

07 September 2020

Chief Executive Officer  
Central Coast Council  
PO Box 21  
GOSFORD NSW 2250

**Attention: Belinda Jennett**

**RAILWAY CRESCENT (MR7760) DA 58884/2020, MIXED USE DEVELOPMENT (LIGHT INDUSTRIAL PARK), LOT: 1 DP: 880254, 27 SUNNYBANK ROAD, LISAROW**

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated TfNSW services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 03 August 2020 TfNSW accepted the referral by Central Coast Council (Council) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW understands the proposed development involves:

- A subdivision to excise the existing building area and then create 2 lots,
- A mix of small, medium and large warehouse units with ancillary office areas,
- Self-storage units,
- A 2-level building with gym, café, restaurant and shop tenancies, and
- A 2-level building with early learning centre and veterinary clinic

Vehicle access to the site is proposed via two combined ingress/egress driveways located on the Sunny Bank Road frontage. A total of 143 parking spaces (including seven shared accessible spaces), 20 bicycle space and four motorcycle spaces are proposed within the site

**TfNSW Response & Requirements**

TfNSW's primary interests are in the road network, traffic and broader transport issues. In

particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Railway Crescent (MR7760) is a classified (Regional) road and Sunnybank Road is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

### Advice to Council

TfNSW recommends that the following matters should be considered by Council in determining this development:

- TfNSW has no proposal that requires any part of the property.
- Council should consider undertaking an assessment of the intersection of Railway Crescent and Sunnybank Road to ascertain any upgrade to existing intersection is warranted as a result of traffic generated from proposed development.
- 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.
- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections)* and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- Discharged stormwater from the development shall not exceed the capacity of the Railway Crescent stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise TfNSW of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by the Railway Crescent, a classified Regional road (MR7760). In this regard, the developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.
- While it is acknowledged that concurrence is not required to be provided by TfNSW for the new signage proposed in the subject application under Clause 18 of the *State Environmental Planning Policy 64 (SEPP 64)*, the following advice is for Council to consider:

- All signs should meet the criteria contained in the Department of Planning's *TfNSW Corridor Outdoor Advertising and Signage Guidelines (November 2017)* including, but not limited to, Section 3.3.3 Illumination and reflectance.
- Council should ensure that all signs meet the requirements of Schedule 1 Assessment Criteria of the *State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage*.
- Please advise the applicant that TfNSW may direct the screening, modification or removal of a structure if, in the opinion of TfNSW, the structure is considered a traffic hazard under Section 104 of the *Roads Act 1993*.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for record and / or action purposes. Should you require further information please contact Kumar Kuruppu, Development Assessment Officer, on 4908 7688 or by emailing [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely



**Peter Marler**  
Manager Land Use Assessment  
Hunter Region