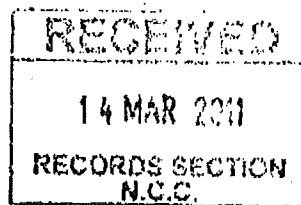


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General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300



Attention: Mr Wesley Wilson

MINMI ROAD: BUNNINGS BUILDING AND OUTDOOR AREAS, ASSOCIATED CAR PARKING, DRIVEWAYS AND LOADING FACILITIES, AND LANDSCAPING INCLUDING 11 SIGNS, AST 45311, LOT 2 DP 234315, LOT 1 DP 552405, 1A MINMI ROAD, 6 AND 6/6 FRANCES STREET, WALLSEND (DA NO. 10/1100)

Dear Mr Wilson,

I refer to your letter dated 14 February 2011 (Your reference: 10/1100), and the supplementary information provided by the developer regarding the subject development application, forwarded to the Roads and Traffic Authority (RTA) for consideration. This application was previously considered by the Hunter Regional Development Committee (HRDC) on 7 October 2010. I also refer to the previous response from the RTA dated 13 October 2010 and the HRDC meeting held between the RTA, Council and the developer on 4 March 2011.

RTA Responsibilities and Obligations

The RTA's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

In accordance with the Roads Act 1993, the RTA has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Minmi Road is an unclassified local road. RTA concurrence is not required for connections to this road. Changes to the signalised intersection of Cowper Street and Minmi Road require RTA consent, under Section 87 of the Act. Council is the roads authority for all public roads in the area.

RTA Response and Requirements

The RTA has reviewed the supplementary information provided and following the meeting of 4 March 2011, is satisfied that the RTA can now respond to the application. Accordingly, the RTA would have no objections to the proposed development provided the following matters are addressed and included in Council's conditions of development consent:

Roads and Traffic Authority

- The developer shall upgrade of the intersection of Longworth Avenue, Cameron Street, Minmi Road and Cowper Street. The upgrade shall be designed and constructed in accordance with the RTA's *Road Design Guide*, relevant Austroads guidelines and Australian Standards to the satisfaction of the RTA including, but not limited to, the following works:

Cameron Street (Eastern Leg)

- The eastern leg approach shall be reconfigured to provide two right turn lanes, a single through lane and a combined left turn and through lane.
- The right turn lanes shall be a minimum of 130 metres in length, excluding tapers.
- The combined left turn and through lane shall be maintained at the current length, as a minimum.

Minmi Road (Northern Leg)

- The northern leg departure shall be reconfigured to provide two lanes. The kerbside departure lane shall be a minimum 200 metres in length, excluding the taper and run out area.

Whole Intersection

- The western and southern legs shall be reconfigured only if required to accommodate the works on the eastern and northern legs.
- Any adjustments to traffic control signals and associated civil works, as determined by the RTA.
- The intersection shall be designed to accommodate the largest design vehicle (B-Double).
- Provision shall be made for on-road cyclists on all reconfigured approaches / departures at the intersection and along the length of the proposed works.
- All lanes shall be 3.5 metres in width, or as determined by the RTA.
- Street lighting shall be provided at the intersection in accordance with Australian Standard AS1158 or as determined by the RTA.
- Any road widening / property acquisition / dedication required to accommodate the upgrade shall be provided at no cost to the RTA or Council. This would include any plans of subdivision and associated survey / legal costs. The property required is to be designated as public road reserve in favour of Newcastle City Council.
- All works associated with the proposed development shall be at full cost to the developer and at no cost to the RTA or Council.
- The developer will be required to enter into a Works Authorisation Deed (WAD) with the RTA. In this regard the developer is required to submit concept and detailed design plans and all relevant additional information, as may be required in the RTA's WAD documentation, for each specific change to the classified (State) road network and / or any traffic control signals for the RTA's assessment and final decision concerning the work.

Comment: It is requested that Council advise the developer that the conditions of consent set by Council do not guarantee the RTA's final consent to the specific road work, traffic control facilities and other structures works, for which it is responsible, on the road network. The RTA must provide a final consent for each specific change to the classified (State) road network and / or any traffic control signals prior to the commencement of any work.

- The WAD shall be executed prior to granting a Construction Certificate for the proposed development.

- All road works under the WAD shall be completed prior to issuing an Occupation Certificate (interim or final) for the proposed development.

Comment: The WAD process, including acceptance of design documentation and construction, can take a considerable amount of time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through the process as soon as possible with the RTA.

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.

Please note that this is the RTA's response. The HRDC will provide a separate response as a result of the meeting on 4 March 2011.

On Council's determination of this matter, it would be appreciated if a copy of the Notice of Determination is forwarded to the RTA for record and / or action purposes.

Please contact me on 4924 0240 if you require further information.

Yours sincerely,



Dave Young
Manager, Land Use Development
Infrastructure Services
Hunter Region

10 March 2011