



5 November 2019

SF2019/210397; WST19/00247/01

Planning Panels Secretariat
GPO Box 39
Sydney NSW 2001

Attention: Jenna McNabb

Dear Ms McNabb

Planning Proposal submission (2016_Dubbo_005_00) Daisy Hill, to reduce the minimum lot size of zone R5 Large Lot Residential Land to create 222 lots at land known as Daisy Hill, Dubbo

Thank you for the email dated 15 October 2019 referring the above application to Roads and Maritime Services for comment.

Roads and Maritime has been referred this planning proposal for comment to satisfy the conditions of the gateway determination and clause 104 traffic generating development of *State Environmental Planning Policy (Infrastructure) 2007* as the proposed development is likely to generate a demand of 50 vehicles an hour.

It is noted from the information submitted to Roads and Maritime that the proposal is for:

- A planning proposal to reduce the minimum lot size of zone R5 Large Lot Residential at the location known as Daisy Hill to 6,000m², 1.5ha and 3ha to facilitate the staged subdivision of 284 lots.
- Access is proposed to be provided via the local roads Pinedale Road and Eulomogo Road, and
- As a part of the planning proposal a Masterplan and a site specific Development Control Plan has been prepared for the Daisy Hill site.

Roads and Maritime does not object to the planning proposal subject to the following:

- The preparation of a Traffic Impact Assessment (TIA) in accordance with *Schedule 2 of the RTA Guide to Traffic Generating Development 2002*, this will be required to be submitted to Roads and Maritime for review as a part of the future development application for the subdivision of the land known as Daisy Hill. The TIA is to address the following:
 - An assessment of the level of service (LoS) and degree of saturation (DoS) at the intersection of Eulomogo Road and Mitchell Highway.

Roads and Maritime Services

- Assessment of the cumulative traffic generation from surrounding residential subdivisions, other developments, crash history, traffic generation in particular during the AM and PM peaks, existing and future traffic modelling at the Mitchell Highway/Eulomogo Road intersection.
- This assessment will inform intersection upgrades/treatments that may be required at the Eulomogo/Mitchell Highway intersection.
- It is noted that there is a bus stop at the Eulomogo Road and Railway Lane that provides a service to Orana Mall for the area. As a part of the Traffic Impact Study the increased traffic volumes and the safety of pedestrians accessing the bus stop should consideration.

In regards to the proposed Development Control Plan and Masterplan for the Daisy Hill consideration of the *Movement and Place Framework from Regional NSW Services and Infrastructure Plan* should be incorporated within the design of the proposed subdivision. The consideration of the Movement and Place Framework should consider the interconnectivity with the wider catchment (i.e. the neighbouring residential subdivision).

Should you wish to discuss further please contact Bevan Crofts, Land Use Assessment Officer on (02) 6861 1449.

Yours faithfully



Ainsley Bruem
A/Manager Land Use Assessment
Western Region