



File No: NTH 10/00202

Amy Robertson  
Modification Assessments  
Planning and Environment  
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Dear Madam

### **MP07\_0026 MOD5 Response to Submissions - Pacific Pines Estate, Lennox Head**

I refer to your email 30 January 2017 regarding the above mentioned Major Project modification forwarded to Roads and Maritime Services for consideration.

#### **Roles and Responsibilities**

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

In accordance with Clause 104 of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) Roads and Maritime is given the opportunity to comment on the application as it is considered a traffic generating development listed under Schedule 3.

#### **Roads and Maritime Response**

Roads and Maritime's previous advice remains unchanged and the following comments are provided to assist the consent authority in determining the application:

- The traffic generation rate in the Ballina Shire Council contributions plan is related to an economic decision made by Council and is not considered relevant to actual traffic generation estimation.

The average rate of 7.4 trips published in TDT 2014/04a provides only a conservative estimate of likely trip generation and the surveyed 6.54 trips at Goonellabah are applicable to that site only. A better estimate of likely trip generation is achieved by aggregating the survey site data.

- The conversion to Gross Leasable Floor area is applicable to shopping centres with multiple tenancies under one roof. Shopping centres tend to have communal space, such as walkways and plazas, which is shared by all tenancies. The supermarket is a stand-alone development. Applying a gross leasable floor conversion is not considered applicable in this instance.
- Linked trips are applicable to shopping centres where more than one commercial premise might be visited in a trip. The supermarket is a stand-alone development.

The economic impact assessment for the proposal identifies the residential development as having a population of about 1,700 people. The main trade area will have a population of 12,690 people in 2026. This suggests that about 87 percent of trips to the main trade area in 2026 will be external to the residential development in the estate.

- The storage length requirements at the Henderson and Montwood Drive intersections with North Creek Road remain unknown.

If you have any further enquiries regarding the above comments please do not hesitate to contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: [development.northern@rms.nsw.gov.au](mailto:development.northern@rms.nsw.gov.au)

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Liz Smith'.

For Monica Sirol  
Network & Safety Manager  
13 February 2017