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TRANSPORT & URBAN PLANNING PTY LTD

TRAFFIC ENGINEERING - TRANSPORT PLANNING -
ROAD SAFETY & PROJECT MANAGEMENT CONSULTANTS

SYDNEY OFFICE:

5/90 TORONTO PDE
SUTHERLAND NSW

P.O. Box 533
SUTHERLAND NSW 1499
PHONE: (02) 9545 1411
FAX: (02) 9545 1556

E-MAIL: admin@transurbanplan.com.au
www.transurbanplan.com.au

5 October 2022

Charlotte Ryan
Strategic Planner
Central Coast Council
91-99 Mann Street
GOSFORD NSW 2250

Email: charlotte.ryan@centralcoast.nsw.gov.au

Re: Narara Eco Village (NEV)

Dear Charlotte,

This letter is intended to be supplementary advice to my November 2020 traffic assessment report prepared for the proponents by Transport and Urban Planning Pty Ltd.

As I now understand, the amended planning proposal envisages a further;-

- **+ 1,500sqm commercial floor area and**
- **Additional up to 15 multi dwelling, and/or up to 7 additional lots at the smaller 450sqm lot size.**

To reduce future commuter and shopper car dependency/usage the NEV members utilises a range of car sharing, lift sharing, ride sharing and car-pooling activities. It also envisages an electric community vehicle(s) will be operated to provide an alternative to car dependency.

The revised additional projected AM and PM peak hour traffic generation levels (based on RMS Guidelines) for the above +1,500m² of commercial floor area and 15 multi (low density) dwellings ie. +19 trips AM and +35 trips PM if all trips are external to/from the site. The internal commercial business 1,500m² including 200m² of food and drink premises and neighbourhood shops is primarily intended to be ancillary to and supportive of the Eco Village but allowing for servicing, delivery and some external trips, a further plus 20 business hour trips can be expected, 9am to 3pm (Monday to Friday).

It is our experience that service and delivery related trips are most likely to occur 9am to 3pm and not in peak hours.

The likely additional traffic impacts from the amended proposal are minimal.

In summary, the existing traffic conditions on the road network adjacent the site are good with a level of service A operation on Research Road and will remain at these favourable service levels post development and no additional traffic management facilities are required as a result of this amended and additional proposal.

A single access ring road to/from and within the development via a new 5.5 metre wide carriageway extensions from Research Road would be acceptable and is in keeping with AMCORD guidelines for lower volume and lower speed residential streets with a 10km/h pedestrian share zone status.



The sight distances at existing intersection locations are good and meet AUSTROAD requirements for the 50km/h operating speed limits on the adjoining public roads.

Vehicles entering and leaving the precinct via Research Road and Fountains Road will cause minimal potential conflicts with existing low speed traffic using these local roads. This should result in no significant impact in terms of traffic capacity or road safety on either street.

Pedestrian and bicycle facilities will be enhanced with provision along Research Road. An opportunity exists to extend private bus services into the subdivision.

The proposal will provide on site parking in accordance with Council's Car Parking provision within the staged subdivisions for additional resident and visitor vehicles.

The future residential development in terms of parking provision meets the RMS, Council and AMCORD guidelines and on site car parking layouts are designed in accordance with AS 2890.1

In concluding the planning proposal (which would precede any future subdivisions of lands and development) is likely to comprise moderate residential traffic generating developments and will result in minimal additional traffic impacts on the existing public road network. The proposal should have adequate parking in accordance with Council's requirements.

Accordingly, It is **supported** that Central Coast Council approve this amended planning proposal so that future modern developments can proceed within the newer Narara Eco-Village residential precinct with access only via Research and Fountains Road to Carrington Street or Deanne Street and thence Manns Road.

I trust this supplementary advice is to Council's satisfaction and should you wish to discuss the contents of this letter, please phone me on 0409 443 655 or email mick@transurbanplan.com.au.

Yours faithfully,

Mick Bridgman
Senior Traffic and Road Safety Consultant
Transport and Urban Planning Pty Ltd