

28 November 2024

TfNSW reference: STH24/00595/002
Your reference: PP-2024-101 (REF-3289)

Goulburn Mulwaree Council
By Email: David.Kiernan@goulburn.nsw.gov.au
CC: council@goulburn.nsw.gov.au

Attention: David Kiernan

PLANNING PROPOSAL – PP-2024-101 - REF-3289 - Rezone and Amendment of Minimum Lot Size – 292 Rosemont Road, BOXERS CREEK

Dear David

Transport for NSW (TfNSW) is responding to the Planning Proposal (PP) referred on 5 November 2024.

TfNSW has reviewed the information and has no objections to the PP. Council has confirmed that an at grade access to the Hume Highway is not being proposed as part of the PP. TfNSW comments are detailed in Attachment 1.

If you have any questions, please contact Emilija Quinn, Development Services Case Officer, on (02) 4064 0106 or email development.south@transport.nsw.gov.au.

Yours faithfully



Anna Paul
A/Team Leader, Development Services

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Context

TfNSW notes for this Planning Proposal:

- The key state road is Hume Highway. In the vicinity, the Hume Highway has grade separated access to Goulburn from the south and north.
- The site has access via Rosemont Road which is a local road vested in Council.
- The site is identified as RU6 Transition, minimum lot size 10 hectares. The site is located within the Mountain Ash Precinct of Council’s Urban and Fringe Housing Strategy.
- The PP proposes to rezone part of the site to R5 Large Lot Residential, reducing the minimum lot size to 2 hectares which will cater for a four (4) lot residential subdivision. The remaining area is to be rezoned to C2 Environmental Conservation which will encompass flood prone land as outlined in **Attachment 2**.
- A condition of the Gateway Determination PP-2024-101 (IRF24/1078), Item 1. (b) required:
 - Council to address the evacuation of site
 - Consideration to provide an emergency access/egress point off the Hume Highway directly onto Rosemont Road
 - Design the emergency access/egress point in conjunction with TfNSW

TfNSW Comments

- As per correspondence dated 4 September 2024 TfNSW is not supportive of additional at grade access points to the Hume Highway, including an emergency egress point. Council’s Strategic Planning Department has confirmed consideration for an emergency access/egress point onto the Hume Highway is no longer required.
- TfNSW has no current plans or funding to investigate, develop, and deliver road infrastructure upgrades along the Hume Highway at its existing connections with Hume Street and Sydney Road Goulburn or Boxers Creek Road, Boxers Creek.
- Council will need to determine whether the access arrangements at the intersection of Rosemont Road and Windellama Road are appropriate to cater for the PP.
- Council will need to be satisfied that the appropriate mechanisms are in place for the funding of any road network upgrades associated with the PP.

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Concept Subdivision Plan

