

TRAFFIC ASSESSMENT: ADDENDUM REPORT

NORTHERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PAN-225655, 1012/22DA
PROPOSAL	Eco-tourist facility over \$5 million
ADDRESS	Lot 21 DP 869885 97 Sealy Lookout Drive, Coffs Harbour 2450
APPLICANT	Clark Webb on behalf of Bularri Muurlay Nyanggan Aboriginal Corporation
OWNER	Bularri Muurlay Nyanggan Aboriginal Corporation
DA LODGEMENT DATE	26/05/2022
APPLICATION TYPE	Development Application (Integrated Development)

Background

Following the Panels site inspection, the Panel requested Council's traffic engineer to provide further assessment of the intersection of Bruxner Park Road with the highway, particularly the safety of a right hand turn from Bruxner Park Rd onto the south bound lanes of the highway.

Traffic Assessment

An assessment of the intersection of Bruxner Park Road and the Pacific Highway was not undertaken with the Development Application as it is considered that the additional peak hour traffic generated from the development would be marginal in comparison to the existing traffic.

The rationale for this is the peak traffic period for tourist accommodation is different than that for residential accommodation.

Although the development results in an 8% increase in the daily volume (assuming all traffic heads east along Bruxner Park Road), the peak hour volume would not change significantly. Additionally when taking into account the works at the intersection with the Pacific Highway Bypass, any upgrade works would be removed (decommissioned) when the Pacific Highway upgrade works are undertaken.

It is considered that imposing conditions for the upgrade of the intersection would be easily contested in Court as there would not be sufficient nexus when considering the Newberry Principles, and the works would not be an efficient or sustainable use of resources both environmentally and economically.

Traffic Data Source:

In accordance with the Coffs Harbour Bypass EIS - Traffic and Transport Assessment (2019) Figure 9, the existing traffic volumes on Bruxner Park Road are 700 vehicles per day (two way), with the Pacific Highway in this locality being 30,000 vehicles per day (two way). The development has been assessed to have an additional 60 movements. Assuming all movements head east along Bruxner Park Road (which would be conservative as some traffic would head west towards the hinterland) the increase in traffic would be in the order of 8%.

Bypass works proposed:

As mentioned previously works to construct the Coffs Harbour Bypass are underway. With the construction of the bypass, the intersection of Bruxner Park Road and Pacific Highway is to be upgraded as shown below (the orange road on the plan below is Bruxner Park Road), when this occurs any existing safety issues with the intersection will be absorbed.

