

1 September 2022

File No: NTH22/00183

Your Ref: PP_2020_CCOASS_004_00

Chief Executive Officer
Central Coast Council
PO Box 20
WYONG NSW 2259

Attention: Lucy Larkins

**PACIFIC HIGHWAY (HW10): PLANNING PROPOSAL PP_2020_CCOAS_004_00, 275-325
PACIFIC HIGHWAY LAKE MUNMORAH**

I refer to the abovementioned Planning Proposal (PP) referred to Transport for NSW (TfNSW) on 24 November 2021 for comment. This letter supersedes the response provided on 11 August 2022.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

Pacific Highway (HW10) is a classified State road and Tall Timbers Road and Kangaroo Avenue 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 been working closely with Council, Department of Planning and Environment (DPE) and the three developers for this site to resolve transport related matters. The following is provided to inform the planning proposal and any voluntary planning agreement;

- Construction of the additional channelised right turn lane (CHR) on Pacific Highway into Tall Timber Road is required prior to release of the 181st lot.
- Pacific Highway eastbound left turn into Tall Timbers Road: Currently meets a shortened channelised left (CHLs) standard. Austroads Guide to Traffic Management (AGTM), Part 6, Fig 3.25 indicates upgrade to a full CHL is required. This is required prior to release of the 181st lot .
- Pacific Highway and Kangaroo Avenue: Construction of the left in /left out (LILO) is required upon completion of the east-west internal link road between Chisholm Avenue and Wallaby Road, as part of Stage 1 and prior to the release of the first lot.
- Pacific Highway eastbound left turn into Kangaroo Avenue: Currently meets basic left turn (BAL) standard. Austroads AGTM6 Fig 3.25 indicates upgrade to a full auxiliary left turn (AUL) standard is required. It is understood that this work will be done in conjunction with the LILO works at Kangaroo Avenue ie as part of Stage 1 and prior to release of the first lot.

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- The below strategic plans demonstrate the requirements for State road upgrades for public exhibition purposes:
 - Pacific Highway and Tall Timbers Road: Plan CC180099-06-401-C (30/08/2022)
 - Pacific Highway and Kangaroo Avenue: CC180099-06-402-C (30/08/2022)
- Internal local road link: Construction of the east-west internal link road, between Chisholm Avenue and Wallaby Road, is planned as part of Stage 1 and prior to the release of the first lot. This is supported.
- As road works will be required on the Pacific Highway (HW10), TfNSW will require the developer to enter into a Works Authorisation Deed (WAD) with TfNSW. Detailed design and construction will occur through the WAD process and all works shall be in accordance with Austroads Guidelines, Australian Standards and TfNSW Supplements. All works shall be undertaken at full cost to the developer and at no cost to TfNSW.

TfNSW understands that the developer will enter into a Planning Agreement with Council for works within the local road network and a Planning Agreement with DPE for works within the state road corridor (State VPA). The State VPA should identify the required works, timing for construction, cost of infrastructure and how it will be funded by apportionment from each developer.

The staging plan should be amended to reflect the agreed lot threshold of 180 lots and the percentage of land that can be released by each of the three developers up to that threshold. The updated staging plan should be included in the State VPA to ensure the fair and orderly development of the land as agreed by all parties.

TfNSW appreciates the opportunity to work with all parties to progress this matter and is supportive of the proposal moving forward to public exhibition.

The developers should continue working with TfNSW to further update the plans to enable in-principle agreement to a final set of plans suitable for inclusion in the proposed State VPA.

Should you require further information please do not hesitate to contact Liz Smith, Manager Development Services North, on 0411 149 655 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Liz Smith
Manager Development Services North
Community & Place
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