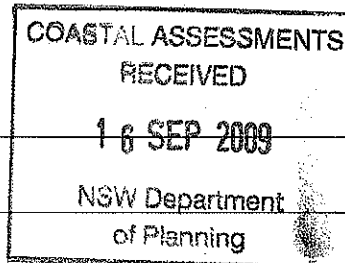


File No: 110NTH09/01647  
Your reference 05\_0129  
Greg Sciffer



Alan Bright  
A/Director – Coastal assessments  
Department of Planning  
PO Box 39  
SYDNEY GPO 2001

*Sales Mark  
16/09/09*  
*B. Deunne  
for consideration  
Thanks. 17/9.*

Department of Planning.. MP 05\_0129. Proposed Residential Subdivision.  
Lakes Estate. North Boambee Valley. Coffs Harbour.

Dear Sir

I refer to your letter dated 21 August 2009 to the Roads and Traffic Authority (RTA) concerning the proposed development.

The proposed overall subdivision of 425 lots will have a significant impact on the existing and future road network in the area. At this time its only means of access is via North Boambee Road and the Pacific Highway.

The RTA is proposing to upgrade the existing junction of the Pacific Highway, North Boambee Road and Cook Drive traffic signals. The impact of the overall residential development of this area has been taken into account based on advice from Coffs Harbour City Council.

The traffic report indicates that the previous traffic surveys (5,500vpd) in 2007 that North Boambee Road was almost at its capacity of 6,000vpd. The proposed subdivision will add an additional 4,250vpd to the local network.

Very little information has been provided regarding maintaining the safe and efficient operation of the existing and proposed local road network. The existing and proposed infrastructure needs to be assessed to make sure that it will have adequate capacity and that safe facilities are being provided for all road users including turning and through traffic. The RTA would recommend the use of AUSTRROADS guidelines to assess the appropriate treatments.

The subdivisional layout needs to be designed to provide for other modes of transport such as buses, bicycles and pedestrians. Infrastructure such as bus shelters, cycleways and shared pedestrian paths through the residential areas that connect to existing networks is required.

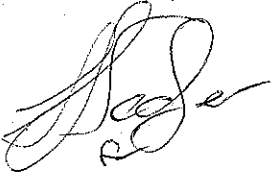
Any identified improvements to the road network should be included in equitable contribution arrangements.

Roads and Traffic Authority ABN 64 480 155 255

31 Victoria Street, Grafton NSW 2460  
PO Box 576 Grafton NSW 2460  
www.rta.nsw.gov.au | 02 6640 1300

If there are any further enquiries regarding this matter please contact Greg Sciffer on 6640 1300 or email [land\\_use\\_northern@rta.nsw.gov.au](mailto:land_use_northern@rta.nsw.gov.au).

Yours faithfully

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

David Bell  
Regional Manager, Northern Region

11 SEP 2009