

File No: NTH10/00178; CR2014/005698
Your Ref: 10_0103 MOD 1

The Team Leader
Industry, Key Sites & Social Projects
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ms Evelyn Craigie – Planning Services

Dear Ms Craigie,

Section 75W Modification to the Settlers Ridge Concept Plan (MP10_0103 MOD 1) Steve Eagleton Drive, South West Rocks

I refer to your letter of 31 October 2014 regarding the abovementioned modification proposal forwarded to Roads and Maritime Services for consideration.

Roles & Responsibilities

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

Gregory Street forms part of the Clybucca – South West Rocks Road (MR460) and is a classified (regional) road. Kempsey Shire Council is the 'Roads Authority' for this road and all other public roads in the subject area.

In accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) the Consent Authority is to have consideration for the safety, efficiency and ongoing operation of the classified road as the development has frontage to a classified road.

Roads and Maritime Response

Roads and Maritime has reviewed the referred information and would not support the deletion of condition C5 at this time on the basis that the Traffic Impact Assessment (TIA) submitted in support of the modification does not adequately address the issues previously raised by Roads and Maritime in our letter of 28 February 2013. The following comments are provided to assist the Consent Authority in making a determination;

1. The TIA has yet to adequately address condition C5 (1). The report has not identified existing and/or future traffic flows at the Trevor Judd Street and Steve Eagleton Drive intersection. Following completion of the subdivision, afternoon peak traffic conditions will generate right turns from Steve Eagleton Drive into Trevor Judd Street. Given the close proximity of this intersection to roundabout on Gregory Street, further consideration should be given to the likelihood of vehicles queuing back into the roundabout.

Roads & Maritime Services

2. The TIA has identified existing and estimated traffic flows at the Frank Cooper Street and Gregory Street intersection as required by condition C5 (3). However, the report has not considered the identified flows against the warrants provided in Section 4.8 of the current *Austroads Guide to Road Design Part 4A*.
3. The existing volumes identified at the Frank Cooper and Gregory Street intersection warrant implementation of an Austroads channelised shortened right-turn CHR(S) treatment prior to the introduction of further development-related traffic. This treatment will improve safety for the predicted increase in southbound traffic turning right into Frank Cooper Street. The TIA should have also provided further consideration of appropriate intersection treatments to accommodate future post development traffic flows. Such information will assist Council in considering the application of any Section 94 contributions towards road infrastructure.
4. The TIA has yet to address the impact of additional traffic using Bruce Field Street. The assumed distribution of traffic generated by the subdivision is considered conservative and further consideration should be given to the potential impacts on the residential area. It is noted that Figure 2-2 of the TIA has proposed traffic calming measures within the subject site, but has not considered similar measures for Bruce Field or Frank Cooper Street. Given the straight alignment of these roads and residential nature, further consideration should be given to similar mitigation measures to address the additional movements generated by the subdivision.
5. Prior to the deletion of Condition C13, the Consent Authority should be satisfied that the subdivision is appropriately connected to external pedestrian and cycle footpaths.

Upon determination of the application, it would be appreciated if your department could forward a copy of the updated project approval for our records. Should you have any further questions regarding the above comments then please contact Matt Adams on 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours sincerely



21 November 2014

Peter Lane
A / Network & Safety Manager, Northern Region

Enc: CR2012/011670 RMS Response to Exhibition of Environmental Assessment (MP10_0103)