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COUNCIL REFERENCE:

3A08/1006-06 (D12/143065)

CONTACT PERSON:

John Britton

YOUR REF:

19 June 2012

RMS Southern Regional Office
PO Box 477
Wollongong East NSW 2520

Attention: Andrea Boes

Dear Madam

Project Application MP06_0025

The Wool Rd & Naval College Rd, Vincentia – Road upgrades and signals

I refer to your letter dated 8 June 2012 providing comments about the general road network and proposed mid-block signals on Naval College Road (NCR) as an amendment from Stockland. The letter also indicates the requirement for the proponent to submit Works Authorisation Deeds (WAD) for the signalised intersections.

Council understands the RMS suggestion that a further modelling of the road network may result in some alternate facilities than now proposed. This includes a signalised intersection of The Wool Road (TWR) and NCR, review of other signalised intersections on TWR and the proposed mid-block signals.

The current approval of the MP06_0025 project by the Department of Planning and Infrastructure (DPI) has been in place since 2007. This included DPI assessments of submissions by the proponent and both RMS and Council regarding traffic matters. Prior to this time, there was consultation with RMS regarding the overall master plan.

Council is not overly satisfied with the resultant intersection arrangements (in particular the number of intersections approved by the Department of Planning on The Wool Road, however the approvals are legal and valid.

As such, Council considers that re-visiting the road network is not an option, however Council is keen to obtain RMS feedback regarding optimising the design of the works on NCR and TWR

Council is also aware that if there is a need to signalise the Naval College Road / The Wool Road roundabout in future, as has been undertaken at other locations by RMS, this could be considered in future once traffic patterns and volumes are understood with a greater degree of certainty than could be predicted in yet another pre-development study.

It is noted that RMS does not object to a mid-block crossing on NCR however it supports Council's view that it be moved about 50m northward so there is a more directed line for pedestrians to cross NCR and enter the main boardwalk within the car park leading to the shopping centre entry point, and to optimise queue storage on NCR on both approaches to the mid-block signals.

It is also noted that you have suggested the proponent should submit WAD documentation for assessment and management of the two signalised intersections on TWR. In respect of the road design plans submitted for NCR and TWR, Council will liaise with RMS when the WAD process is taking place so a combined response can be given to the road designs being assessed by Council and the RMS.

The mid block crossing on NCR has been proposed as an alternate to an underpass now included in the DPI approval and the Statement of Commitments. The proponent will need to submit a modification application to DPI and that process determined as part of future amendment to road design plans. A WAD process to RMS for the mid-block crossing will follow in conjunction with WAD process for TWR.

Upon advice from Stockland and Woolworths as to their intention to pursue the mid-block crossing alternative and consequential processes, Council will defer further assessment of the road design plans until RMS design comments are available for review, at which time Council would intend to discuss RMS design feedback with the intention that a coordinated set of Council/RMS design comments be forwarded to the applicant to address.

Associated approval matters –Anglican school development

Consent has been issued for the Anglican school development (DA06/1619) on the north-west corner on the NCR/TWR intersection where a signalised crossing is expected on TWR as part of its submission of road and development works associated with the Consent. Upon a determination by DPI of the Stockland request for a mid-block crossing on NCR and a modification of the Part 3A approval there are consequential matters to be dealt with separately in respect of the Part 4 school Consent to modify certain conditions that refer to the provision of an underpass on NCR.

Council notes that RMS have not provided comment with respect to an additional future set of traffic signals included as condition of consent on the Anglican School development, to the west of the NCR/TWR intersection. RMS provided comment during the field inspection that there was concern regarding this additional set of signals at that location, and in particular that only the entrance was proposed to be signalised (not the exit), but would give this some consideration prior to responding. As with the Part 3A approval, the school has a valid and legal Consent.

To that extent design amendments relating to the mid-block crossing proposal on TWR could be included with the section 96 modification to be submitted by the school. If the RMS had any specific design requirements it wanted addressed in regards to TWR signals proposed at the school entrance (or exit),

Council would ensure any such comments are taken into consideration as part of the section 96 process. Your earliest advice in regards to that matter would be appreciated.

Pending any further comment from RMS, Council will notify the applicant of deferral of processing until such time as Council has received RMS feedback in relation to the current design plans as part of WAD process.

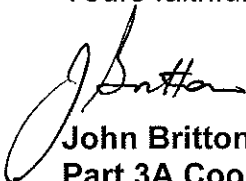
Once coordinated SCC/RMS comments are forwarded and addressed by the applicant, a revised set of plans can then be forwarded to Shoalhaven Traffic Committee for approval of signs/lines and prescribed traffic facilities.

In summary,

1. Council would support a re-examination of the network if the proponent agreed to this approach, however Council accepts the status quo being the current approval is in place.
2. Council acknowledges the RMS acceptance of a mid-block crossing on NCR with its location being moved approximately 50m northerly as proposed by Council.
3. Council understands the WAD process, and requests the RMS advise Council of comments on the NCR / TWR road upgrade design plans, and upon receipt, Council will coordinate a response to the proponent on these designs.
4. Council requests RMS provides preliminary advice in respect of the future signalised crossing for the Anglican school on TWR west of the NCR/TWR intersection. The timing of the school development is unknown so a WAD process for the crossing is not expected for some time.

For further information please contact John Britton, Part 3A Coordinator on (02) 4429 3432.

Yours faithfully



John Britton
Part 3A Coordinator

CC:

Department of Planning and Infrastructure (via email to information@planning.nsw.gov.au)

Stockland (via email to michael.braithwaite@stockland.com.au)

Woolworths (via email to PHall@woolworths.com.au)