

File No. 438NTH 09/01691, 11/ 909  
Michael Baldwin



The General Manager  
Tweed Shire Council  
PO Box 816  
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Dear Sir

**Planning Proposal PP 10/0001: Boyd's Bay Garden World site. Review of Draft Planning Proposal.**

I refer to your letter of 10 June 2011, your reference PP 10/0001. - 34320693.

The Roads and Traffic Authority (RTA) has reviewed the Transport Assessment report supporting the Planning Proposal for Boyd's Bay Garden World. At this time it is considered further information is required before an opinion regarding the proposal can be made. Being a gate way proposal, the Transport Assessment should assess the traffic impacts of the proposal as if the development of the site were to proceed. Therefore, a more detailed assessment is required at this time.

It would be appreciated if the following comments could be considered with regards the current assessment of traffic impacts. There is no discussion of traffic generation rates applied to the traffic attributable to development of the site. The traffic generation rate for the bulky goods component in particular needs to be examined in detail. This type of development has variable traffic generation rates depending on tenancy. The network in the vicinity is susceptible to small changes in traffic volumes, and consequently some sensitivity analysis maybe necessary for a range of site generation rates, particularly for the access to Parkes Drive. Justification and the traffic generation rates proposed, for the various components of the proposal should be provided. The assumptions for the development traffic assignment and distribution to the adjoining network should be explained. The Transport Assessment does not appear to address service vehicle provision and onsite parking provision and layout.

The assessment of the Parkes Drive access in 2013 indicates that the capacity of right turns into the site in the am peak is near or at capacity for this movement. The 2033 modelling of this proposal indicates significant queuing of right turning traffic into the development. The proposal also considers various strategic network changes by 2033. Given the capacity restrictions of the current network and the unknown timeframe for future network modifications, it is suggested that the network impacts for an intervening period should also be examined to determine any works are necessary to mitigate the traffic generation potential of the site. In this case the 10 year time frame is suggested.

Council needs to also consider the proposal for the approved industrial area west of Boyd's Bay Garden World to access the Pacific Highway CD road via Parkes Drive. Given the scale of traffic generation from the Garden World site, there is the potential that the industrial area traffic can not be accommodated by the Parkes Drive access. If this were the case industrial area traffic would be restricted to the Gray Street intersection with Kennedy Drive.

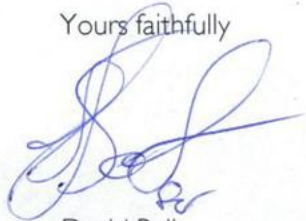
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If you have any further enquiries please contact Michael Baldwin on 6686 1832 or email [land\\_use\\_northern@rta.nsw.gov.au](mailto:land_use_northern@rta.nsw.gov.au).

Yours faithfully



David Bell  
Regional Manager, Northern

- 7 JUL 2011