

PACIFIC CAPE VILLAGE RESIDENTS' COMMITTEE

Submission to MC ROPS exhibition March 2026

The exhibited statement appears to continue buck pass the impact of increased heavy vehicle traffic on both The Lakes Way and Failford Road. The SIDRA analysis does not adequately address the overall impact on both these narrow roads that provide the only emergency access for ambulances and SES vehicles. The Roads are mainly single lane in both directions and there are very few passing opportunities on these roads. In December 2025, due to a traffic incident, Lakes Way was closed in both directions for approximately 7 hours. Traffic banked up in all directions creating utter havoc for local Forster-Tuncurry-Darawank and Failford residents. The roads are already in poor condition in many areas, the damage to road surfaces due to the increased volume of heavy vehicles during the construction period and 24/7 operational times can not be ignored.

It is disappointing that in spite of the above issues the proponent has not really addressed the ongoing impact on both the Lakes Way and Failford Roads.

Of greater concern in 8. Conclusion, is the statement that "the Lakes Way Failford Road intersection currently operates over capacity at LOS F during morning peak hour and is expected to further deteriorate with the addition of background traffic growth, other developments within the region and the development generated traffic". This ignores the long delays experienced during peak holiday periods throughout the year

To have the proponent then indicate "the impact to Lakes Way & Failford Road intersection is considered beyond the scope of the proponent", provides little evidence that the proponent has any intention of actively arguing for funding from TNSW and MidCoast Council for upgrading and safety improvements to the intersection and both roads.

While supportive of the MC ROPS for the MidCoast regional area, without guarantees for upgrading and safety improvements to The Lakes Way and Failford Roads and the Lakes Way & Failford Road intersection before both the construction and operational periods we can not agree the development will have no significant impact on road conditions and residents' travel.

Thank you for the opportunity to comment and make a submission.
We look forward to your consideration of our expressed concerns

Yours Sincerely,



Pam Smith,
Secretary
Pacific Cape Village Residents' Committee
19 March 2026
Email pammiean@gmail.com