



28 February 2019

The General Manager
Yass Valley Council
PO Box 6
YASS NSW 2582

Attention: Liz Makin

PLANNING PROPOSAL PP.2018.04 – PROPOSED AMENDMENT TO YASS VALLEY COUNCIL LEP 2013, LOT 5 DP838497, SUTTON ROAD, SUTTON.

I refer to your correspondence regarding the subject Planning Proposal which was referred to the Roads and Maritime Services for assessment and comment.

From review of the information provided it is understood that the planning proposal represents an amendment to the current Yass Valley LEP to allow for the subdivision of the subject site to create approximately 75 allotments for rural residential purposes.

The subject land is located on the southern side of the Village of Sutton and to the east of Sutton Road which is a classified “Regional” Road and to the north of the Federal Highway which is a classified “state” road. The subject site has frontage and proposed access to the Sutton Road within a 100 km/h speed zone, to Guise Street within a 50km/h speed zone and to the Old Federal Highway within a 100 km/h speed zone. Roads and Maritime notes and supports that access is not proposed directly to the Federal Highway.

The submitted plans indicate that the majority of the proposed allotments are located to the western side of the subject site with proposed road access to Guise Road or Sutton Road. However 14 allotments are proposed to the eastern side of the site with a proposed access to the Old Federal Highway. These allotments therefore would be segregated from the village of Sutton as there is no provision for vehicular access towards Sutton. Instead the plans provide for a pedestrian link/fire trail. This is a change to previous concepts for the subdivision of the subject site which provided a roadway link to Sutton. The provision of an internal road link or the extension of the road reserve of Guise Road within the subject site to provide convenient access between these allotments and the village of Sutton rather than having to access the Federal Highway should be the preferred option. Roads and Maritime promotes connectivity for all modes of transport within the precinct.

The frontage of the subject site to the Old Federal Highway is located within a 100km/h speed zone. The Old Federal Highway is classed as a local road. Given the current alignment and road environment of this road the construction of an appropriate intersection treatment for the proposed 14 allotments may not be achievable. Roads and Maritime is not aware of any documentation that has considered the required standard of the intersection treatment for the current speed limit or its constructability and cost within the existing road environment of the Old Federal Highway.

The submitted documentation fails to provide any detail or assessment of the standard and safety of the proposed access intersections to the existing public road network. Based on the available information the proposed location of the access to Sutton Road or to the Old Federal Highway cannot be agreed to. The

submitted documentation refers to the speed limit on Sutton Road as being 90 km/h. The proposed roadway intersection to Sutton Road is located within a 100 km/h speed zone. Any new intersection with Sutton Road shall be in accordance with the requirements of Roads and Maritime Services. The design and location of an intersection treatment with Sutton Road will need to be based on appropriate traffic analysis and in accordance with best practice measures such as the Austroads guides for the posted speed limit and to cater for the largest vehicle likely to access the site.

In the interests of safety and efficiency, Roads and Maritime is keen to ensure that the instances of direct property access to the Classified Road Network are kept to a minimum. In this case any proposed allotments with a common boundary to Sutton Road shall be denied from having direct pedestrian and vehicular access to/from Sutton Road. Pedestrian access to Sutton Road is to be denied as it may promote the parking of vehicles along the frontage of these allotments to Sutton Road. As this frontage to Sutton Road is not treated with kerb and gutter the parking of vehicles along the carriageway will impact on the roadside area and edge of seal of the carriageway.

For visual and amenity reasons and to address distraction of the travelling public along Sutton Road by development on the site consideration should be given to the requirement for the establishment and maintenance of a landscaped buffer area along the frontage of the site to Sutton Road.

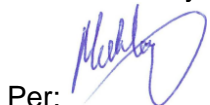
A major focus of Roads and Maritime Services is the safety and efficiency of the classified road network and the level of service provided by these roads and their associated infrastructure. The rezoning of this precinct as proposed will generate additional traffic volumes along the highway. The development of the precinct needs to acknowledge and fund measures to address the impacts due to the increased development potential and resultant traffic. Such measures and their funding should be addressed as part of the rezoning process. Any works associated with the proposed development of the subject site shall be at no cost to the Roads and Maritime Services.

Roads and Maritime Services has reviewed the documentation provided and advises that it would not object to the rezoning of the subject site as defined subject to the abovementioned issues and funding for any works being addressed as part of the rezoning process and addressed in any associated documentation, eg Development Control Plans, for the subject site.

Roads and Maritime notes that the documentation and plans submitted for the planning proposal provide a preliminary concept for the development and that a Development Application will be submitted to Council for merit assessment of the development prior to any works for the development being undertaken on the subject site.

Roads and Maritime would be pleased to discuss the contents of this letter with the relevant council officers. Any enquiries regarding this correspondence may be referred to the Manager, Land Use for Roads and Maritime Services (South West Region), Maurice Morgan, phone (02) 6923 6611.

Yours faithfully



Per:
Lindsay Tanner
Director
South West NSW