

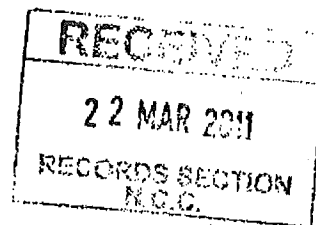
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**Hunter Regional  
Development Committee**

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General Manager  
Newcastle City Council  
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**Attention: Mr David Ryner**

**NEWCASTLE CITY COUNCIL - DA/10/1100 - MINMI ROAD, WALLSEND -  
BUNNINGS BUILDING AND OUTDOOR AREAS, ASSOCIATED CAR PARKING,  
DRIVEWAYS AND LOADING FACILITIES, 11 SIGNS AND LANDSCAPING**

Dear Mr Ryner

I refer to your letter dated 14 February 2011 (Your reference: DA 11/1100) regarding the subject development application.

The Hunter Regional Development Committee (HRDC) reconsidered the application under the requirements of State Environmental Planning Policy (Infrastructure) 2007, at its meeting on 4 March 2011. The developer's consultants were given an opportunity to respond face to face to the issues previously raised by the HRDC at the meeting.

The response to previous HRDC issues of concern were detailed in a letter to Council from Morris Bray Architects dated 8 February 2011 and an attached letter from Transport and Traffic Planning and Associates dated 5 January 2011.

The Committee would have **no objections** to the proposed development provided the following matters are addressed and included in Council's conditions of development consent:

1. The intersection of Longworth Avenue, Cameron Street, Minmi Road and Cowper Street should be upgraded to provide two right turn lanes on the eastern leg and two departure lanes on the northern leg. The combined left turn and through lane on the eastern leg should be maintained. The kerbside departure lane on the northern leg should be a minimum 200 metres excluding taper and run out area.
2. The intersection of Minmi Road with the access to the development should be designed and constructed as a single lane roundabout. The design should allow for the roundabout to be upgraded to dual circulating lane in the future. It should be noted that Minmi Road is a designated B-double route past the site.
3. The access on Robert Street should be used as an emergency access only and gated at both ends under normal operations.

4. The left turn lane on the northern leg of the intersection of Minmi Road and Sandgate Road should be extended to 140 metres in length excluding taper to ensure free flow at all times clear of the queue back from Cowper Street / Cameron Street.

Comment: The modelling undertaken by TTPA in August 2010 indicates that the queue on the northern leg at the signals will be around 190 metres assuming 2% growth per annum. This equates to a 140 metre long left turn lane required at the intersection of Minmi Road and Sandgate Road.

5. Pedestrian refuges should be provided in the splitter islands on all legs of the proposed Minmi Road / development access roundabout and on Robert Street at the intersection with Minmi Road.
6. A pedestrian / cyclist path should be provided on the western side of Minmi Road between the Minmi Road / Cowper Street / Longworth Avenue / Cameron Street intersection (including the bus stop on Cowper Street) and the proposed development.
7. Safe pedestrian access should be provided through the on site car parking areas to the front entry to the store.
8. Street lighting should be provided at proposed Minmi Road / site access roundabout and pedestrian crossings in accordance with Australian Standard AS 1158.
9. Unobtrusive lighting should be provided on site.
10. A truck management plan should be prepared to ensure conflicts between heavy vehicle deliveries and light vehicles in the car park are minimised.
11. Car parking should be provided in accordance with Australian Standard AS2890.1 and to Council requirements.
12. Strategic concept plans of the above works should be prepared for RTA and Council review and acceptance for all of the above works prior to DA approval. In particular, any potential property acquisition, impacts on adjacent property accesses, on-street parking loss and public utility adjustments should be identified and resolved, among other matters.
13. Bike racks, showers and change rooms should be provided on site for cyclists.
14. All the above should be to Council requirements.

On determination of this matter, it would be appreciated if a copy of the Notice of Determination could be forwarded to the RTA for record purposes.

Please contact me on (02) 4924 0399 if you require further advice.

Yours sincerely

  
Dave Young  
Chairperson  
Hunter Regional Development Committee

17 March 2011