



31 May 2021

File No: NTH14/00004/27
Your Ref: PP2020-4064

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBI NSW 2482

Attention: Sam Tarrant, Planner

Dear Sir/Madam,

RE: Planning Proposal to Facilitate Additional Land Uses at 'The Farm', Ewingsdale Road, Ewingsdale. Lot 1 DP 780234 & Lot 5 DP 848222

I refer to your email dated 6 May 2021 requesting comment from Transport for NSW (TfNSW) in relation to the abovementioned Planning Proposal.

Roles and Responsibilities

The key interests of TfNSW are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

It is emphasised that the following comments are based on the Planning Proposal. TfNSW will provide further comment following formal review of a development application referred by the appropriate Consent Authority.

Transport for NSW Response

TfNSW understands that the Planning Proposal is now on public exhibition, and while we have been involved in numerous discussions regarding the Proposal, we formally provide the following comments to assist Council in making a determination.

1. TfNSW notes that the updated Planning Proposal will introduce development controls to guide future development applications for the specific uses which are currently operating on the site without approval. It is understood that those uses will then require development consent to lawfully operate on the site.
2. Any development application will need to quantify the cumulative impacts of the development on the site access and surrounding roads. It is also expected that the DA process will identify any measures required to address such impacts. It is highlighted that the need for appropriate intersection treatments on Woodford Lane was previously raised by Roads and Maritime (RMS) in response to DA10.2013.626.1. Those comments remain relevant in light of the growth in demand generated by the development in recent years.

3. As you will be aware, planning for Ewingsdale Road has been progressing and we are all seeking to understand the relationship between the current Planning Proposal and future upgrades to surrounding roads. A level of uncertainty still remains regarding the strategic options available and the final scope and timing of works.
4. On that basis, TfNSW supports the LEP amendment proceeding at this time without the need for a supporting planning agreement (as previously discussed). We note that Council's letter dated 6 May 2021 recognises that any further development applications, resulting from this Planning Proposal, will need to provide a thorough assessment of traffic and access. That assessment should take into consideration the status of improvements to the surrounding road network and we request further engagement with TfNSW prior to the lodgement of any development application over the site.
5. It is also requested that Council require the Planning Proposal be updated to document the current extent of on-site infrastructure and operations to clarify approved and unapproved uses of the site. This will be of benefit in understanding current uses and future changes to the site moving forward.

If you have any further enquiries regarding the above comments please do not hesitate to contact Cheryl Sisson, Development Services Case Officer or the undersigned on (02) 6640 1362 or via email at: development.northern@transport.nsw.gov.au

Yours faithfully,



for Matt Adams
Team Leader, Development Services
Community and Place | Region North
Regional & Outer Metropolitan
Transport for NSW