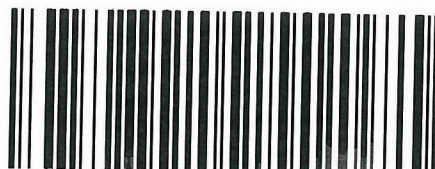


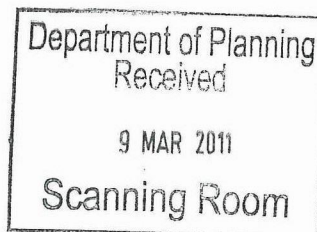
File No: I10NTH08/01321 I1/I67
Your reference: 08_0080
Mr Gregory Sciffer



PCU020412



Joanna Bakopanos
Regional Projects
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Department of Planning. Proposed 193 Lot Residential Subdivision.
Lot 112 DP 1073791. Lyons Road. Bonville.

Dear Sir

I refer to your letter received on 3 February 2011 by the Roads and Traffic Authority (RTA) for the proposed subdivision.

Reference is made to the RTA's previous letter dated 26 March 2008 and the following comments are provided for your consideration:-

- i. Lyons Road is a classified main road. The RTA believes that the possible impacts on Lyons Road and the junction of Bambara Drive have not been adequately considered.
- ii. No consideration has been given to the possible impacts on the safe and efficient operation of the nearby interchange of the Pacific Highway and Lyons Road.
- iii. Very little detail has been provided of the proposed arrangement for the junction of Lyons Road and Bambara Drive.
- iv. The traffic generation for the existing and proposed subdivision appears to have been underestimated. The industry standard is generally 10 trips/lot. This could have a significant impact on the performance of intersections and the life of Lyons Road. It could generate another 1930vpd rather than the estimated 881vpd and all of the subdivision could have a total generation of 3440vpd.
- v. No modelling was provided to demonstrate if the intersections will operate with an acceptable level of service (LOS) now and in the future.
- vi. RTA and AUSTROADS guidelines should be used to identify any improvements that might be required for the junction of Lyons Road and Bambara Drive.
- vii. The subdivision has been designed with a number of cross-junctions. Consideration will need to be given to how traffic movements at these will be safely managed.

For any further enquiries please contact Mr Greg Sciffer (Ph: 02 66401344) or by email at land_use_northern@rta.nsw.gov.au for advice.

Yours faithfully

David Bell
Regional Manager, Northern Region

- 4 MAR 2011

Roads and Traffic Authority