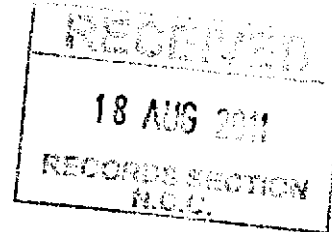


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11/926, 11/929
MJ



General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300



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)

Dear Ms Thomas

I refer to your letter dated 27 June 2011 (your reference 11/0590) and attached documentation regarding the subject development application, forwarded to the Roads and Traffic Authority for consideration at the Hunter Regional Development Committee (HRDC) and your letter dated 28 June 2011 seeking RTA concurrence to the development application due to the close proximity to the existing Minmi Road / Churnwood Drive traffic control signals.

The RTA considers it appropriate to reply separately advising of its comments concerning the above-mentioned development application. Some of these comments may reflect those made by the HRDC.

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. Newcastle Council is the roads authority for all public roads in the area. RTA consent is required for Traffic Control Signals and facilities under Section 87 of the Act.

As this development meets the requirements for referral to the HRDC under State Environmental Planning Policy - Infrastructure (SEPP - I) 2007, Clause 104 Schedule 3, the HRDC considered this matter at its meeting on the 27 July 2011. It is noted that this development was previously considered by the HRDC in 2006 (DA 05/1787).

Roads and Traffic Authority

59 Darby Street Newcastle NSW 2300
Locked Bag 30, Newcastle NSW 2300 DX7813
www.rta.nsw.gov.au

The RTA's responsibilities regarding the proposed development primarily relate to the traffic control signals at the Minmi Road / Churnwood Drive intersection. The RTA has reviewed the information provided and has no objections to the proposed development provided the proposed civil works associated with the left turn deceleration lane, the entry / exit access and the merge arrangement in Minmi Road are designed and constructed to RTA requirements. The developer will be required to submit concept design plans to the RTA for review and acceptance, prior to detailed design and construction.

Notwithstanding the above, the following detailed comments are provided to enable the preparation of the concept design:

- The proposed left in / left out access arrangement at Minmi Road shall be via a give-way arrangement and for light vehicles only, with appropriate intersection sight distance. The access shall be designed and constructed to ensure free flow entry and exit. The proposed left turn entry shall also include a separate left deceleration lane and be an Austroads Type AUL treatment. Two through lanes shall be maintained on the departure side of the Minmi Road / Churnwood Drive intersection.
- The merge for the left through lane on Minmi Road (westbound) shall 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.
- A raised central median shall be provided on Minmi road to prevent right in / right out movements at the left in / left out access to the development. The median shall 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 shall 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.
- Street lighting shall be provided in accordance with the relevant Australian Standard, to the satisfaction of Council.

All of the above works shall be undertaken to Council requirements at full cost to the developer. All work shall be designed and constructed in accordance with Austroad guidelines (with RTA supplements), prior to an (interim or final) Occupation Certificate being issued for the proposed development, to the satisfaction of Council.

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

Please contact me on (02) 4924 0240 if you require further advice.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Dave Young', with a large circular flourish at the end.

Dave Young
Manager, Land Use Development
Infrastructure services
Hunter Region

16 August 2011