

4 October 2024

TfNSW reference: STH24/00676/001
Your reference: SSD-76132994 - PAE-76136715

DPHI
By Email: michael.doyle@dpie.nsw.gov.au

Attention: Michael Doyle

SSD-76132994 – Coalcliff Eco-Tourist Facilities – SEARS – LOT: 100 DP: 715376 – Lawrence Hargrave Drive COALCLIFF

Dear Michael

Transport for NSW (TfNSW) is responding to the SSD-76132994 request for advice referred on 23 September 2024.

TfNSW has reviewed the information and believes the proponent needs to address concerns regarding geotechnical stability, access, and parking arrangements. Details of the additional information required to address the concerns is provided in **Attachment 1**.

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

A handwritten signature in blue ink, appearing to read "Chris Millet".

Chris Millet
Manager, Development Services

OFFICIAL

Context

TfNSW notes for this SSD:

- The key state road is Lawrence Hargrave Drive.
- DPHI is seeking advice from TfNSW to assist in its assessment of the proposed development.
- The development proposes 24 eco-tourist cabins, a communal pavilion building, and associated parking and landscaping as generally shown in **Attachment 2**.

Additional Required Information

1. **Geotechnical information:** TfNSW has significant concerns with slope stability at this location. Previous development immediately east of Lawrence Hargreaves Drive has activated slips, thus creating damage and safety issues to the road pavement and surface. TfNSW requires:
 - The developer to undertake detailed geotechnical assessment of the site and the development, inclusive of construction staging and measures proposed to manage the weight of construction equipment.
 - The documentation to detail protection measures required to prevent the leaking of water supply and sewage pipes into the slope,
 - All documentation to be informed and aligned with TfNSW's technical direction for Excavation adjacent to Transport for NSW infrastructure - GTD2020/001 Version No.01 – 2 July 2020.
2. **Transport impacts:** A traffic impact study (TIS) is required to examine the potential transport related implications of the development and detail proposed mitigation measures.
 - As a guide Table 2.1 of the RTA's Guide to Traffic Generating Developments outlines the key issues that should be considered in preparing a TIS.
 - Strategic design/s need to be provided for **all** works within the road reserve as well as for the car park. Information on strategic design can be found [here](https://www.transport.nsw.gov.au).

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Attachment 2: Site plan

