



16 November 2018

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

Attention: Chris Ferry

**PACIFIC HIGHWAY (HW10): RZ/6/2016, DRAFT PLANNING PROPOSAL – LOT 1 DP 385242, LOTS 1, 2 & 3 DP 1101086, LOT 1 DP 1018444, LOTS 73, 74, 75 & 76 DP 7091, 15 - 35 WARNERVALE ROAD & PART OF 95 - 105 & 107 - 171 VIRGINIA ROAD, WARNERVALE**

Reference is made to Council's email dated 13 July 2018, regarding the abovementioned Planning Proposal which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Section 3.34(2)(d) of the *Environmental Planning & Assessment Act 1979*.

Roads and Maritime understands the Planning Proposal seeks to amend the Wyong Local Environmental Plan (WLEP), with the objectives as follows:

- to amend the WLEP 2013 by rezoning the lands from E3 Environmental Management to R1 General Residential and R2 Low Density Residential, from RE1 Public Recreation to R1 General Residential, from R2 Low Density Residential to R1 General Residential and from RU6 Transition to R2 Low Density Residential and E3 Environmental Management,
- to enable the subdivision and development of the land to accommodate a variety of housing types.

The site masterplan by Oculus, dated February 2017, proposes the site accommodating a total of 573 lots, of which it is partially approved by previous applications. Roads and Maritime understand that the Planning Proposal will allow up to an additional 218 lots (source: Traffic Impact Assessment by Intersect Traffic, January 2018). It is noted that the number of approved and additional lots varied between each report.

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 recommended in response to DA/1029/2017 (dated 20 April 2018 & 12 November 2018) for 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 past 4 to 8 years.

The Planning Proposal documentation by Central Coast Council dated July 2018 states the traffic impact assessment “concluded that due to the small increase in the number of vehicles, the existing road network has sufficient spare capacity without adversely impacting of the current levels of service currently experienced by motorists utilising the roads. The study further concluded that the proposal can be supported from a traffic perspective as it will not adversely impact on the local and state road network and complies with all relevant Central Coast Council, Australian Standard and RMS requirements.”

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.

Should you require further information please contact Marc Desmond on 0475 825 820 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**