

19 October 2022

File No: NTH22/00635/01

Your Ref: PP-2022-1136

Department of Planning & Environment  
Planning and Land Use Strategy  
GPO Box 39  
SYDNEY NSW 2001

**Attention: William Oxley**

**PACIFIC HIGHWAY (HW10): PP-2022-1136, PERMIT ADDITIONAL USES, LOT: 1 DP: 207158, LOT: 1 DP: 547622, 231 PACIFIC HIGHWAY AND 20 ASHBROOKES ROAD, MOUNT WHITE**

I refer to the request by the Department of Planning and Environment (DPE) dated 27 September 2022 seeking input from Transport for NSW (TfNSW) for the abovementioned Planning Proposal that was submitted to DPE by Central Coast Council (Council) for a Gateway Determination.

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 Highway (HW10) is a classified State Road and Ashbrookes 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 Draft Planning Proposal prepared by Central Coast Council dated September 2022 and the Traffic, Access and Parking Requirements Report prepared by SECA Solution dated 28 October 2021.

It is understood that the Planning Proposal seeks to amend Central Coast Local Environmental Plan 2022 (CCLEP) to permit additional permitted uses on 231 Pacific Highway and 20 Ashbrookes Road, Mount White.

TfNSW provides the following comments to assist the consent authority in making a determination:

- Access to the property via the existing driveway on Pacific Highway is not supported due to safety concerns, as it is located on the outside of a curve and may encourage a high-speed exit into the property. It is recommended that all future access to the property be via Ashbrookes Drive.
- A CHR treatment should be considered at the intersection of Ashbrookes Road and Pacific Highway to allow vehicles to pass a right turning vehicle and permit all turn movements

---

OFFICIAL

into and out of the properties on the side road. On road cycling provisions should also be considered in the design.

- As this is a popular recreational motorcycle route, consideration should be given to the provision of on-site motorcycle parking for both locations.

Should you require further information please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully



**Holly Taylor**

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

---

OFFICIAL