

28 April 2026

TfNSW reference: STH24/00075/006
Your reference: SSD-69257218 – PAE-80700714

Department of Planning, Housing and Infrastructure (DPHI)
By Email: michelle.niles@planning.nsw.gov.au

Attention: Michelle Niles

SSD-69257218 – Mixed use development with in-fill affordable housing – Response to Submissions – LOT:1 DP:520502, LOT: 129 DP:3060 & LOT: 110 DP:131219– 25 Moss Vale Road, BOMADERRY

Dear Michelle

Transport for NSW (TfNSW) is responding to the SSD-69257218 referred on 15 April 2026.

TfNSW has reviewed the information submitted as part of the Response to Submissions has provided Context in Attachment 1 and the following comments:

1. The subject application relies on the provision of traffic signals and a land preservation associated with a 6-lot subdivision (Council reference SF10851). TfNSW requirements for the traffic signals and land preservation have been outlined in the letter dated 30 September 2022 and are shown in Attachment 2. TfNSW requests that these requirements also form part of the conditions of consent for this application.
2. TfNSW notes that the Landscape plan indicates a shared path along the frontage of the subdivision and within the property boundary, as shown in **Attachment 3**. TfNSW also notes that the Shoalhaven City Council Active Transport Strategy shows a shared path at the frontage of the subdivision on the south side of Moss Vale Road. TfNSW believes pedestrian connectivity to the state road should be shown as this connection will enable future footpath connectivity to the state road boundary.

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

Yours faithfully



Chris Millet
Manager, Development Services

OFFICIAL

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Context

TfNSW notes for this SSD:

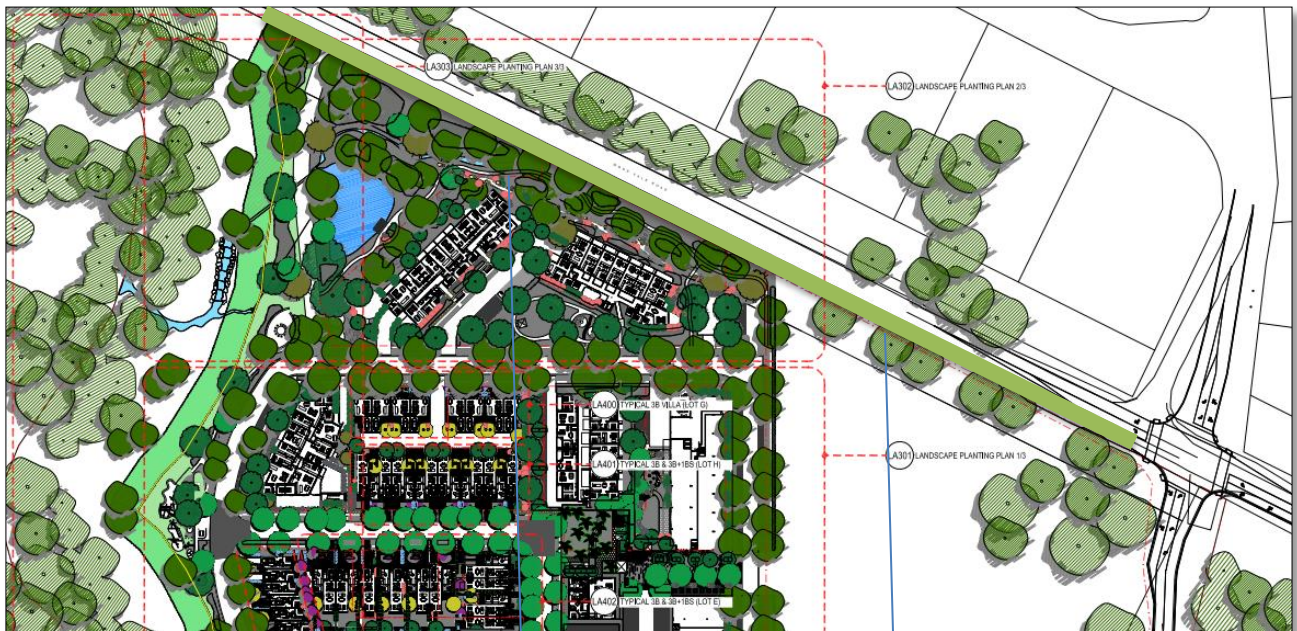
- The key state road is Moss Vale Road,
- The proposed development is inclusive of shop top housing, boarding house, residential flats, attached dwellings, a medical centre and a centre based childcare facility, as generally shown in **Attachment 3**,
- An emergency egress intersection from the subdivision onto Moss Vale Road has been included in the plans. The intersection is a left out only as generally shown in **Attachment 4**,
- The site is subject to a deferred development consent (SF10851) approved by Shoalhaven City Council on 20 December 2022 for Torrens Title subdivision and a series of site preparation works. Specifically, the consent granted approval for:
 - Demolition of cattle yard and site remediation works,
 - seven (7) Lot Torrens Title subdivision including six (6) Torrens Title lots (inclusive of future bowling club – Lot 1 to intended to be developed under a separate DA),
 - one reserve (Lot 7 – public reserve and drainage reserve),
 - construction of new roads engineering and site works and preservation of land.

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Attachment 2: TfNSW September 2022 response

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Attachment 3: Site plan / Landscape plan



Proposed footpath

Active Strategy Footpath

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Attachment 4: Emergency egress

