



5 July 2017

CR2017/001900  
SF2012/014082  
MJD

NSW Department of Planning and Environment  
Modification Assessments  
GPO Box 39  
Sydney NSW 2001

Attention: Emma Butcher

**NORDS WHARF CONCEPT APPROVAL MODIFICATION - MAJOR PROJECT MP10\_0088 MOD1**

Reference is made to the Department's email dated 17 May 2017 regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the development to be for the following amendments to the Concept Plan approval:

- Increase the number of approved lots from 90 to 101,
- Amend the requirement to upgrade the intersection of Pacific Highway and Awabakal Drive from a signalised seagull to a left in left out intersection,
- Upgrade the intersection of the Pacific Highway and Nords Wharf Road to a signalised seagull.

**Roads and Maritime response & requirements**

Roads and Maritime has reviewed the submitted information and object to the development in its current form. Roads and Maritime requests the traffic impact study be updated to assess the following:

- The impacts of the proposed altered intersection upgrades on the local area, in particular Nords Wharf Road, Marine Parade and Government Road. The study is to consult with relevant stakeholders, including Lake Macquarie City Council (LMCC) and the local community,

- The impacts of the altered intersection upgrades on the Pacific Highway, to determine if the proposal is the optimal outcome,
- The impact that the proposed future connection of Murrays Beach to Cams Wharf by LMCC will have on the upgrade of the Nords Wharf Road proposal, as signalisation may draw motorists to this intersection and to the local school,
- Concept approval MP10\_0089 for the Middle Camp (Catherine Hill Bay) 222 lot subdivision required an upgrade at the intersection of the Pacific Highway, Cams Wharf Road and Flowers Drive, restricting Flowers Drive to left in, left out. It was further conditioned that a U-turn bay be provided on the Pacific Highway for traffic from Flowers Drive to be able to travel in the northbound direction. The U-turn bay is to be provided on the Pacific Highway or at Nords Wharf Road. Assess the impact that signalising the Nords Wharf Road intersection has on the U-turn bay required as part of MP10\_0089.

It is recommended that an updated Traffic Impact Statement include (but not be limited to) the following detail:

- Current traffic counts for the intersections and routes within the study are,
- The distribution of the trips generated by the proposed development, and the redistribution of trips currently on the network as a result of the proposed upgrades and turn bans. This is to be shown diagrammatically,
- Traffic analysis of the proposed intersection using Sidra 7, including submission of electronic files,
- The peak hour traffic generation is to be taken at as the maximum from the RMS Technical Direction, and not the minimum. The minimum is not considered adequate for the residential trips as the site is isolated and it will be likely that residents will travel external to the site for shopping and employment.
- Future expansion of the school to accommodate increased students from the development in the catchment

Should you require further information please contact Hunter Land Use on 4908 7688 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely



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Hunter Region