

24 January 2023

TfNSW reference: STH23/00002/01  
Your reference: PP-2022-4144 (REF-1914)

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**PP-2022-4144 (REF-1914) – KIAMA TOWN CENTRE PLANNING PROPOSAL TO AMEND  
KIAMA LEP 2011 – VARIOUS LOTS**

Dear Suzi

Transport for NSW (TfNSW) is responding to the Planning Proposal referred on 3 January 2023.

TfNSW has reviewed the information and cannot support the Planning Proposal currently. TfNSW request submission of the Kiama Traffic Study for review, to ensure access and egress from the state road network is not adversely impacted by the intensification of development proposed by the Planning Proposal. TfNSW's reasons are detailed in **Attachment 1**.

If you have any questions, please contact me on 9595 4624 or email [development.south@transport.nsw.gov.au](mailto:development.south@transport.nsw.gov.au).

Yours faithfully



**Anna Paul**  
Development Services Case Officer, Development Services

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**PP-2022-4144 (REF-1914)– KIAMA TOWN CENTRE PLANNING PROPOSAL TO AMEND KIAMA LEP 2011 – VARIOUS LOTS– 72 Manning Street, KIAMA**

**Context**

TfNSW notes for this DA:

- The key state road is the Princes Highway which is approximately 1km from Manning Street.
- The Planning Proposal (PP) is to amend the Kiama Local Environmental Plan (LEP) 2011 by amending development controls for certain lots in the Kiama Town Centre.
- The PP is to increase maximum permissible building height on specific sites and increase floor space ratios on these sites as appropriate, as well as map areas to have active street frontages and rezoning 72 Manning Street from RE1 Public Recreation to B2/E1 Local Centre.
- As advised in the Council Report submitted with the PP, Council is currently reviewing/finalising the Kiama Traffic Study which seeks to analyse the capacity of the existing road network to accommodate the future growth, as identified by the NSW Population Projections. Council has advised that these findings and recommendations of the Kiama Traffic Study will ensure that future growth is suitably catered for within the road network.

**Reasons**

TfNSW's reasons for not supporting the PP without submission of the Kiama Traffic Study are detailed below:

- TfNSW has concerns with the planning proposal proceeding without giving consideration to the potential impacts of the rezoning on the greater road network.
- This is particularly important for rezonings which facilitate more intense traffic generating developments than the current zonings, where the cumulative impacts of those developments would warrant infrastructure upgrades but where individual developments would not warrant infrastructure upgrades. In such cases, if appropriate planning mechanisms to obtain contributions and deliver upgrades in a timely manner are not established at rezoning stage, the opportunity for developers to contribute to necessary upgrades may be lost.