

File No: NTH09/01728/08

Your Ref: SSD7198

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

Attention: Emma Butcher

Dear Madam,

**Response to Submissions – Moonee Beach Residential Subdivision, Moonee Parklands Trust (SSD7198) – Lot 1DP1097743**

I refer to your letter of 9 April 2019 requesting comments from Roads and Maritime in relation to the submissions received, and modifications proposed in relation to the above-described subdivision.

**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.

The Pacific Highway (HW10) is a Controlled Access Road (CAR); soon to be classified as a freeway, in this location. Roads and Maritime Services is the Roads Authority for freeways in accordance with section 7 of the *Roads Act 1993*. Coffs Harbour City Council is the Roads Authority for all other public roads in the area.

In accordance with Clause 101 of the *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) the Consent Authority is to have consideration for the safety, efficiency and ongoing operation of the classified road as the development has frontage to a classified road. The Consent Authority is to be satisfied that the development is appropriately located and designed, or includes measures to ameliorate traffic noise or vehicle emissions within the site of the development arising from the adjacent freeway.

It is emphasised that the comments provided below are based on the information provided at this time and concept plans provided in the past. They are not to be interpreted as binding upon Roads and Maritime and may change following formal assessment of any application referred by the relevant consent authority at a later date.

**Consultation with NSW Planning and Environment**

Officers from Roads and Maritime contacted NSW Planning and Environment (the Department) to seek clarification on a number of references and descriptors used in the Department's letter dated 9 April 2019. These are articulated below:

- (a) The advice from the Department referred to '*removal of lot 6 DP1097743 from the proposal*'. There is no such lot, and the Department has since clarified that the correct description is lot 6 DP252223;
- (b) That same advice from the Department refers to '*removal of the collector road to link the development to the north of the site*'. Roads and Maritime raised a concern with this element of the proposal as the collector road is fundamental to the development given that no access for the residential lots will be granted/ available to/from the Pacific Highway. The collector road is also a requirement of a Land and Environment Court Decision. The Department has advised that the

road shown as '*approved collector road – Road 1*' on Plan 1277-DR1 Issue F is not proposed for removal.

Points (a) and (b) above were corrected by email from Emma Butcher of the Department on 30 April 2019. It is suggested that these corrections be made to any documentation prior to any determination so that it is clear which parcels of land, and which roads are to be removed. Roads and Maritime advice is now based on those corrections/clarification.

### **Roads and Maritime Response**

Roads and Maritime has reviewed the Response to Submissions (RTS) and associated amendments and provides the following comments to assist the Department and Council in determining applications over this land.

1. It is understood that relevant proponents have entered (or will enter) into agreements for the construction of the Northern Collector Road and that all access to the future development will be via Moonee Beach Road and the Pacific Highway interchange. It is further understood that prior to the release of any Subdivision Certificate for any new residential lot, interim or final, all existing property access to the Pacific Highway will be legally and physically closed and redirected via the Northern Collector Road to Moonee Beach Road. This Road is shown as '*approved collector road – Road 1*' on Plan 1277-DR1 Issue F.
2. Roads and Maritime refers to our previous correspondence related to this development (see letter to the Department dated 17 July 2017). In particular we note that the previous RTS (section 3.7(k)) stated that construction traffic impacts will be contained within the site and suggests that access to the site will be managed by a Traffic Management Plan (TMP). The proposed construction access has not been properly identified to date and limited detail has been provided relating to the scope and duration of construction traffic impacts.
3. It is desirable that all construction traffic access the site via the local road network, and wherever possible via early construction of the proposed Northern Collector Road.

Alternatively, where construction traffic is proposed to use the existing access from the Highway to this land further approval from Roads and Maritime's will be required. Agreement to any construction traffic accessing via the Pacific Highway will be subject to obtaining a Road Occupancy Licence and TMP.

The TMP must identify daily and peak hour construction traffic volumes and an appropriate access treatment to accommodate vehicles leaving and entering the highway in the 110k/h speed zone. It should take into consideration all phases of construction and the impact on surrounding developments. The access treatment should be complimented by a certified Traffic Control Plan (TCP) prepared in accordance with the current RTA Traffic Control at Worksites Manual.

Where works are required within the Highway boundaries to achieve an acceptable standard of access for construction traffic, the developer will be required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services prior to the commencement of construction related traffic. All works are to be completed to the satisfaction of Roads and Maritime prior to use of the access. The developer will be responsible for all costs associated with the works and administration of the WAD.

All works within the Highway road reserve will need to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and RMS Supplements to the satisfaction of Roads and Maritime.

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

Yours faithfully,



Cheryl Sisson  
A/Manager Land Use Assessment, Northern  
3 May 2019