

Planning Proposal Attachment 9

Lot 514 DP 729979, Bateau Bay

Public Agency Summary and Submissions

Public Authority	Response
Department of Planning	No response received
Energy Australia	No response received
The Hon. Grant McBride	No response received
Department of State and Regional Development	No response received
NSW Rural Fire Service	- No objections - Any development or subdivision of the site will require assessment under s79C of the Environmental Planning & Assessment Act, and incorporate the principles of the <i>Planning for Bushfire Protection Guidelines</i>.
Roads and Traffic Authority	- Objections maintained under s62 that related to concerns of the Original Traffic Study by Masson Wilson Twiney that: - the detail of the traffic generation from the proposed library / customer service centre had not been considered - The background traffic volumes are lower than those used in the analysis of DA 1737/03 for Bay Village Shopping expansion; and - The background traffic volumes in DA 1737/03 were almost double that of the RTA guide for shopping centres. This should be accounted for in the generation rates adopted for the current proposal. - The objections under s62 were removed (22 March 2007) once a revised Traffic Support had been submitted to Council by the applicant and subsequently the RTA which resolved the above issues. - The RTA further advised that public transport and accessibility and improvements to the existing road network would need to be resolved. Requirements to resolve these issues have been incorporated within the associated Chapter of DCP 2005 for this site (Chapter 110 – Centre Support Development, Bateau Bay).



The General Manager
Wyang Shire Council
PO Box 20
WYONG NSW 2259

**SECTION 62 CONSULTATION DRAFT LOCAL ENVIRONMENTAL PLAN
FOR LOT 514 DP 729979 - BAY VILLAGE ROAD, BATEAU BAY
PROPOSED LIBRARY/ CUSTOMER SERVICE AND BULKY GOODS
RETAILING**

ATTENTION: Mr P Kavanagh

Dear Sir,

The RTA is in receipt of Council's correspondence dated 9th June 2006 regarding the abovementioned development application.

Please note that the RTA has no current proposals affecting or requiring any part of the property.

We understand that the current development proposal is for the rezoning of land to permit¹ the construction of a library / customer service centre and bulky goods retailing.

The RTA's primary interests are in the road network, traffic and broader transport issues, particularly the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport. With regard to the proposed rezoning, the RTA's main concerns are with the traffic generating impacts on The Entrance Road and its intersections.

The RTA has reviewed the information provided and has no objections to the rezoning proposal for the *Draft Local Environmental Plan* being exhibited. However, the RTA will maintain an objection to the proposal under section 62 of the *Environmental Planning and Assessment Act, 1979* until the following issues are addressed by Council, prior to the adoption of the LEP amendment, to the satisfaction of the RTA:

- Section 3.2 of the traffic study does not detail the size of the proposed library / customer service centre or its traffic generation. The generation from this component must be included in the overall traffic assessment.
- In some cases the background traffic volumes used in this report are lower than the volumes used by Masson Wilson Twiney in their analysis of DA 1737/03, Bay Village Shopping Centre expansion.
- The Masson Wilson Twiney report for DA 1737/03 revealed that the traffic generation rate for Bay Village Shopping Centre was almost double the rate used in the RTA guide for shopping centres. This should be accounted for in the generation rates adopted for this proposal.



Upon Council's determination of this matter, it would be appreciated if Council could forward a copy of the determination to the RTA for record purposes.

For clarification of any matter, please do not hesitate to contact me on 4379 7004.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Stapleton', with a stylized flourish at the end.

Scott Stapleton
A/Traffic and Safety Manager
Central Coast

21/7/06

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
GRANVILLE NSW 2142

Telephone: (02) 8741 5555

Headquarters
NSW Rural Fire Service
15 Carter Street
HOMEBUSH BAY NSW 2127

Facsimile: (02) 8741 5550



The General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Your Ref: RZ/6/2005

Our Ref: LEP/0137
A06/2544

Attention: Peter Kavanagh

15 December 2006

Dear Peter,

**Re: Proposed draft Local Environmental Plan in respect of Lot 514, DP 722979,
Bay Village Road, Bateau Bay**

I refer to your letter dated 9 June 2006 seeking our comments in relation to the draft Local Environmental Plan for the above land and apologise for the delay in responding.

It is noted that the LEP proposal does not involve the rezoning of land for residential or rural residential purposes. As such it may be subject to assessment under Section 79C of the *Environmental Planning and Assessment Act, 1979* and incorporate the principles of *Planning for Bushfire Protection* at the subdivision and/or development stage.

Based on the above and an assessment of the plans and documentation provided, the RFS raises no concerns or special considerations in relation to bushfire matters for the proposal.

For any enquiries regarding this correspondence please contact Jaclyn Cowen.

Yours sincerely


Lew Short

per: **Manager, Development Control Services**



The General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

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FOR LOT 514 DP 729979 - BAY VILLAGE ROAD, BATEAU BAY
PROPOSED LIBRARY/ CUSTOMER SERVICE AND BULKY GOODS
RETAILING**

ATTENTION: Mr P Kavanagh

Dear Sir,

As you are aware, the RTA lodged an objection to the proposed rezoning for Bulky Goods in our letter dated 21st July 2006. The objection was based upon five issues.

The supplementary traffic report prepared by Masson Wilson Twiney (5/12/06) satisfactorily addresses the three issues raised in our letter.

The outstanding issues primarily relate to:

- Public transport accessibility
- Improvements to the road network

The RTA seeks to resolve all issues it has with the draft plan prior to the matter being forwarded to the Department of Planning under Section 69 of the EP&A Act. However, there are no objections to the matter proceeding to public exhibition under Sections 65 and 66 of the EP&A Act.

For clarification of any matter, please do not hesitate to contact me on 4379 7004.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Stapleton', written over a horizontal line.

Scott Stapleton
A/Traffic and Safety Manager
Central Coast

22/3/07

