

File No: NTH19/00073/03
Your Ref: SSD 10300

The Director
NSW Planning, Industry & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Officer: Rodger Roppolo
Rodger.roppolo@planning.nsw.gov.au

Dear Sir,

**Re: Review of EIS for SSD10300 – Coffs Harbour Cultural and Civic Space
23-31 Gordon Street, Coffs Harbour**

I refer to your letter of email dated 26 September 2019 requesting comments from Roads and Maritime Services in relation to the Notice of Exhibition for the above-stated development proposal.

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.

Gordon Street and Riding Lane are public (local) roads under the *Roads Act 1993* (Roads Act) and Coffs Harbour City Council (Council) is the roads authority for these roads. Council is responsible for setting standards and determining priorities. In accordance with Section 138 of the *Roads Act 1993* Council's approval is required prior to works being undertaken on these roads. Roads and Maritime's concurrence is not required for unclassified roads.

It is emphasised that the comments provided below are based on the current proposal and the information provided at this time.

Roads and Maritime Response

Roads and Maritime has reviewed the EIS and Traffic Assessment Report and does not object to the proposal. The following comments and observations are provided to assist the consent authority in making a determination.

1. From a traffic related perspective, it appears that the major impact of the proposed development will be car parking for both the permanent day-to-day use of the building and the sequencing of events. This relates to both off-street and on-street parking. However, it is acknowledged that this is a matter for Council to be satisfied that no adverse impact will occur on the surrounding road network as a result of the development.
2. It is noted that a Traffic Management Plan (TMP) will be provided for major events. This is supported by Roads and Maritime, and should be reflected in conditions of any approval.
3. An on-street drop off/emergency vehicle parking area is proposed along the Gordon Street frontage. The emergency vehicle space does not appear to be long enough (10m?) to safely accommodate these vehicles. The other 5 spaces will have to be shared by the public, couriers and buses. These parallel spaces are 6m in length and therefore accessible only to smaller vehicles. This is a matter that Council or the Department may wish to further consider.

4. The only disabled parking spaces being provided are 4 spaces in the underground carpark for Council employees. No additional disabled parking appears to be provided for the public close to the Centre. This is also a matter that Council and/or the Department may wish to further consider.
5. The internal service dock off Gordon Street will accommodate a large rigid truck. It will have to reverse back into the dock. This will require a Traffic Control Plan (TCP) and associated traffic control for each occurrence. It is suggested that this requirement be addressed in conditions of any approval.
6. It is noted that garbage pickup will be undertaken in Riding Lane. However, no details were provided and Council should be satisfied that the collection can safely and efficiently occur.
7. There will be a pedestrian desire to cross between the multi-storey car park and the *All Welcome Centre* and existing Palm Centre. There appear to be no existing footpaths or formal crossings to connect these developments; and in the essence of pedestrian safety, this should be a matter for further consideration.

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,



For Matt Adams
Manager Land Use Assessment, Northern
5 November 2019