

File No: NTH08/01399/03

Your Ref: MP08_0167

The Director
Modification Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Amy Robertson – Planner

Dear Sir / Madam,

**S.75W Modification of MP08_0167 – Saltwater Residential Development
Proposed Seniors Living Development, Belle O’Conner Street, South West Rocks**

I refer to your email of 31 January 2017 requesting comment from Roads and Maritime Services in relation to the abovementioned major project modification.

Roles and Responsibilities

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

Gordon Street forms part of the Clybucca – South West Rocks Road (MR460) and is a classified (Regional) road. In accordance with Section 7 of the *Roads Act 1993* (the Act) Kempsey Shire Council is the Roads Authority for this road and all other public roads in the subject area. Roads and Maritime’s concurrence is required prior to Council’s approval of works on this road under Section 138 of the Act.

Roads and Maritime Response

Roads and Maritime has reviewed the proposed modification and provides the following comments to assist the Consent Authority in making a determination;

1. The proposed modification will increase the total number of allotments / dwellings within the approved development area. The Consent Authority should be satisfied that any increase in peak hour trips has been identified and that suitable infrastructure will be provided to address the impact on the safety and efficiency of the surrounding road network.
2. The proposed street layout and any new intersections should be appropriately located and designed to safely accommodate vehicle, pedestrian and bicycle movements generated by the proposed development.
3. The Consent Authority may wish to consult with Council, as the relevant Roads Authority, to ensure that any proposed amendments to the future road network remain consistent with Council’s wider network strategy.

4. Consideration should be given to connectivity to public transport services and any demand for additional services or facilities that will arise from the proposed development.

It would be appreciated if the Consent Authority could notify Roads and Maritime of the determination. If you have any further enquiries regarding the above comments please contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Liz Smith', with a stylized flourish at the end.

For Monica Sirol
Network & Safety Manager, Northern Region
20 February 2017