



10 June 2019

Chief Executive Officer  
Central Coast Council  
PO Box 20  
WYONG NSW 2259

Attention: Salli Pendergast

**DA/1029/2017, 60 LOT RESIDENTIAL SUBDIVISION, LOT: 1 DP: 349727, 27 – 61 NIKKO ROAD  
WARNERVALE**

Reference is made to Council's email dated 28 May 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the development to be for the construction and subdivision of 60 residential dwellings.

Roads and Maritime response

Roads and Maritime has reviewed the information provided and raises no objection to the proposed 60 dwellings, as described in the submitted Statement of Environmental Effects dated May 2018.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- Council should consider the cumulative impacts of the densification of Warnervale and Wadalba on the Pacific Highway and Sparks Road, and update the Section 7.11 plan to include revised intersection and road upgrades to accommodate the increased traffic on the classified road network.
- Roads and Maritimes interest in this proposal extends to the impact on the state road its intersections, primarily being:
  - Sparkes Road and Virginia Road – This intersection is currently a CHR type intersection, with all movements allowed. Roads and Maritime have previously recommended that Council to consider banning the right turn from Virginia Road into Sparkes Road.
  - Pacific Highway, Minnesota Road & Figtree Boulevard – currently a signalised intersection which is not performing optimally in the peak hours. Roads and Maritime have recommended inclusion of this intersection within an updated Section 7.11 plans several times, such as DA/174/2018 & DA/774/2018.
- Other intersections to receive direct impact from this proposal are Sparkes Road at Albert Warner Avenue, and Sparkes Road at Minnesota Road, however these intersections have been the subject of significant upgrades within the last 4 to 8 years.

- Roads and Maritime consider that there will be an impact on the state network from this and other proposals within the area, which form a larger catchment affecting the Pacific Highway and Sparkes Road. Roads and Maritime recommend Council to undertake an update of the S7.11 plans informed by a Traffic Impact Assessment in consultation with Roads and Maritime, to determine appropriate upgrades to the state road network and funding mechanisms. The Traffic Impact Assessment is to consider the cumulative impacts of the Urban Release Area's (URA) on the state road network, and include the following lands defined within the WLEP 2013 (URA) maps:
  - Warnervale South A,
  - Warnervale South B,
  - Warnervale Town Centre,
  - Wyong,
  - Hamlyn Terrace,
  - Louisiana Road Hamlyn Terrace East,
  - Louisiana Road Hamlyn Terrace West,
  - 137 Johns Road Wadalba,
  - Johns Road Wadalba, and
  - Louisiana Road Wadalba.
- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity. It is recommended that this plan require construction vehicles to use the available signalised intersections to access the classified road network.
- Council should have consideration for appropriate sight line in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact me on 0475 825 820 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely



Marc Desmond  
**A/Manager Land Use Assessment  
 Hunter Region**