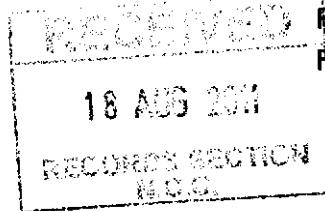


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**Hunter Regional
Development Committee**

C/- RTA
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Phone: (02) 4924 0240
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Attention: Ms Melissa Thomas

HUNTER REGIONAL DEVELOPMENT COMMITTEE MEETING MINUTES

Dear Ms Thomas

Please find attached a copy of the minutes from the Hunter Regional Development Committee (HRDC) Meeting held on 27 July 2011 for your information.

Please contact me on 4924 0688 if you have any queries.

Yours sincerely



Dave Young
Manager, Land Use Development
Infrastructure Services
Hunter Region

16 August 2011

HUNTER REGIONAL DEVELOPMENT COMMITTEE

MINUTES OF MEETING 27 JULY 2011

HELD AT RTA OFFICE

59 DARBY STREET, NEWCASTLE

Meeting commenced at: 10.00pm

Present:

Mr David Young	Chairperson
Mr Martin Jenkins	Roads and Traffic Authority
Mr Ian Jenkins	Roads and Traffic Authority
Mr David Ryner	Newcastle Council representative

Apologies: Nil

Issues Considered by the Committee:

- Traffic Analysis
- Road Network
- Traffic Management
- Vehicular Access
- Car Parking
- Pedestrians/Cyclists
- Public Transport
- Road Design

Newcastle Council – DA 11/0590 – Lot 1 DPI022872 221 Minmi Road, Fletcher –
Proposed supermarket, liquor outlet, specialty retail with open car park

The Committee considered a Statement of Environmental Effects prepared by Hassell Ltd (May 2011) including a Traffic Assessment prepared by GTA Consultants (May 2011) for the proposed supermarket, liquor outlet, specialty retail with open car park. This development was first considered by the HRDC at its meeting on 28 October 2005. The current application is a modified development proposal on the same site.

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

1. The proposed left turn exit onto Minmi Road should be a give-way arrangement (for light vehicle use only) with appropriate intersection sight distance.
2. The proposed left turn entry should include a separate left deceleration lane and be a Type AUL treatment. Two through lanes should be maintained on the departure side of the Minmi Road / Churnwood Drive intersection.
3. The merge for the left through lane on Minmi Road (westbound) should commence further to the west beyond the proposed left in / left out access to the development to avoid vehicles exiting the site at a point where through traffic on Minmi road is in a merge decision making zone, for road safety reasons.
4. A raised central median should be provided on Minmi road to prevent right in / right out movements at the left in / left out access to the development. The median should be extended far enough to ensure the right turn movements cannot be made and sign posted so that u-turn movements are not permitted.
5. Provision should be made for on road cyclists west through the Minmi Road / Churnwood Drive intersection and extend past the proposed left in / left out access to the development – over the full extent of the works.
6. All work should be to Council requirements, designed and constructed in accordance with Austroads Road Design Guide (with RTA supplements).
7. The Committee noted that no traffic modelling had been undertaken for future growth scenarios (10 years). This should be provided at Council's request.
8. The extension of the right turn bay in Churnwood Drive was required to be extended for the previous development application at this site. The requirement still applies.
9. Pedestrian fencing should be provided on the raised median in Churnwood Drive between the signalised pedestrian crossing at Minmi Road and the roundabout splitter island pedestrian crossing at Beech Close, for road safety reasons. The fencing would direct pedestrians to the crossing locations near the roundabout and at the signalised crossing, preventing uncontrolled crossings to the centralised pedestrian walkway to the proposed development.
10. No stopping signs should be placed on western side of Churnwood Drive and in Beech Close.

11. Car parking should be provided in accordance with Australian Standard AS2890.1 and to Council requirements.
12. Street and on-site lighting should be provided to the relevant Australian Standard.
13. No provision has been made for general staff car parking onsite. This should be addressed to Council's satisfaction. The Committee suggested that this may be provided under the building at the rear of the site.
14. Improvements are required to the car parking area to the satisfaction of Council, particularly at the Minmi Road entry, to aid movement through car park and to prevent queuing onto Minmi Road.

Meeting closed at 11.00am



Dave Young
Chairperson
Hunter Regional Development Committee

16 August 2011