

Our Reference: SYD11/01046  
Your Reference: DA531/2011/1  
Contact: Ravi Ravendra  
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Transport  
Roads & Maritime  
Services

The General Manager  
Woollahra Municipal Council  
536 New South Head Road  
DOUBLE BAY NSW 2028

Attention: Mr Peter Kauter

KIAORA LANDS REDEVELOPMENT AT  
1 KIAORA ROAD, DOUBLE BAY

Dear Sir

I refer to your letter dated 28 November 2011 (Council's Reference DA/531/2011) with regard to the abovementioned development proposal and subsequent meetings on 14 December 2011 (SRDAC), 6 April 2012, 24 April 2012, and 7 May 2012 to discuss the traffic impact of the proposed development at the existing signalised intersections on New South Head Road at Kiaora and Manning Roads.

I wish to advise that following the recent meeting on 7 May 2011, RMS has considered the revised proposal (submitted by the applicant's traffic consultant) to include the addition of a dedicated right turn (forth) phase, in order to mitigate the potential increase of additional queuing occurring on New South Head Road for the right turn movement into Kiaora Road.

The proponent's traffic consultant (Halcrow) has recommended the fourth phase operate every second cycle in the AM peak period to minimise delays for city bound motorists on New South Head Road.

Given concerns with the potential impacts to AM peak travel times and general network performance, RMS provides in principle support to the development and installation of the forth phase subject to; a trial period of the traffic signals remaining in their existing configuration post development, and the following requirements and conditions:

1. The developer shall prepare an updated traffic signal design plan for the existing signalised intersection of New South Head Road and Kiaora Road illustrating the proposed fourth phase and associated infrastructure. The design shall include potential signal hardware and civil works necessary to allow the installation of the forth phase. RMS notes the 5 way intersection is

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complex and will require specialist technical design support to develop a suitable design. The revised signal design plan shall be submitted and approved by RMS prior to the issuing of the construction certificate.

A trial period of signal operation in its existing configuration shall be undertaken to assess the performance of the intersection post development. The proponent shall prepare a signal monitoring plan that will allow RMS to evaluate intersection and corridor performance of the road network in the Double Bay CBD without implementing the forth phase. Any costs associated with the evaluation and reporting, as required by RMS, shall be at the full cost of the developer. The trial period shall extend for 12 months following full development. Following trial evaluation, RMS will assess and determine whether the forth phase is to be installed. (RMS reserves the right to direct installation of the forth phase at any point during the trial, should the need arise on safety or network performance grounds).

Subject to design approval, the proponent shall be required to install preliminary works (eg cabling, etc), prior to the issuing of the occupation certificate. RMS will seek to make best use of preliminary works in an effort to minimise the outstanding works. This will allow the rapid implementation of a forth phase at short notice, if required.

The implementation of the proposed fourth phase shall be at full cost to the developer. RMS will seek lodgement of security or payment of estimated cost in advance, to cover the cost of any outstanding installation works that cannot be installed as preliminary works.

2. A CCTV camera shall be permanently installed at the signalised intersection on New South Head Road at Kiaora Road, in accordance with RMS requirements, to allow RMS to monitor and adjust the signal operation as required, as a safeguard to support the trial.
3. In a similar approach, the proponent shall prepare and submit a civil works design to extend the right turn storage bay at the New South Head Road / Manning Road intersection. The right turn movement into Manning Road from New South Head Road will be monitored and evaluated for a 12 month trial period (in accordance with the terms above), to determine if this existing right turn storage bay needs to be extended.

An independent Road Safety Audit shall be carried out and submitted to RMS as part of the design documentation.

In order to support the extension of the right turn storage bay, the proponent shall prepare a Traffic Management Plan (TMP) to investigate the potential loss of parking west of the intersection. The TMP shall include appropriate community consultation and be submitted to RMS and Council for approval.

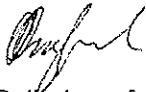
All costs associated with the design and construction of an extended storage bay shall be at the full cost to the developer. RMS will seek lodgement of security (in the form of an unconditional bank guarantee).

4. The developer shall enter into a 'Works Authorisation Deed' with RMS for the above mentioned works. The amount of security for the works shall be determined and captured in the WAD. The WAD shall identify the mechanisms to be set in place to capture actual evidence of incidents / high risk situations and impacts to traffic flow on New South Head Road, to assist with trial evaluation and determination.
5. All road works/regulatory signposting associated with the proposed development shall be at no cost to RMS.
6. Comments raised in the previous SRDAC letter dated 16 December 2011 (not addressed above) remain applicable to the subject development.

RMS notes the limited capacity at the existing signalised intersections on New South Head Road to cater for further large scale development. RMS recommends Council give consideration to preparing a Local Area Traffic Management Plan to address access management issues and identify alternative strategies to actively manage traffic generated by future developments in the Double Bay precinct.

Should you require any further clarification in relation to this matter, please call Ravi Ravendra on 8849 2540 or email [RaviN.Raveendra@rms.nsw.gov.au](mailto:RaviN.Raveendra@rms.nsw.gov.au).

Yours sincerely



Colin Langford  
Transport Planning Manager

16 May 2012