

8 February 2017

CR2016/005578
SF2014/151868
CM

Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention Amy Robertson,

NELSON BAY ROAD (B63): SECTION 75W MODIFICATION OF THE FERN BAY RESIDENTIAL ESTATE, SEASIDE BOULEVARDE, FERN BAY (MP 06_0250 MOD 8)

Reference is made to Department's email dated 28 November 2016, regarding the above mentioned modification application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands that the proposed modification seeks approval for the modification to residential subdivision, including:

- Changes to subdivision layout (stages 14,18,19,20);
- Increase number of residential lots from 590 to 639
- Change road through stage 14 (and intersection with Nelson Bay Road) to emergency access only; and
- Relocation of pump station.

Roads and Maritime response

Roads and Maritime has reviewed the documentation and provides the following comments for the department's consideration:

- As per RMS's previous correspondence to Monteath and Powys on 8 June 2016, an investigation into Roads and Maritime's records revealed that Condition B5 *Construction of*

Roads and Maritime Services

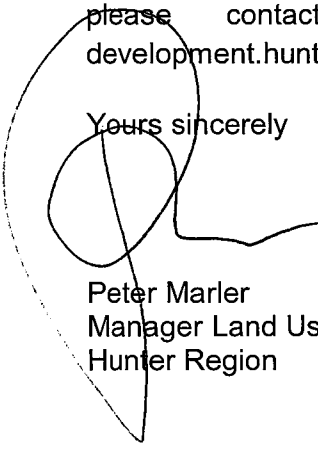
connection to Nelson Bay Road was not a requirement recommended to be imposed by Roads and Maritime. It is understood that the single access was part of the original master plan for the subdivision. The Department should confirm that the additional access is not required in accordance with the original urban design requirements as part of the master plan.

- The traffic report from Intersect Traffic consultant shows the intersection at the Seaside Boulevard and Nelson Bay Road has the capacity to cater with the traffic growth generated from the full development.
- The reconfiguration of the layout in Stages 18, 19 and 20 has no additional impact on the traffic volumes around the internal network

On this basis, Roads and Maritime raises no objection to the proposed modification application as it is considered there will be no significant impact on the nearby classified (State) road network.

On Department's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region