



File no. NTH09/01647 CR2012/011066
Your reference MP05_0129

The Director Metropolitan & Regional Projects South
Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Madam

**Exhibition of Preferred Project Report, Lakes Estate Residential Subdivision,
North Boambee Road, North Boambee Valley (MP05_0129).**

I refer to your letter of 12 November 2012. Roads and Maritime Services (RMS) are considering reconstruction of the traffic signals at the intersection of North Boambee Road and the Pacific Highway, Coffs Harbour. These works are dependant on a development proposal and contributions towards intersection improvements currently being considered by Coffs Harbour City Council.

Part of this proposal will include realignment of the intersection of Cook Drive with the Pacific Highway to create a cross junction with North Boambee Road. Attached for your information is a copy of the concept layout for the intersection improvement. At this time it is anticipated if the development application is approved and funding realised, these intersection works will be in place by 2014.

Traffic modelling for the intersection improvement included an allowance for 800 future residential lots accessing the Pacific Highway along North Boambee Road. Traffic modelling has identified that the proposed intersection will have sufficient capacity for approximately 10 years. Consequently the 140 lots proposed by the Lakes Estate Residential subdivision will be accommodated within the design capacity of the proposed intersection improvements at the Cook Drive, North Boambee Road intersection with the Pacific Highway.

If you require further information please contact Mr Michael Baldwin on 66401362 or email Development.Northern@rms.nsw.gov.au.

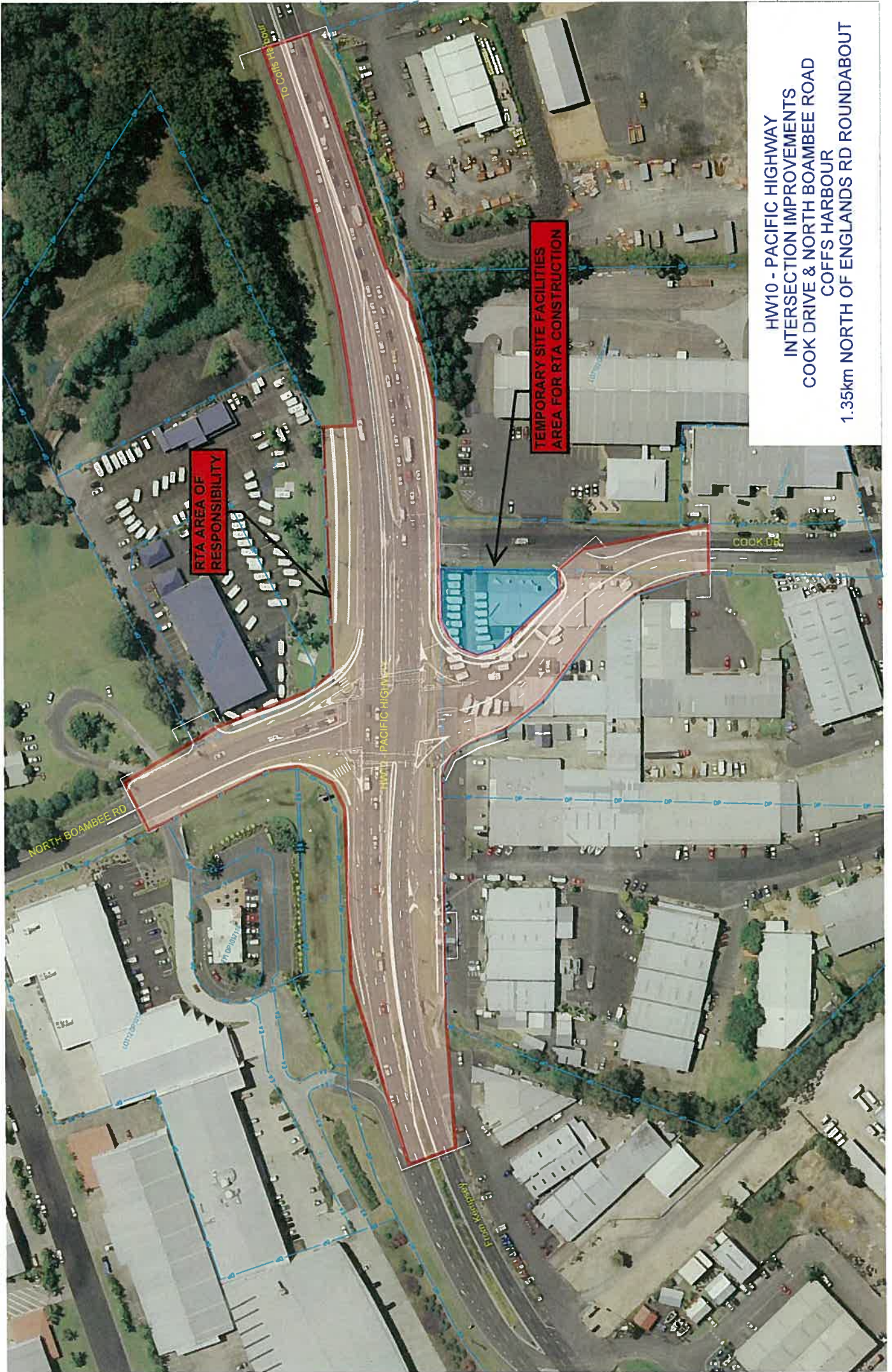
Yours faithfully

A handwritten signature in blue ink, appearing to read 'D Bell'.

David Bell
Regional Manager, Northern Region

18 DEC 2012

Roads & Maritime Services



HW10 - PACIFIC HIGHWAY
INTERSECTION IMPROVEMENTS
COOK DRIVE & NORTH BOAMBEE ROAD
COFFS HARBOUR
1.35km NORTH OF ENGLANDS RD ROUNDABOUT

RTA AREA OF RESPONSIBILITY

TEMPORARY SITE FACILITIES AREA FOR RTA CONSTRUCTION

NORTH BOAMBEE RD

HWY10 - PACIFIC HIGHWAY

COOK DR

From Koolberrys

To Coffs Harbour