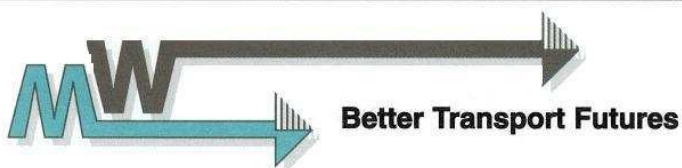


appendix d

Traffic and Transport
Better Transport Futures



Mark Waugh Pty Limited
ABN 67 106 169 180
Transport Planning & Engineering

2 October, 2009

Our Ref: P0453 Sandy Beach North

Sandy Beach Developments Pty Ltd
PO Box J368,
COFFS HARBOUR NSW 2450

Mr John Oliver

Dear John,

**Proposed Development at Sandy Beach North
Response to submissions**

Further to the email from Gavin Shapiro, we have now reviewed the comments and submissions on the proposed residential development at Hears Lake, Sandy Beach and provide the following responses:

| Reference | Issue | Response |
|----------------------------|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Department of Planning | Northern connection to Pacific Highway | RTA have written in support of this arrangement, subject to detail design. No plans available from RTA at this point to confirm arrangement |
| | Access via demolition of existing house | Width of existing house block will allow for construction of road. Road will be designed and constructed in accordance with Council requirements. |
| | Condition of Pine Crescent | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| Coffs Harbour City Council | 15 Pine Crescent not wide enough for access | Width of house block in the order of 15 metres. This will allow for a two-way road (7.0 m) and a 4.0 m verge to both sides as per Council Design guide for a local street. |
| | Northern connection to Pacific Highway | RTA have written in support of this arrangement, subject to detail design. No plans available from RTA at this point to confirm arrangement |
| | Peak hour flows exceeding desirable limits on local roads | Council traffic data together with the additional development flows could take the peak hour flows over 500 vehicles per hour. Whilst this limit is provided for environmental limits, this is not a limit for the capacity of the road. The future flows will still remain well within the limit for a urban road of 900 vehicles per hour per direction as per RTA Guide to Traffic Generating Developments. |

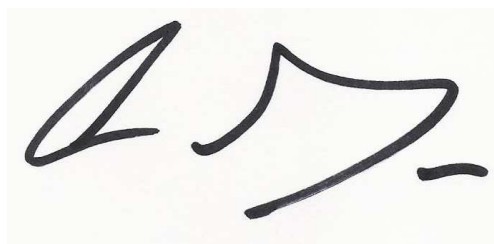
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|-----------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Coffs Harbour City Council | Sight intersection issues at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Issues relating to a single spine road on traffic numbers and road safety | The proposal will not have an adverse impact upon traffic safety. Any safety issues will be existing issues and are the responsibility of the road authority. |
| D L Bruce (public submission) | Carting of material i.e. dust and road damage | All construction work will be completed in accordance with EP&A regulations and with Council conditions. |
| G&M Hooghuis (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Access should be provided via the Pacific Highway | The RTA will not allow direct access via the Pacific Highway. Access to be provided via local roads only. |
| John Bruce (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Damage to roads | All construction work will be completed in accordance with EP&A regulations and with Council conditions. |
| | Dust and fumes from construction vehicles | All construction work will be completed in accordance with EP&A regulations and with Council conditions. |
| K F Knott (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Road safety issues | Ti Tree Road to be upgraded in consultation with Council |
| Wendy Gardner (Public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Ti Tree Road becoming a through road | Traffic volumes will be within acceptable limits for a residential road. |
| | No kerb and gutters and poor conditions of local roads | Council are the road authority and responsible for all existing roads in Sandy Beach. |
| James Barnett (public submission) | No kerb and gutters and poor conditions of local roads | Council are the road authority and responsible for all existing roads in Sandy Beach. |
| | Increased traffic volumes on local roads | Traffic volumes will be within acceptable limits for a residential road. |
| Alwyn Gardner (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | No kerb and gutters and poor conditions of local roads | Council are the road authority and responsible for all existing roads in Sandy Beach. |

| | | |
|------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Caroline McDonald (Public submission) | Dust and fumes from construction vehicles | All construction work will be completed in accordance with EP&A regulations and with Council conditions. |
| Melanie Collins (public submission) | Increased traffic | Traffic flows have been assessed and will remain within acceptable limits |
| Simone Hayes (public submission) | Increased traffic | Traffic flows have been assessed and will remain within acceptable limits |
| Elizabeth Dray (public submission) | Increased traffic | Traffic flows have been assessed and will remain within acceptable limits |
| | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| Wal Pemberton (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Access should be provided via the Pacific Highway | The RTA will not allow direct access via the Pacific Highway. Access to be provided via local roads only. |
| | Safety concerns on Pine Crescent Road | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| Susan Gibbs (public submission) | Safety concerns on Pine Crescent Road | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| Kirsten Thode (public submission) | Safety concerns on Pine Crescent Road | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| Ian Foskitt (public submission) | Safety issue at Ti Tree Road and Diamond Head Drive | Council have identified a sight visibility issue at this intersection. As this is an existing deficiency in the road network, the subject development should not be solely responsible for improving this situation. This intersection can be upgraded / reprofiled to provide adequate sight visibility. |
| | Safety concerns on Pine Crescent Road | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| Mark Dudgeon (public submission) | Safety concerns on Pine Crescent Road | Condition of Pine Crescent can be reviewed with Council. Any appropriate upgrade can be implemented in conjunction with the development of the site in consultation with Council and local residents. |
| A V Jennings (adjacent land owner) | Lack of any upgrade of intersection of Graham Drive and Pacific Highway | RTA upgrade of the Pacific Highway will improve access to Sandy beach locality and remove capacity constraints |

| | | |
|-----|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RTA | Access to ramps for future road upgrade of Pacific Highway | Any future access is subject to detail design and approval by the RTA. ALL costs to be borne by the developer |
| | Low trip rate used | A trip rate of 0.85 was applied in accordance with the RTA Guide to Traffic Generating Developments. The actual flows could be lower if a number of lots are occupied by retired residents. |
| | Review access if no access permitted to the ramps to the Pacific Highway upgrade | Assessment allowed for this scenario. |
| | Transportation links for buses, pedestrians and cyclists | Details to be provided at detailed design stage. Limited existing facilities in vicinity of site. |
| | Traffic assessment does not address issues previously raise by the RTA | Traffic assessment completed in accordance with the RTA Guide to Traffic Generating Developments. All previous issues have been addressed. |

If you have any queries or require further information please contact our office,

Yours faithfully



Sean Morgan
Senior Engineer