

File No: NTH14/00027; CR2014/003438

The General Manager
Tamworth Regional Council
PO Box 555
TAMWORTH NSW 2340

Attn: Ms Megan Purkiss – Strategic Planner

Dear Ms Purkiss,

**Further Consultation regarding Planning Proposal for
508-514 Armidale Road (New England Highway), Nemingha**

I refer to your email correspondence of 27 June 2014 regarding the abovementioned planning proposal forwarded to Roads and Maritime Services for comment.

Roles & 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.

Armidale Road forms part of the New England Highway (HW9) and is a classified (state) road. Tamworth Regional Council is the 'Roads Authority' for this road and all other public roads in the subject area. Roads and Maritime concurrence is required for Councils' approval of works on this road under Section 138 of the Roads Act 1993.

Roads and Maritime Response

Roads and Maritime has undertaken a review of the information provided in your email of 27 June 2014 and provides the following comments to assist Council in finalising the Planning Proposal;

1. Roads and Maritime advise that the New England Highway and Nundle Road intersection has not been identified for improvements under current Road Safety or Traffic Efficiency programs within the immediate 10 year planning horizon.
2. Roads and Maritime has previously provided advice to the Land owner's consultant, Bath Stewart Surveyors, in relation to the proposed rezoning. A copy is attached for Council's reference.

3. In relation to Council's proposed Strategic Planning Scenario One, Roads and Maritime would have no objection to the proposed inclusion of an additional permissible use for the subject property under Schedule 1 of the *Tamworth Regional Local Environment Plan 2010* (LEP). This is considered an appropriate mechanism to formalise the current land use whilst managing the potential for other uses that may be considered under a higher zoning that may be incompatible with surrounding land uses.
4. In relation to Council's proposed Strategic Planning Scenario Two, any further investigation of a proposed change in zoning would need to consider the likely traffic impacts arising from permissible developments and would need to identify suitable infrastructure improvements to be provided by prospective Developers.
5. Any future development applications for the subject land and/or properties surrounding the New England Highway and Nundle Road intersection will need to consider the likely impacts upon the safety and efficiency of the classified road. Any advice to prospective developers should also include consideration for rationalising and formalising access to the New England Highway frontage.

If you have any further enquiries regarding the above comments please do not hesitate to contact Matt Adams on 6640 1362 or email development.northern@rms.nsw.gov.au.

Yours sincerely



23 July 2014

for Monica Sirol
Network & Safety Manager, Northern Region

Enc. Letter to Bath Stewart Consultants 5 May 2014 (CR2014/001773)