

Mr Michael File
Department of Planning
GPO Box 39
SYDNEY NSW 2001

4 July 2008

Dear Sir,

Re: Proposed Bayswood Retirement Village, Vincentia

I refer to the letter to you from the Roads and Traffic Authority dated 19 June 2008 which requests SIDRA traffic modelling files for intersection listed in Table 4.2 of the traffic report prepared by Masson Wilson Twiney. In this regard we note that the table referred to appears to relate to the traffic report for the District Centre Project application as there is no Table 4.2 in the Retirement Village Application. We presume that this is a standard request for all applications but consider such to be inappropriate in this circumstance as:

- Both concept and project approval has been given for the Bayswood residential development;
- These were given following exhaustive traffic analysis over a number of years and the RTA was consulted in relation to this and provided correspondence in relation to it;
- The proposed retirement village substitutes retirement units for the previously approved residential lots in the area covered by the retirement village;
- The net effect of this change is that the retirement village would generate significantly less traffic than the residential lots that were originally approved for the site.

We note a Project Application for the District Centre shopping centre has been lodged in parallel with the retirement village project application.

The District Centre Project Application covers the same amount of future long term development as the District Centre Concept Application and provides the exact same access to the external major road system as the approved Concept Application.

In this regard the only overlap with the proposed retirement village related to the configuration of Moona Creek Road and its intersection with Naval College Road. A two lane roundabout is proposed with Naval College Road and a design for this has already been accepted in principle by Shoalhaven Council which is the certifier for works on Naval College Road pursuant to the Project Application consent for the residential component of the overall District Centre proposal. This intersection was previously found to operate satisfactorily as a unsignalised intersection and so will have a generous over supply of capacity as a two lane roundabout. Given that a design has already been agreed and its construction is covered in the Planning Agreement that accompanies the Residential Subdivision Project Application consent there is no need to revisit this intersection now.

In relation to the rest of Moona Creek Road, this is a Council road and discussions have been held with Shoalhaven Council regarding the preferred configuration for this road. These discussions stem from proposed changes to the internal layout of the District Centre as reflected in the Current Project Application and have not yet been concluded. Notwithstanding this, the traffic generation of the retirement village would be so small as to be immaterial to any decision on Moona Creek Road. The retirement village would operate satisfactorily with either the originally approved design for Moona Creek Road or with that presently being contemplated.

In conclusion we reiterate that the proposed retirement village will be a low generator of traffic and does not warrant any further consideration of external intersections beyond that which was given when the approval was given to the current Bayswood Project Application plan. We therefore submit that it is unnecessary and unreasonable for the Roads and Traffic Authority to request traffic modelling for the retirement village application.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'B Masson', with a long, sweeping horizontal line extending to the right.

Bruce Masson
Director