

Glenn Hornal

From: Brian McCourt <Brian.McCourt@gosford.nsw.gov.au>
Sent: Tuesday, 16 February 2016 11:32 AM
To: Glenn Hornal
Subject: Planning Proposal - 893 The Entrance Road Wamberal

Glenn,
I have had technical trouble forwarding the traffic report you requested. Below is the Transport Engineer's comments that were the basis for what has been included in the Planning Proposal. These comments may be easier to read than the full report anyway.

APPLICATION FOR PREPARATION OF A 'GATEWAY PLANNING PROPOSAL' TO AMEND GOSFORD INTERIM DEVELOPMENT ORDER NO. 122 TO ENABLE THE USE OF PART LOT 4 DP 603395, NO. 893 THE ENTRANCE ROAD, WAMBERAL, FOR THE ADDITIONAL PURPOSE OF A 'RESIDENTIAL CARE FACILITY'.

The Planning Proposal prepared by Doug Sneddon Planning Pty Ltd (PP) has been prepared to enable the development of a 180 bed nursing home? ("residential care facility").

*As outlined in the PP staff car parking – 54 spaces;
- Visitor parking – 52 spaces; and
- Total car spaces – 106 spaces*

p18 Public Transport Services: The subject locality is serviced by an existing bus route along Central Coast Hwy, providing services seven days a week.

"Previous DA No. 43234/2012 was accompanied by a Traffic Assessment Report prepared by BJ Bradley & Associates (June 2011), which indicated:

** there would be no adverse effect on the Level of service, capacity or traffic safety of The Entrance Road or the junction of Tumbi Road and Carbeen Road;"*

** the performance of The Entrance Road would not be adversely affected by the anticipated additional traffic generation in the morning and afternoon peak periods
and additional delays on the highway resulting from the proposed development would be negligible; and*

** access onto The Entrance Road should be via separate entry/exit driveways in accordance with AS2890.1-2004 for a Class 3 driveway.*

** the development of the site for the purpose of a residential care facility? would generate less traffic movements than the development approved under Consent No. 43234/2012, the PP will not adversely impact road safety or generate traffic movements beyond the capacity of the local road system. All on-site car parking requirements can be readily satisfied by the proposed „residential care facility."*

I have checked council's crash history database for Carbeen Rd/Tumbi Rd intersection and approach road lengths, they appear to have insignificant crash histories over the last ten years.

I have checked sight lines for Carbeen Road/Tumbi Rd Intersection and they are satisfactory.

I would recommend council support this PP rezoning given;

** Sight distances on Central Coast Highway and Tumbi Rd are satisfactory.*

** the site has good dual network accessibility where left turn movements on Central Coast Hwy and Tumbi Rd can occur without relying on a right turn facility in the Central Coast Hwy (or in Tumbi Rd) which would be more costly and less safe arrangement overall.*

* As stated in the traffic study the transport system has the capacity to cater for the PP and the "additional delays on the highway resulting from the proposed development would be negligible" and "will not adversely impact road safety .

Steven Green | Strategic Transport Planner | 29/06/2015



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