



File No: NTH09/01728/05
Your Ref: SSD_7198

The Director
Priority Projects, Key Sites and Industry
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Leanne Grove – Development Assessment Coordinator

Dear Sir / Madam,

Response to Submissions – Moonee Parklands 103 Lot Residential Subdivision and Associated Infrastructure (SSD_7198) Lot 1 DP 1097743, Pacific Highway, Moonee Beach

I refer to your email correspondence of 12 May 2016 requesting comment from Roads and Maritime Services in relation to the proponent's Response to Submissions for the abovementioned development application.

Roles and Responsibilities

The key interests for Roads and Maritime are the safety and efficiency of the road network, traffic management, the integrity of infrastructure assets and the integration of land use and transport.

In accordance with the *Roads Act 1993*, Roads and Maritime has interests in relation to road safety, traffic control facilities, connections to roads and other works on the classified road network. Pacific Highway (HW10) is a freeway in this location and Roads and Maritime Services will be the 'Roads Authority'. Coffs Harbour City Council is the Roads Authority for all other public roads in the area.

In accordance with Clause 101 of the *State Environmental Planning Policy Infrastructure 2007* (ISEPP), the Consent Authority should be satisfied that the development is appropriately located and designed, or includes measures to ameliorate traffic noise or vehicle emissions within the site of the development arising from the adjacent freeway.

Roads and Maritime Response

Roads and Maritime has considered the proponent's Response to Submissions (RTS) and supporting documentation. The following comments are provided to assist the Consent Authority in making a determination;

1. Section 3.10 includes a request for a condition to be provided in the project approval to ensure the construction and dedication of the collector road prior to the issue of a subdivision certificate. It is noted however that the wording only requires construction of that part of the service road that is over the subject site. Additionally, the condition should be expanded to require the connection of the service road to the local road network prior to the issue of any subdivision certificate.

2. Roads and Maritime reiterates the requirement that all future operational traffic from the subdivision must access the Pacific Highway via the local road network and the Moonee Beach Road interchange. No direct access to the highway for operational traffic will be supported. The existing left in / left out temporary construction access must be physically and legally closed prior to the issue of any subdivision certificate for this development.
3. All works to reinstate the Pacific Highway road reserve are the responsibility of the developer and are to be at no cost to Roads and Maritime. All works within the Pacific Highway road reserve are to be completed to the satisfaction of Roads and Maritime and will be subject to approval under the *Roads Act 1993*.
4. The supporting Traffic Impact Assessment (TIA) dated 30 September 2014 does not justify the methodology used to assess the cumulative impact of the development on the local road network. This is a matter for Coffs Harbour City Council in the first instance.
5. Roads and Maritime reiterates the requirement that the subdivision and/or future dwellings be suitably designed to mitigate the impact of road traffic noise. All mitigation measures are responsibility of the developer/s and are to be at no cost to Roads and Maritime.

Advice to the Consent Authority

Upon determination of the application, it would be appreciated if the Department could forward a copy of the Notice of Determination for our records. If you have any further enquiries regarding the above comments please contact Liz Smith, Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully



31 May 2016

for Monica Sirol
Network & Safety Manager, Northern Region