

20 November 2023

File No: NTH23/00509/01
Your Ref: DA23/0316; CNR-60038

General Manager
Tweed Shire Council
PO Box 816
MURWILLUMBAH NSW 2484

Attention: Andrew Watkins

Pacific Motorway (HW10): DA23/0316, Place of Public Worship, Lot 12 DP830660, 90 Phillip Street Chinderah

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 30 October 2023 for comment in accordance with Section 2.122 / Schedule 3 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW advises that there is no trigger for referral under Section 2.119 or Section 2.120 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* however these provisions are relevant in the assessment of the proposed development. In accordance with Sections 2.119 and 2.120 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*, Council should consider the safety, efficiency and ongoing operation of the classified road and potential road noise or vibration impacts respectively.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Pacific Motorway (HW10) is a classified (State) road and Phillip Street is a local road. Council is the roads authority for Phillip Street and all other public roads in the area, except the Pacific Motorway, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and is unable to properly assess possible impacts on the state transport network and its users. TfNSW has identified the following areas that should be considered and/or addressed to properly understand impacts to the transport network.

- The trip generation for the proposed development has been taken at 70% of the total stage 2 capacity. To determine the full extent of the proposed development on the State (classified) road network, the trip generation should be taken at 100% of the total stage 2 capacity.
- TfNSW understands that Tweed Shire Council is currently investigating regulatory controls at the Phillip Street / Waugh Street intersection. The potential impact of these works on the intersection, proposed access and Pacific Motorway off-ramp should be included in the Traffic Impact Assessment (TIA)

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- The directional splits for motorists entering and exiting the proposed development have not been included in the TIA. To adequately assess the impact on the State road network, this should be addressed.

ADVICE TO COUNCIL

- The subject site shared a common boundary with the Pacific Motorway, a Declared Freeway by notification in Government Gazette No. 35 of 17 March 2006; Folio 1468. As such, access is denied across this boundary (see Attachment A).
- No other accesses should be permitted, in particular if access is proposed closer to or on Waugh Street due to the potential for queueing on the Pacific Motorway.
- The Pacific Motorway and Waugh Street sides of the development should be kept free of advertising material, display signage, or any other devices likely to cause distraction to motorists and increase the potential for crashes.
- The TIA acknowledges that the proposed development will generate a high number of turn movements into and out of the site for 2034. Council should be satisfied that the BAR/BAL arrangement can adequately cater for the proposed development.
- Council should consider public transport, pedestrian, and cyclist connections to the site to mitigate the impact of private vehicle use on the State Road network.
- A crossing facility, such as a pedestrian refuge, should be considered near the entry to allow pedestrians and cyclists to safely cross Phillip Street.
- Bus stops along Phillip Street may need to be upgraded to cater for the proposed development.
- Consideration should be given to the requirement of any restrictions to parking along Phillip Street and, if required, refer to the Local Traffic Committee (LTC) for recommendation.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Shelby Wells, Development Services Case Officer, on 1300 207 783 or 0432 120 031, or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Holly Taylor

A/Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

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ATTACHMENT A – Boundary of Declared Freeway, Pacific Motorway



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