

File No: NTH10/00202
Your Ref: MP07_0026 MOD 7

Regional Assessments
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Michelle Niles

Dear Michelle,

Major Project MP07_0026 - Request for SEARs - Modification 7 for Super Lot 7 - Pines Estate, Lennox Heads

I refer to your email of 24 October 2018 requesting comment from Roads and Maritime Services in relation to the abovementioned major project.

Roles and Responsibilities

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

The Coast Road (MR545) is a classified (Regional) road. Ballina Shire Council is the roads authority for all public roads (other than freeways or Crown roads) in the local government area pursuant to Section 7 of the *Roads Act 1993* (Roads Act). Roads and Maritime is the roads authority for freeways and can exercise roads authority functions for classified roads in accordance with the Roads Act. Council is responsible for setting standards, determining priorities and carrying out works on Local and Regional roads however Roads and Maritime's concurrence is required prior to Council's approval of works on classified (Regional) roads under Section 138 of the *Roads Act 1993*.

Roads and Maritime Response

Roads and Maritime has reviewed the referred information and provides the following comments to assist the consent authority in making a determination;

- Attached is a copy of Roads and Maritimes response dated 30 May 2018 to a pre-lodgement enquiry for the proposed modification.
- The proposed usages should be in accordance with Ballina Shire Council's Local Environment Plan 2012, including subsidiary plans and policies. It is understood a number of prohibited uses may be proposed as part of the modification and lots may be below minimum sizes.
- Roads and Maritimes previous advice requested the Environmental Impact Assessment (EIA) include a Traffic Impact Assessment (TIA).
- The TIA should consider the need for connections, facilities along and across roads for active transport (walking and cycling) and public transport (Town and school buses).
- Any regulatory devices (signs and lines) will need to be referred to Ballina Shire Council's Local Traffic Committee for endorsement prior to Council approval.

It is recommended all works on the classified (Regional) road will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and Roads and Maritime Supplements.

Advice to the Consent Authority

Upon determination of the application it would be appreciated if Department of Planning and Environment could forward a copy of the approval for our records. If you have any further enquiries regarding the above comments please do not hesitate to contact Greg Sciffer, Development Assessment Officer on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully,



Liz Smith
Land Use Manager, Northern Region

21 November 2018