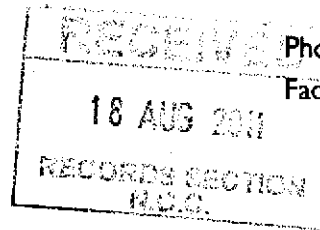


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MJ

**Hunter Regional  
Development Committee**

C/- RTA  
Locked Bag 30  
NEWCASTLE NSW 2300

General Manager  
Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300



Phone: (02) 4924 0240  
Facsimile: (02) 4924 0342

**Attention: Ms Melissa Thomas**

**MINMI ROAD - LOT 1 DPI022872 - 221 MINMI ROAD, FLETCHER - PROPOSED SUPERMARKET, LIQUOR OUTLET, SPECIALTY RETAIL WITH OPEN CAR PARK - (DA 11/0590)**

I refer to your letter dated 27 June 2011 (Your reference: DA 11/0590) regarding the subject development application. Please accept my apologies for not responding earlier.

The Hunter Regional Development Committee (HRDC) considered the application under the requirements of State Environmental Planning Policy (Infrastructure) 2007-Traffic Generating Developments (SEPP - I), at its meeting on 27 July 2011.

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

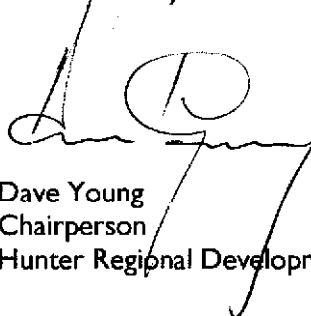
- The proposed left in / left out access arrangement at Minmi Road should be via a give-way arrangement and for light vehicles only, with appropriate intersection sight distance. The access should be designed and constructed to ensure free flow entry and exit. The proposed left turn entry should also 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.
- 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 safety reasons.
- 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 west of the left in / left out access to ensure the right turn movements cannot be made and signposted to indicate u turn movements are not permitted.
- 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.
- All work should be to Council requirements, designed and constructed in accordance with Austroad guidelines (with RTA supplements).

- No traffic modelling has been undertaken for future growth scenarios. The developer shall provide 10 year growth modelling at the relevant intersections.
- 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.
- 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.
- No stopping signs should be placed on western side of Churnwood Drive and in Beech Close.
- Car parking should be provided in accordance with Australian Standard AS2890.1 and to Council requirements.
- No provision has been made for general staff car parking onsite. This should be addressed to council's satisfaction. A possible location could be under the building at the rear of the site.
- Improvements are required to car parking area to the satisfaction of Council, particularly at the Minmi Road entry, to aid movement through the car park and to prevent queuing onto Minmi Road.

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

Please contact me on (02) 4924 0688 if you require further advice.

Yours sincerely



Dave Young  
Chairperson  
Hunter Regional Development Committee

16 August 2011