

24 November 2020

Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Attention: Lauren Saunders

MP05_0038-MOD-1, RURAL RESIDENTIAL SUBDIVISION – MODIFICATION 1, LOT: 542 DP: 1113791, LOT: 156 DP: 753202 AND LOT: 53 DP: 836998, THE BUCKETTS WAY, TINONEE

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated TfNSW services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 11 November 2020, TfNSW accepted the referral by the Department of Planning, Industry and Environment (DPIE) through the Major Projects Portal regarding the abovementioned development application (Modification Application). Council referred the Modification Application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW understands the proposed modification application seeks to amend the approved subdivision layout and staging of the residential subdivision. The current approval, issued on 5 April 2009, consents a 133-lot rural residential subdivision developed in six (6) stages. It is understood the modification application now proposes a 126-lot rural residential subdivision in three (3) stages.

TfNSW Response & Requirements

TfNSW's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Manning River Drive (MR7776) is an unclassified Regional road and The Bucketts Way and Urray Road are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information, including the following:

- Proposed Modification Report by PDA Planning dated 15 October 2020;
- Modification Plans by McGlashan & Crisp Pty Ltd (various dates); and
- Traffic Impact Assessment (TIA) by Better Transport Futures dated 26 March 2007.

TfNSW provides the following comments to assist DPIE in making a determination:

- TfNSW notes that the TIA submitted with the modification application was prepared in 2007 due to which current (2020) traffic volume on The Bucketts Way is unknown. The TIA indicates that two-way traffic volume on The Bucketts Way was 317 vehicles/hour (AM) and 273 vehicles/hour (PM) in 2007. TfNSW recommends that DPIE consider requiring an updated TIA with current traffic volumes on The Bucketts Way.
- TfNSW notes condition 'E35 (2) – Civil Works' of the current approval (MP05_0038) requires Channelised Right-Turn (CHR) / Basic Left-turn (BAL) treatments on The Bucketts Way intersections with the proposed subdivision main entry road and Urray Road. The intersection treatments were conditioned upon consideration of previous TfNSW (then RTA) response letters dated 3 July 2008 and 13 September 2007.
- The proposed modification report however appears to nominate an Auxiliary Right-Turn (AUR) intersection treatment noting the minor reduction in the number of proposed lots. TfNSW highlights that RMS Supplement to Austroads Guide to Road Design Part 4A (RMS17.336, Version 2.1, dated 31 August 2017) does not permit the use of an AUR treatment in NSW.
- TfNSW advises that The Bucketts Way is now classified as a local road, unlike a classified Regional road at the time of previous TfNSW responses. The intersection treatments on The Bucketts Way is therefore a matter of consideration for MidCoast Council (Council).

It is recommended that Council determines the required intersection treatments in accordance with *Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings (2020)*.

Advice to DPIE

TfNSW recommends that the following matters should be considered by DPIE in determining this development:

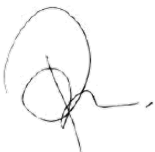
- TfNSW has no proposal that requires any part of the property.
- It should be ensured that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A: Unsignalised and Signalised*

Intersections (2017) and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the locations of proposed intersections promote safe vehicle movements.

- TfNSW recommends that Council or the developer undertake consultation in accordance with the Roads Act Part 8 for the proposed intersections and ensure relevant environmental assessment is undertaken as part of Council's assessment.
- While determining the application under Part 4 of the Environmental Planning & Assessment Act 1979, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development, such as (inter alia) removal of trees, relocation of utilities, stormwater management, etc. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent. Depending on the level of environmental assessment undertaken to date and the nature of the works, the Council may require the developer to undertake further environmental assessment for any ancillary road works.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for record and / or action purposes. Should you require further information please contact Dipen Nathwani, Development Assessment Officer, on 0418 514 166 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region