

- 3.30 Therefore, with separate left and right turn lanes marked from Yalwal Road into Albatross Road, the road network will be able to accommodate traffic from the proposed development, future growth in the area and traffic flows during holiday periods.

#### Director – General's Requirements

*Prepare a traffic impact study in accordance with Table 2.1 of the RTA's Guide to Traffic Generating Developments which addresses matters, including the following:*

- *Connectivity to existing, surrounding developments, including West Nowra, Wollongong University and the Thompsons Point area;*
- 3.31 Access to West Nowra and the university is addressed in 3.6 and 3.7. Access to the Thompsons Point recreational area will continue to be provided from Jonsson Road north of the site.
- *Provision for a future road reserve on both sides of George Evans Road to link to the west Bypass corridor and to the Nowra CBD; and*
- 3.32 The proposed roundabout at the site access includes provision for future connections to the east (to West Nowra and the Nowra CBD) and west (to the university and future bypass).
- *Upgrade requirements for Yalwal/George Evans Roads and Yalwal/Albatross intersections.*
- 3.33 These matters are addressed in paragraphs 3.22 to 3.30.

*Undertake intersection modelling using SIDRA for the key junctions in the area including the Yalwal Road and MR92 intersection, and consider:*

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- *AM and PM peak volumes and holiday peak volumes;*
  - *Existing traffic volumes with and without development; and*
  - *10 year projected volumes with and without the proposal.*

3.34 These matters are addressed in paragraphs 2.13 to 2.17 and 3.15 to 3.30.

#### Summary

3.35 In summary, the main points relating to the proposed development in Mundamia are:

- (i) the proposed development comprises 312 residential lots plus one rural lot;
  - (ii) vehicular access to the proposed development will be via a realigned George Evans Road;
  - (iii) internal roads will be provided in accordance with the principles in Council's Subdivision Code and AMCORD;
  - (iv) the existing road network will be able to cater for traffic from the proposed development;
  - (v) with separate left and right turn lanes marked from Yalwal Road into Albatross Road, the road network will be able to accommodate traffic from the proposed development, future growth in the area and traffic flows during holiday periods; and
  - (vi) the Director – General's requirements are addressed in paragraphs 3.31 to 3.34.
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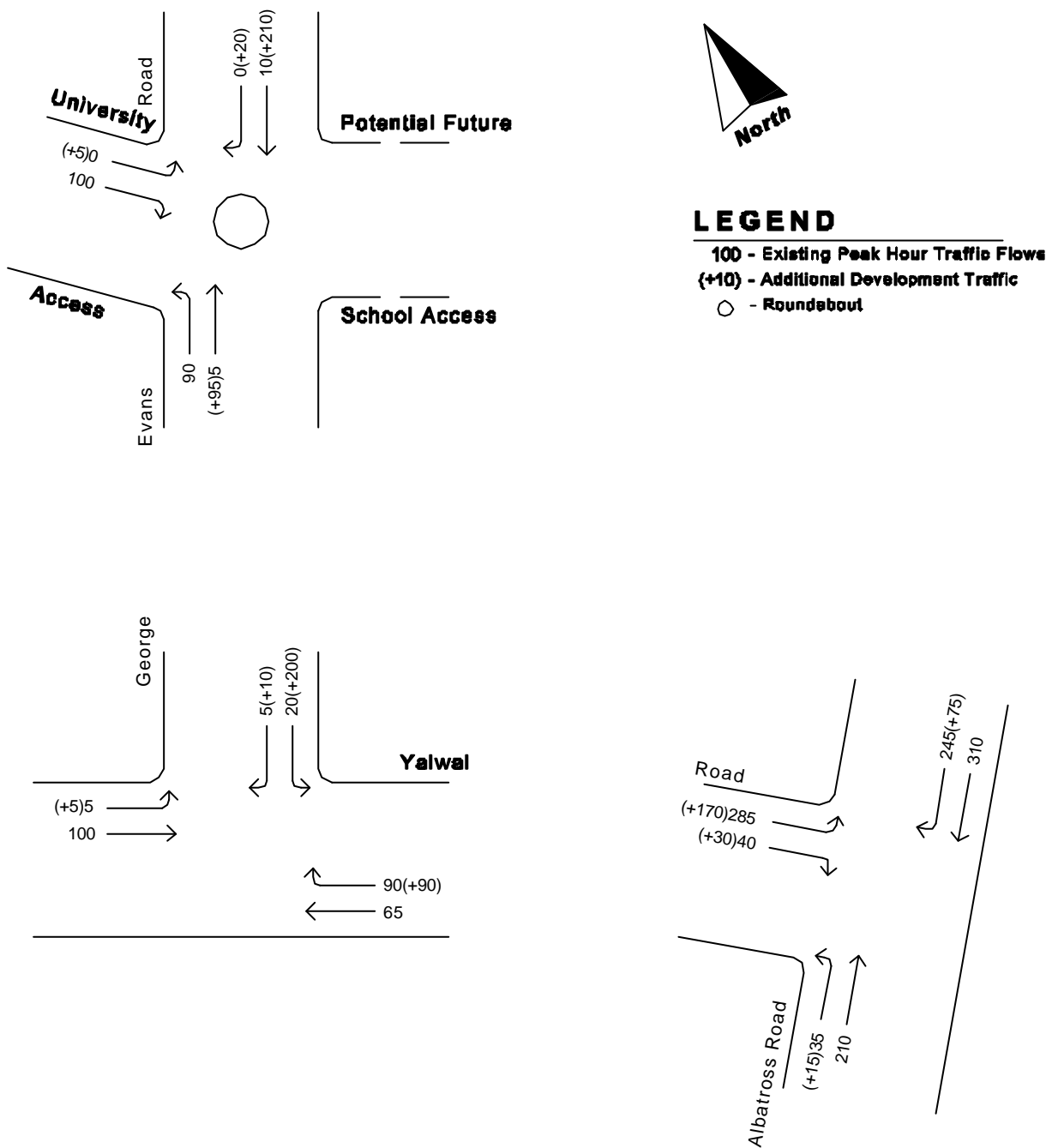


## Regional Plan





Location Plan



Existing weekday morning peak hour traffic flows plus development traffic