

4 February 2025

TfNSW reference: STH24/00116

Your reference: PP-2023-414 / REZ/0001/2223

Goulburn Mulwaree Council

By Email: [dialina.day@goulburn.nsw.gov.au](mailto:dialina.day@goulburn.nsw.gov.au)

CC: [council@goulburn.nsw.gov.au](mailto:council@goulburn.nsw.gov.au)

Attention: Dialina Day

**PP-2023-414 – Planning Proposal to amend minimum lot size – LOTS: 70,73, & 77  
DP:1006688 – 407-457 Crookwell Road, KINGSDALE**

Dear Dialina,

Transport for NSW (TfNSW) refers to Council's request for comments email dated 13 January 2025 requesting comments on the subject Planning Proposal (PP).

TfNSW notes the Chapter 8.13 of Council's Development Control Plan has been prepared to support the Sooley Precinct and particularly, TfNSW notes and supports the provisions which intend to ensure subdivision certificates are not released until the appropriate road infrastructure upgrades are installed.

Provided Council is satisfied these provisions are enforceable, TfNSW has no objections to the planning proposal.

TfNSW has some concerns regarding the strategic designs submitted to support the road network upgrades. These are detailed in Attachment 1. TfNSW requests these are addressed prior to the release of any Subdivision Works Certificates for the precinct (should the planning proposal proceed).

If you have any questions, please contact Liliana Hutchinson, Development Services Case Officer, on 9595 5038 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Chris Millet**

Manager, Development Services

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OFFICIAL

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**Context**

TfNSW notes for this PP:

- The key state road is Crookwell Road.
- An amendment is proposed seeking to rezone:
  - Part of Lot 70, 73 & 77 DP 1006688 from RU6 Transition to R2 Low Density Residential and R5 Large Lot Residential,
  - Part of Lot 70, 73 & 77 DP 1006688 from RU6 Transition to RE1 Public Recreation and C2 Environmental Conservation,
- An amendment of the Minimum Lot Size map of the *GM LEP 2009* for part of Lot 70, 73 & 77 DP 1006688 from 10 hectares to 4,000m<sup>2</sup> and 2 hectares (for the R5 Large Lot Residential portion) and 700m<sup>2</sup> (for the R2 Low Density Residential portion),
- Lot 70, 73 & 77 DP 1006688 will be included as an Urban Release Area (URA), in accordance with clause 6.2A(3) of Part 6 of the *GM LEP 2009*, which will include an amendment to the URA map. This will permit the subdivision of the land into 278 residential lots as set out in **Attachment 2**,
- The URA map will also include land that is the subject of a Planning Proposal to the north of this land (515 Crookwell Road, Kingsdale),
- Conditional Gateway Determination was made in July 2024,
- Concurrence under *Section 138* of the *Roads Act 1993* will be required from TfNSW for any works that are required within the Crookwell Road road reserve (e.g. improvements to the intersection of Chinamans Lane/Crookwell Road, new access point to Crookwell Road adjacent to the PP's northern boundary and closure of existing access points to Crookwell Road),
- Strategic design has been provided to support this PP and is inclusive of the state road upgrade at Crookwell Road and Chinaman's Lane and the new shared intersection off Crookwell Road, as shown in **Attachment 3**. The shared access between 407 and 515 Crookwell Road will burden 407 Crookwell Road and benefit 515 Crookwell Road. This shared access point provides opportunity for residents that live in 515 Crookwell Road to access Chinamans Lane,
- The Draft Sooley Precinct DCP has been included to support this submission as shown in **Attachment 4**.

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**Strategic Design:** TfNSW notes the strategic design (**Attachment 3**) has considered previous comments from TfNSW and reflects the proposed upgrades to Crookwell Road.

TfNSW require the following design amendments:

- a. The taper for the deceleration lane into the new proposed access road appears to be 20m which is less than the required 35m as per Austroads Guide to Road Design (AGRD),
- b. There is currently a BAR into an access on the southbound side of the road around chainage 600 which is being removed by the widening. This should be reinstated,
- c. There is currently a BAR into an access on the southbound side of the road around chainage 790 which is being impacted by the widening. This should be reinstated,
- d. A v drain poses a hazard to an errant vehicle and is more likely to scour. See AGRD Part 3 and Part 5, The drain should be shaped with a flat bottom to reduce the risk of scouring and an errant vehicle overturning as per AGRD Part 3, section 4.6.1,
- e. Drainage pits and pipes must be compatible with TfNSW requirements,
- f. A 1.5m wide verge is required where barrier is installed as per AGRD, section 4.4.1. This allows for deflection in behind any approved TfNSW barrier,
- g. The concrete kerb shown on the northbound side of the road must be in accordance with TfNSW standard drawing R0300-01 and should be an SO shaped drain. Width of flow should be checked to ensure that water is contained within the kerb system,
- h. Provide information showing that aquaplaning has been checked on Crookwell Road to ensure that the widening does not increase flow paths and flow depths to an unacceptable level.

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***Attachment 2: Proposed URA Map***

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***Attachment 3: Strategic design for proposed state road intersection upgrades***

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***Attachment 4: Draft Sooley Precinct DCP***