

15 December 2021

General Manager
Central Coast Council
PO Box 21
GOSFORD NSW 2250

Attention: Bruce Ronan

CENTRAL COAST HIGHWAY (A49): PLANNING PROPOSAL TO REZONE THE SUBJECT LAND FROM RURAL AND CONSERVATION PURPOSES TO R2 LOW DENSITY RESIDENTIAL, E2 ENVIRONMENTAL CONSERVATION AND RE1 PUBLIC RECREATION UNDER GOSFORD LOCAL ENVIRONMENTAL PLAN 2014, THE ENTRANCE ROAD AND 137 – 145 BAKALI ROAD FORRESTERS BEACH

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 4 November 2021 seeking agency consultation in accordance with Condition 3 of the current gateway determination (PP-2021-4795) dated 20 October 2021.

Reference is made in relation to TfNSW's most recent correspondence dated 22 July 2021, which was issued pre-gateway, and meeting held with Central Coast Council and the developer on 8 December 2021.

TfNSW has reviewed the referred information including the Traffic Impact Assessment (TIA), prepared by Barker Ryan Stewart (dated 27 May 2021) as well as the supporting Planning Proposal documentation submitted through the NSW Planning Portal.

Approximately 70 residential lots are anticipated under the future subdivision proposal and the masterplan includes access to the Central Coast Highway from the Bakali Road intersection (located approximately 100m east of the Crystal Round roundabout) and directly from the subject site (near the Forresters Beach intersection).

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.

Central Coast Highway (A49) is a classified State road and Bakali Road and Forresters Beach Road are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW Response & Requirements

At this point in time, there is no funding for construction of any improvement projects to the Central Coast Highway. In the absence of certainty for any upgrade works it is the developer's responsibility to identify and mitigate traffic and transport impacts of the future residential development.

The current TIA relies on the highway upgrade and does not identify appropriate mitigation measures with regards to interim access arrangements or staging of the development. In particular, the left in / left out arrangement proposed opposite Forresters Beach Road does not identify where a safe and purpose-built U-turn facility will be provided for southbound traffic.

Should the subject Planning Proposal progress, the property developer will need to undertake further traffic impact assessment to inform future Development Applications and identify mitigation measures relevant to any proposed staging.

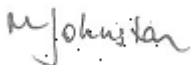
In light of the above, TfNSW does not object to the progression of the Planning Proposal provided the following matters are adhered to during the development assessment phase:

- Any future development application over the proposed rezoning will need to be supported by a TIA, prepared by suitably qualified person/s. The TIA will identify traffic impacts and mitigation measures, including concept designs for access arrangements to the Central Coast Highway. The TIA is to be prepared to the satisfaction of Central Coast Council and Transport for NSW.
- Prior to issue of a subdivision certificate (SC) for any development, the developer will enter into a Works Authorisation Deed (WAD) with Transport for NSW for all works proposed on the Central Coast Highway. Works will be designed and constructed in accordance with Austroads guidelines, Australian Standards and TfNSW Supplements. All works will be at full cost to the developer.

TfNSW's advice has been provided in consideration of the opportunity presented by the planning proposal to collaborate with Council and the developer to maximise the benefits for road users of the State and local road networks. TfNSW welcomes the opportunity to be involved in future discussions with Council and the proponent to ensure that suitable access arrangements on the classified road network and the internal local road network are in place to support the proposed development.

On Council's determination of this matter, please forward a copy of the LEP amendment notice to TfNSW for our records. Should you require further information please contact Holly Taylor, Development Services Case Officer, on 02 4908 7688 or 0499 313 670 or by emailing development.north@transport.nsw.gov.au.

Yours sincerely



Marg Johnston
Team Leader Development Services North