



Nabiac Village Futures Group  
P O Box 22  
Nabiac NSW 2312  
Friday 31st July 2015

General Manager  
Greater Taree City Council  
P O Box 482  
Taree NSW 2430

**Development Proposal 491/2015/DA**

**Nabiac Highway Service Centre  
14319-14327 Pacific Highway Nabiac 2312  
Lot 20 DP 628599**

Nabiac Village Futures Group mission statement is “to aid in the further creation, and maintenance of a family friendly rural village with improved facilities for all ages”. We question how residents of Nabiac would benefit from this proposal? Will the proposed development enhance the livelihood of residents, support the economic viability of local businesses and contribute to Pacific Highway safety?

Nabiac Community Strategic Plan 2012 sets out the community's clear, consistent idea of the type of development they want for the village and surrounding area. Currently facilities are provided for travellers by just a short, quick turn off the highway. On the southbound side Nabiac village has many facilities. On the northbound side food and fuel are provided 24/7 at Nabiac Caltex, which is easily and safely accessed by locals and travellers. Nabiac Caltex (referred to as Ampol in the applicant's reports) has provided us with the information that they have capacity to seat 40 diners and serve over 1,000 customers daily on a normal day, and over 2,000 per day in peak periods (school holidays, Easter and Christmas). Travellers who wish to access the takeaway outlet, hotel bistro, bakery, and cafe cross the overpass safely. The proposed new enlarged service station, and the many food outlets would be another choice for travellers for travellers seeking fuel, food and drinks and a short break.

**We are committed to seek reasonable safety on the Pacific Highway and we are not confident that the proposed development will provide reasonable safety.**

The traffic report states that existing traffic lanes are satisfactory and that there is a long deceleration lane to exit the highway to the proposed Nabic Highway Service Centre. Mr Joe Joseph of Nabic Caltex stated his concerns about safety relating to the merging of traffic exiting Wallambah Road onto the Highway and the traffic slowing to enter the Nabic Highway Service Centre. On 18th June 2013 there was a fatal collision on the Highway of 2 trucks in the short stretch of road between the Wallambah Rd entry and the exit to the Highway Service Centre.

"two trucks collided while travelling north along the Pacific Highway at Nabic. One of the trucks rolled and burst into flames. The driver, a 62-year-old Sydney man, died at the scene. He was the sole occupant of the truck. The accident closed the Pacific Highway in both directions for over an hour"

<http://www.greatlakesadvocate.com.au/story/1580642/truck-driver-killed-at-nabic/>

**We believe that more attention needs to be given to the design of this part of the Highway.**

In peak times there will be heavy traffic (far in excess of the Traffic Report's projected average of 95 vehicles per hour) using both lanes. Peak hours as described in the applicant's Traffic Report are not a true reflection of the larger picture. Local residents know that afternoon peak hours show the return to Nabic of commuter traffic from employment areas of Tuncurry, Forster and Taree and are more likely between 5 and 6 pm. Friday nights, long weekends and Easter and Christmas traffic have not been included in the traffic study - these are the true big peak times and are reflected in the increase of travellers currently served at Nabic Caltex at peak holiday times.

We believe that there will be an increase in numbers of longer slower vehicles exiting and entering the Highway. The Traffic Report states that there will be an increased use of the food outlets by local people. Most locals would be returning to the village through the Dibb St intersection, adding pressure to existing safety concerns. We believe that the current Dibb St intersection is unsafe.

Recent evidence of accidents includes the following report from 10th April 2015

"One person has been taken to hospital after a crash between two cars at Nabic this afternoon. Police were called at 1.55pm after the cars collided on the intersection of Dibbs Street and the Pacific Highway. Southbound traffic was affected for a short period of time and both cars had to be towed from the scene. "

<http://www.greatlakesadvocate.com.au/story/3003199/nabic-crash-person-taken-to-hospital/>

A further concern of residents is that when accidents block the Highway then traffic is diverted through the village. Any decrease in safety will likely increase the number of traffic accidents and the likelihood of diversion traffic in the village, travelling past the school and shops.

There have been a number of traffic accidents and incidents on this intersection, evidenced at times by broken glass and skid marks. The local volunteer fire brigade attend to accidents at this intersection too often. In peak traffic times this entry can be dangerous with traffic entering and exiting the Highway into 2 lanes of traffic travelling at 100 kms per hour.. NVFG has written to our local member, Mr Stephen Bromhead MP and to Hon Duncan Gay, Minister for Roads and Freight concerning current safety issues at Dibb Street intersection.

Our concerns of Highway safety are increased by reports of further development on the highway close to the proposed Nabic Highway Service Centre site. The local newspaper reported (10th November 2014) that there was an additional development proposal in close proximity to the Highway Service Centre proposal.

" Local wagyu beef farmer and businessman Peter Doyle has long held a dream of procuring local produce and high-end meat, and presenting it to the travelling public.

"I want to give quality meat to the blue collar Australian, rather than just the prestigious wealthy market," he said. His long term project to provide a delicatessen, café, bakery, and butchery to the public has been approved by Greater Taree City Council and is currently in its early stages. The first stage of the development on site is already underway to provide infrastructure supporting his existing veterinary pharmaceutical business.

<http://www.greatlakesadvocate.com.au/story/2688712/green-lights-for-highway-developments/>

We recognise that Nabiac Caltex has limited long vehicles parking, and that the proposed Nabiac Highway Service Centre would provide more parking for long vehicles. Other service stations 15 minutes south at Coolongolook and 15 minutes north at Taree have adequate parking for long vehicles with safer access.

Nabiac experiences flooding caused by run off water from the Highway and the flow of water from surrounding land adjacent the northbound carriageway. The main town area is divided by Woosters Creek with the Clarkson Street bridge the only traffic bridge across Woosters Creek. The Nabiac flood study states that flood waters can block access across Woosters Creek for up to 9 hours. Any increase of run off water created by this development will add to flooding of Woosters Creek. When this creek also overflows it adds to drainage problems on low lying residential areas.

Generally the upgrading of the Highway has already increased the amount of water flowing into the village during wet periods. Our Group met recently with Great Lakes Council and we discussed plans for a joint initiative by NSW Roads and Maritime, Greater Taree City Council and Great Lakes Council to alleviate flooding now caused by past works. We do not want the new proposed Highway Service Centre to create additional run off water into the village.

The Caravan Park underpass floods in heavy storm events, due mostly to the back up of water in drainage pipes that run into Woosters Creek. This would have access issues for caravan park residents. At these times access to the town could also be blocked at a number of locations (Woosters Creek, Town Creek and Clarkson Street at the entry to the National Motorcycle Museum). Any additional run off water will increase this possibility. The Socio Economic report (page 21) states that

" There is an existing connection point between the highway service centre and Nabiac village via a pedestrian tunnel under the Pacific Highway. The safety of this pedestrian tunnel will be improved with the redevelopment, which will be particularly beneficial to caravan park residents."

**We would like the applicant to give us some information about how the safety of the Caravan Park pedestrian tunnel be improved? Where is the information to demonstrate how this will happen or how residents will benefit?**

The applicant states that Nabiac Highway Service Centre will not negatively impact on Nabiac village because they attract very different target markets – passing trade, tourists and truck drivers compared to day-to-day shoppers in Nabiac village.

"People seeking to visit Nabiac village have to detour off the Pacific Highway. The village is used primarily for daily shopping needs and activities, and there is a clear distinction between the target markets which are serviced by the village and the highway service centre."

We disagree. On any day there are tourists in the town, accessing the facilities and services. Mr Danial Hanson of Nabiac Bakery reports that forty percent of the trade of the Nabiac Bakery is with visitors to the town. Frequently caravans are parked at Memorial Park as their owners stroll around. They also access a caravan repair business located in the village. We believe that both groups currently use the town businesses and facilities and that the proposed development may impact negatively on some businesses, especially those catering to travellers.

While the applicant states that this development will be an opportunity to source employees from within Nabitac it is our experience that there is no guarantee that Nabitac residents would be preferred over other applicants. It is also possible that there may be a decrease in employment opportunities at other food and fuel outlets in/around Nabitac, resulting in no real increase in overall employment.

Nabitac village residents have concerns about a possible increase of noise levels in the village from the increase of large trucks using the Nabitac Highway Service Centre. The amount of truck parking and the additional fuel bowsers to supply trucks will increase the noise levels in the village especially during night time hours, and especially for those dwellings situated on higher land in Abbott, Robertson and Cowper Streets. These residents already experience the Highway noise that rises over the barriers.

In regard to food outlets, we would like customers to have a choice of some healthy food options. Currently, Nabitac Caltex supports local producers, businesses and sporting teams. We are unaware of any offers from the Nabitac Highway Service Centre to support Nabitac producers, businesses or groups. We also suggest to the applicant that they consider providing information about the local area. As a gateway to the Manning and Great Lakes, information to travellers and holiday makers is an important consideration.

<http://www.greatlakesadvocate.com.au/story/2688712/green-lights-for-highway-developments/>

**In summary, our aim is to build community wellbeing by promoting our local environment and community, and by consulting and sharing information with Councils, businesses and community. We have concerns about traffic safety on the Pacific Highway, additional flow of water through the village, and excess noise from increased large vehicle traffic using the Centre.**

N M Carson,  
President

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