



Brad Harris - 97100859
File Ref: DA11/0665

27 February 2012

Dr John Roseth,
Chairman, Sydney East Joint Regional Planning Panel
C/- Panel Secretariat
GPO Box 39
Sydney NSW 2001

Dear Sir,

Application No. DA11/0665 - 2011SYE085

Proposal: Staged Development - Concept Masterplan for 10 Sporting Fields, Skate Park and Associated Parking, Lighting and Amenities Building, and First Stage: Sporting Field No. 1, and Subdivision.

Property: 288, 310-328, 330 and 434 Captain Cook Drive, Kurnell.

At its meeting held on 10 November, 2011 the Joint regional Planning Panel considered the above development application and resolved as follows:

1. The submission by the applicant of an independent report in relation to the capacity of the proposed intersections of the roads within the development and Captain Cook Drive and the existing intersection of Lindum Road and Captain Cook Drive in terms of traffic and pedestrian safety and efficiency of operation.

The report shall provide advice as to the adequacy of the proposed "T" intersection design or whether a higher order form of intersection control is required, bearing in mind the proposed use of the subject land and existing and likely future surrounding land uses.

2. The submission by the applicant of a report / plan showing the methodology and capacity to reconstruct Lindum Road, during the on-going operations of the adjoining land uses.

3. Following receipt of the reports / plan mentioned in points 1 and 2 the Council assessment staff shall seek all necessary referrals and report back to the Panel in terms of the recommended resolution of these issues.

4. Following receipt of the supplementary report from Council staff, the Panel will determine the application by communicating by electronic means, unless it considers that new issues require a further public meeting.

In relation to Point 1, the applicant engaged *Parking and Traffic Consultants (PTC)* to prepare the required independent traffic report. The report (enclosed), dated January

2012, has been reviewed by Council's Traffic Manager, who advised that it confirms similar modelling results for the proposed intersections to that in the Colston Budd Hunt and Kafes (CBH&K) report originally submitted with the development application.

Council's Traffic Manager noted that 'sensitivity testing' undertaken by PTC indicates that there is clear potential for a drop in level of service at the above intersections should traffic volumes increase along Captain Cook Drive, or if peak generation rates from the development site prove to be higher than those estimated.

Although roundabouts would be optimal, it is not known at this stage whether they are viable in terms of cost, the location of a main sewer line in the road reserve, and the possible need to acquire National Park land. Design and investigation work is ongoing to inform a final position in this regard.

Taking all of these factors into account and both the PTC report and the original CBHK reports, Council's Traffic Manager considers it reasonable to proceed with the intersections as proposed by the applicant noting that Council has resolved to monitor future traffic conditions along Captain Cook Drive and to continue investigating roundabouts.

In relation to Point 2, the applicant provided a Traffic Management Plan (TMP) for the Lindum Road/Captain Cook Drive intersection. This was reviewed by Council's Traffic Manager, who requested further details be provided in respect of 'swept paths' showing the turning movements of trucks entering the site via that intersection. These additional details were provided and Council's Traffic Manager subsequently advised that the details were acceptable.

The applicant has requested that the TMP not be included as part of the approved plans as the details of traffic management will vary according to the contractor used to carry out the works relating to the intersection upgrade. This request is considered reasonable. A binding TMP "generally in accordance with" the submitted TMP will be required with the Construction Certificate.

The Panel is further advised that, at the request of the applicant, a number of draft conditions of consent have been reviewed and the format of the draft consent has been amended to facilitate the release of construction certificates for various stages of the Masterplan development. Both Council and the applicant generally agree on the format of the draft consent as now proposed.

In conclusion, Council accepts the recommendations of the additional traffic report provided by the applicant at the request of the Panel, and recommends that DA11/0665 be approved subject to the draft conditions of consent enclosed.

Yours faithfully



Peter Barber
Manager, Coast Assessment Team
for J W Rayner
General Manager