

## Alexandra O'Rorke

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**From:** Denise Galle <DGalle@tweed.nsw.gov.au>  
**Sent:** Friday, 11 November 2016 4:45 PM  
**To:** Jenny – Secretary to Darryl Anderson  
**Cc:** Vince Connell; Lindsay McGavin; Ray Clark; Danny Rose  
**Subject:** RE: Land and Environment Court Appeal No. 2016/178476 – Major Project Approval No. 08-0194 Modification No. 3 Kings Forest, Precinct 1 Service Station and Fast Food/Drinks Outlet  
**Attachments:** KFOR Letter to TSC re Condition 27 - 13 October 2016.pdf; Kings Forest Intersection Assessment.pdf; Mortons Tweed Coast Road Plan.pdf; Place Landscape Statement of Intent.pdf; Traffic Impact Assessment reduced.pdf; TSC Response.pdf

Hi Darryl,

Council's Traffic Engineer has reviewed this matter as per your request (having regard to Condition 27 of the MP08\_0194) and can advise as follows:

### Background:

- The previous Rural Retail site was modelled on 122 AM trips and 244 PM trips with a single entry and exit point.
- Proposed are a Petrol/Convenience Store (180m<sup>2</sup>) and Tenancies and Eating Area (760m<sup>2</sup>) with separate entry exit access. The exit is restricted to left out only. Northbound vehicles will need to carry out a U-turn at the proposed roundabout.

### Assumptions:

- Speed limit reduced to 60km/h
- Two lane roundabout constructed at the intersection of Kings Forest Parkway/Tweed Coast Road
- Depot Road intersections stays on current alignment
- Assume that one of the fast food stores will be a KFC and not open until 10am
- 500 approved dwelling sites in KF
- Tweed Coast Road survey data from 2012 with 2% growth
- Tenancies 1 and 6 Fast Food with Drive through
- Tenancies 2, 3, 4, and 5 High turnover restaurants
- Peak hour for background traffic on Tweed Coast Road 7-9am and 3-5pm
- Peak hour for development 11am – 1pm
- 15% reduction in cumulative trips to account for multipurpose use
- Estimates 180 am tips and 222 pm trips
- 35% of service station trips and 50% of fast food trips are "pass by"

### Comment:

- 2026 modelling showed that Tweed Coast Road northbound lanes needed to be extended to north of the Service Station access and Kings Forest parkway on approach to the TCRd rounded need to be extended to allow for additional queuing (Figure 3.6)
- AIMSUM traffic modelling indicates limited impact on road network
- Design complies with Austroads Guide to Road Design Part 4a Unsignalised and Signalised Intersections
- Proposed parking compliant with DCP A2 and AS2890

- Pedestrian paths included along frontage to the site to connect to the crossing point (not included on west side of TCRd)
- Generally the assumptions used in the TIA are accepted and appear reasonable, with the following comments:
  - Limited justification provided for a 15% reduction for cumulative trips. For example, these types of developments may lead to increased trip generation beyond that expected for stand-alone restaurants.
  - External pedestrian connectivity to the development is poor

#### Recommendations

- Tweed Coast Road and Kings Forest parkway are to be constructed to the required 2026 configuration
- Pedestrian connectivity is to be provided to the existing refuge on both sides of Tweed Coast Road.
- Sensitivity analysis should be carried out reducing cumulative trip reduction for multiuse.

Regards,

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**Denise Galle** | Team Leader Development Assessment (Tuesday – Friday)

Planning and Regulation



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**From:** Jenny – Secretary to Darryl Anderson [<mailto:jenny@dacplanning.com.au>]

**Sent:** Thursday, 13 October 2016 4:21 PM

**To:** eDA; David Oxenham

**Cc:** Aaron Gadiel; Kalinda Doyle; Michael Geale

**Subject:** Land and Environment Court Appeal No. 2016/178476 – Major Project Approval No. 08-0194 Modification No. 3 Kings Forest, Precinct 1 Service Station and Fast Food/Drinks Outlet

Good Afternoon David

Please see **attached** letter. Please phone and discuss should you have any queries.

Regards

DARRYL ANDERSON  
Director/Principal Town Planner



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