



File No: NTH05/00267/MOD 4
Your Ref: MP 06_0143 MOD 4

The Director
Regional Assessments
NSW Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Emma Butcher
Emma.butcher@planning.nsw.gov.au

Dear Madam,

**SEARS Request – MP 06_0143: MOD 4 - Glades Estate Residential Subdivision,
Pacific Highway Moonee Beach - Additional 31 residential lots.**

I refer to your email dated 7 May 2019 requesting comments from Roads and Maritime in relation to the proposed modification of the consent for the subject residential development.

Roles and Responsibilities

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

Roads and Maritime Response

It is noted that a Traffic Impact Assessment (TIA) was provided with the application to modify the consent. That Assessment concluded that the additional 31 lots will have an insignificant impact on the interchange levels of service; and on the road safety, amenity and levels of service on the surrounding road network. Given that the additional 31 lots will take access from a local road network; it is up to Council to be satisfied that the safety and efficiency of the network is not adversely affected by the proposed development.

In respect to the removal of the noise barrier, Council is responsible for considering the impact of road traffic noise on the future dwellings in accordance with the NSW Road Noise Policy 2011. Therefore, Council needs to be satisfied that appropriate noise attenuation measures will be accommodated within the architectural features of future housing stock, and where the noise wall provided attenuation for outdoor areas, consideration is given for the impact on those areas external to the buildings. Any required mitigation measures are the responsibility for the developer and will be at no cost to Roads and Maritime Services.

If you have any further enquiries regarding the above comments please do not hesitate to contact Cheryl Sisson, Development Assessment Officer on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully,

Matthew Adams
A/Manager Land Use Assessment, Northern

21 May 2019