Planning, Industry and Environment.

Having regard to the above, TfNSW provides the comments in **Attachment 2** for Council's consideration and information.

If you have any questions please contact me on 0418 962 703.

Yours faithfully



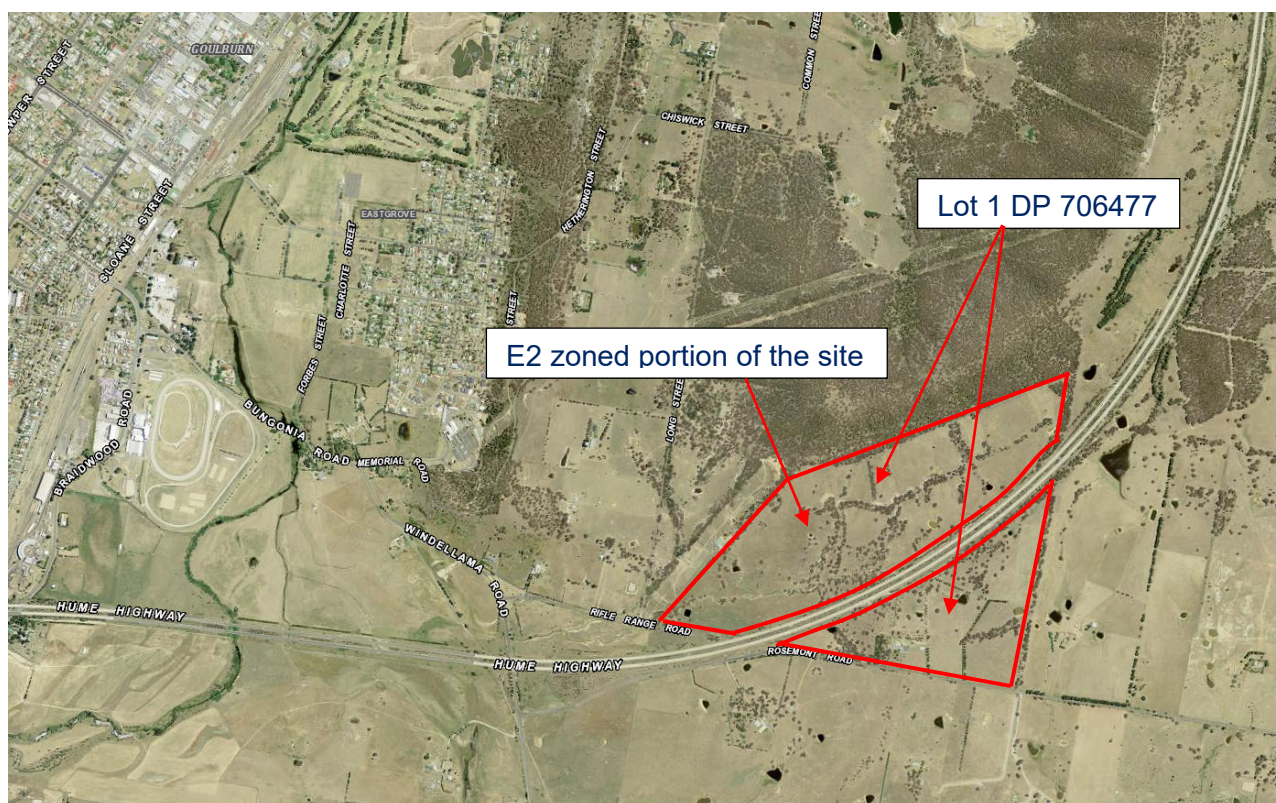
Andrew Lissenden  
Development Case Officer  
Community and Place | South Region  
  
Cc: david.kiernan@goulburn.nsw.gov.au



Lots 2 and 3, DP 1053945 (No.14-16) George Street, Marulan



Lot 1 DP 706477 (No.159) Rifle Range Road, Goulburn





## 1. Comments for consideration at PP Stage

### a) Lots 2 and 3 DP 1053945 (No.14-16) George Street, Marulan

TfNSW does not object to the PP as it applies to Lot 2 and 3 DP 1053945 in principle, subject to the requirements in Point 2a) below being able to be adequately addressed as part of any future development application(s).

### b) Lot 1 DP 706477 (No.159) Rifle Range Road Goulburn

TfNSW does not object to the PP as it applies to the northern portion of Lot 1 DP 706477 in principle, subject to the requirements in Point 2b) below being able to be adequately addressed as part of any future development application or complying development application lodged.

## 2. Advisory comments for consideration at subsequent development stages

### a) Lots 2 and 3 DP 1053945 (No.14-16) George Street, Marulan

Noting the development types proposed, TfNSW has concerns with the access across the Hume Highway median that is currently available. Any additional development on these sites will require a Traffic Impact Study (TIS) to be prepared that in part assesses the suitability of this access point to be retained as well as the applicable requirements in Table 2.1 of the RTA's *Guide to Traffic Generating Developments* and Austroads *Guide to Traffic Management Part 12: Traffic Impacts of Development* and Part 3: *Traffic Studies and Analysis*.

### b) Lot 1 DP 706477 (No.159) Rifle Range Road Goulburn

- i) No access to and from the Hume Highway will be allowed. All access will need to be gained via the local road network (i.e. access to Lot 1 DP 706477 will need to be via Rifle Range Road for the section north of the Hume Highway or Rosemont Road for the section south of the Hume Highway). In this regard a 'Restriction as to User' via an 88B Instrument shall be included on the title of Lot 1 DP 706477 to restrict access to/from the Hume Highway.
- ii) Clause 102 of the *State Environmental Planning Policy (Infrastructure) 2007* (SEPP 2007) would apply to the future residential development of the PP site (i.e. construction of a single dwelling house) as it is adjacent to a road corridor with an annual average daily traffic volume of more than 20,000 vehicles. Council will need to satisfy itself as part of any future DA lodged or complying development application for a dwelling that the requirements of Section 102 of SEPP 2007 can be satisfied.