



15 July 2015

SF2013/039646  
CR2015/002507  
DC

Industry Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

**Attention: Ms Kate McDonald**

**NELSON BAY ROAD (MR108): ANNA BAY TOURIST FACILITY, ANNA BAY, PORT STEPHENS LGA (SSD 5916)**

Dear Ms McDonald,

I refer to your letter dated 4 June 2015 (ref no: SSD 5916) regarding the subject development application forwarded to Roads and Maritime Services for consideration.

Roads and Maritime understands the development to be for a 365 room hotel with function and leisure facilities. The primary access will be via a Council road that connects directly onto Nelson Bay Road and a secondary one-way access will be via Nelson Bay Road directly into the site.

**Roads and Maritime Responsibilities**

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues, particularly in relation to the efficiency and safety of the classified road system, the security of property assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, Roads and Maritime has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Nelson Bay Road (MR108) is a classified (State) road. Roads and Maritime concurrence is required for connections to these roads with Council consent, under Section 138 of the Act. Council is the roads authority for these road and all other public roads in the area.

**Roads and Maritime Response and Requirements**

Roads and Maritime has reviewed the information provided, including the Traffic Impact Assessment prepared by SECA solution dated April 2015, and requests further information to allow for a full assessment of the proposed development.

**Roads & Maritime Services**

It is noted that Roads and Maritime has previously provided preliminary comments in an email dated 21 November 2014 requesting specific design information relating to access into the site and new infrastructure constructed adjacent to the development as part of the recent Nelson Bay Road upgrade works.

Accordingly, Roads and Maritime requests that the proponent submit the following information related to traffic specific matters including, but not limited to:

- A deceleration lane will be required in accordance with Australian Guide to Road Design and Roads and Maritime Supplements. A concept plan showing details of the deceleration lane shall be submitted for review prior to determination, and is to include a turning path for buses or the largest vehicle anticipated to access the site. Consideration must also be given to any existing property accesses that may be impacted by the proposed deceleration lane.
- The right turn bay into the Council road may require upgrading to cater for the additional traffic generated by the development. The traffic report shall include details of the existing right turn bay and investigate whether there is sufficient capacity to cater for traffic from the new development.
- The existing u-turn bay at the entry of the un-named Council road may require relocating as part of the proposal. The traffic report is to include a detailed investigation of the functionality of the u-turn bay and the impact of increased traffic resulting from the development.

Upon receipt of relevant information, Roads and Maritime will continue with the assessment of the development application.

Please contact me on 4924 0688 if you require further advice.

Yours sincerely



Kellee McGilvray  
Manager, Land Use Assessment  
Hunter Region