



12 October 2016

CR2016/004399  
SF2016/202651  
DC

Murray Towndrow  
Urbanise Consulting  
PO Box 87  
WARNERS BAY NSW 2280

Dear Murray,

PACIFIC HIGHWAY (HW10): NORDS WHARF RESIDENTIAL DEVELOPMENT, ALTERNATE INTERSECTION TREATMENT, AWABAKAL DRIVE, NORDS WHARF – MP10\_0088

I refer to your request for written advice regarding a meeting with Roads and Maritime on 11 August 2016 in relation to the Nords Wharf residential development and potential alternate intersection treatments at the intersection of Awabakal Drive/ Pacific Highway.

Roads and Maritime understands that a Concept Plan for Nords Wharf comprising a 90 lot subdivision with conceptual lot layout has been approved by the Department of Planning under MP10\_0088.

Roads and Maritime response

Roads and Maritime has reviewed the Traffic Review report by Intersect dated August 2016 and provides the following advice to assist in the preparation of any future development application for this site:

Proposal

- 84 lot subdivision subject to Conditions of Concept Plan Approval – MP10\_0088 dated July 2012.
- Condition 1.25 requires that the detailed design for the upgrade of Awabakal Drive / Pacific Hwy intersection must be prepared in accordance with RMS requirements.

- A VPA between the applicant and Department of Planning requires a Road Contribution which stipulates that *'The Landowner is to upgrade the intersection at Awabakal Drive, Nords Wharf. The intersection is to be designed and constructed as a seagull intersection with raised kerbs and part signalisation for northbound vehicles.'*
- The road work is to be completed on or prior to the release of the first subdivision certificate that creates the first urban lot.
- Under the VPA a security for performance of the road contribution requires a Bank Guarantee in favour of Planning for \$1,735,842.

#### Road Safety

- The Pacific Hwy at this location is within a 90km/h speed zone.
- The intersection upgrade was required due to road safety concerns of vehicles performing right turn movements out of Awabakal Drive.
- Similar upgrades have been required for other developments which formed part of the Coal and Allied lands in the vicinity of the site.
- The options proposed in the traffic review to ban right turn movements out of Awabakal and redirect vehicles north to use the seagull intersection at Nords Wharf Road is not considered acceptable.
- It is acknowledged in the report that the modelled results did not match the observed delay at the intersection indicating motorists are already accepting smaller gaps when turning right out onto the Pacific Hwy, creating a road safety issue.
- Redirecting the existing traffic to Nords Wharf Road would shift the road safety issue to this intersection exacerbating delays and unsafe driver behaviour.

#### Options

- Roads and Maritime considers that the options presented in the report do not resolve the network safety issue of vehicles performing right turn movements onto the Pacific Highway. The cumulative impact of traffic from the development and existing residential lots on the Nords Wharf / Pacific Highway intersection would create an ongoing safety issue and would require the upgrade of the intersection to traffic signals.

Taking into consideration that the intersection on Nords Wharf Road / Pacific Highway has an existing seagull intersection arrangement, Roads and Maritime would consider the signalisation of this intersection instead of the Awabakal Drive/Pacific Highway intersection. This option would still require physically restricting right turn movements out of Awabakal Drive onto the Pacific Highway.

#### Consultation

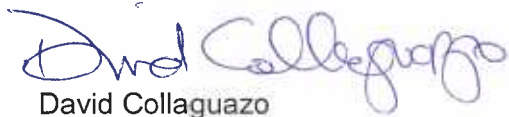
- The option proposed above will require consultation with the Department of Planning, Council and relevant stakeholders including the local bus company.

Furthermore, the proponent must consult with the applicant for the Middle Camp development, specifically in relation to Condition 1.36 of the Concept Plan Approval for Middle Camp – MP10\_0089 dated July 2012 which requires the design and upgrade of Flowers Drive / Pacific Highway, Middle Camp including a u-turn facility on the Pacific Highway or at Nords Wharf Road.

Please note this is preliminary advice only and Roads and Maritime reserves the right to change its position at the time of receiving the development application, which will be considered on its merits in accordance with the relevant legislation and guidelines.

Should you require further information please contact Hunter Land Use on 4924 0688 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Collaguazo', written in a cursive style.

David Collaguazo  
A/Manager Land Use Assessment  
Hunter Region