

19 November 2014

SF2013/013775
CR2014/005396
MJ

General Manager
Lake Macquarie City Council
PO BOX 1906
HRMC NSW 2310

Attention: Mr Brian Gibson

PACIFIC HIGHWAY (A43): PROPOSED MASTERS, BULKY GOODS AND RESTAURANT DEVELOPMENT, INCLUDING PROPOSED SIGNAGE FOR STAGE ONE OF THE DEVELOPMENT, LOTS 10, 11, 12, 13 AND 14 DP 1013486, 4B SOUTH STREET, WINDALE (DA 251/2013)

Dear Mr Gibson,

I refer to Council's letter dated 17 October 2014 (your reference DA 251/2013) regarding the subject development application forwarded to Roads and Maritime Services for consideration. I also refer to my letters dated 8 September 2014 relating to the proposed signage for Stage 1 of the development and 9 July 2014 relating to the requirements for access to / from the Pacific Highway. This letter rescinds my previous letter dated 18 November 2014.

Roads and Maritime understands that the latest information provided by the developer is in response to Council's request for additional information relating to several matters regarding the development, including proposed signage for Stage 1A of the development (now incorporating the proposed restaurant and eight of the thirteen bulky goods tenancies) and amendments to the Masters building layout and the internal vehicular access arrangements.

Transport for NSW and Roads and Maritime'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.

Roads and Maritime Response and Requirements

SIGNAGE

Roads and Maritime has reviewed the information provided and has no objections to the proposed signage, provided the following matters are addressed and included in Council's conditions of development consent.

- Advertising signs shall be constructed entirely within private property and shall not encroach or overhang, into the road reserve.

Roads & Maritime Services

- The advertising sign shall meet the criteria contained in Section 3.2.5 of the Department of Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007)* - Illumination and reflectance.
- Any proposed advertising sign must not have / use:
 - Flashing lights or messages.
 - Electronically changeable messages, unless in accordance with the Department Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007)*.
 - Animated display, moving parts or simulated movement.
 - Complex displays that hold a driver's attention beyond "glance appreciation".
 - Displays resembling traffic signs or signals, or giving instruction to traffic by using words such as 'halt' or 'stop'.
 - A method of illumination that distracts or dazzles.

In accordance with Section 104 of the *Roads Act 1993*, Roads and Maritime may direct the removal of a work or structure if, in the opinion of Roads and Maritime, the work or structure is a traffic hazard. This direction may be given regardless of whether or not the carrying out or erection of the work or structure is the subject of any approval, consent, licence or permit in force under any Act.

VEHICULAR ACCESS TO / FROM THE PACIFIC HIGHWAY

Roads and Maritime has reviewed the information provided by the developer and advises that the matters outlined in my letter dated 9 July 2014 still apply.

However, as previously advised Roads and Maritime's concurrence is based on assessment of the PARAMICS model and the proposed access arrangements from / to the Pacific Highway are conditional on the requirements of the model being incorporated into a detail design in accordance with Roads and Maritime guidelines.

Roads and Maritime provides the following additional comments:

- It is noted that the amended internal vehicular arrangements requires all service vehicles to exit the site via the proposed fourth leg at the Pacific Highway / Groves Road intersection. Previous traffic modelling undertaken for this intersection (including the Paramics modelling which formed the basis for Roads and Maritime's requirements outlined in its letter dated 9 July 2014) would not have included these heavy vehicle movements.
- The proponent (Masters) has been advised that a concept design of the proposed road works on the Pacific Highway, including the arrangements for the existing bus stop and turning path templates for all movements into and out the site and at the Pacific Highway / Groves Road intersection must be provided to Roads and Maritime for review and acceptance prior to the finalisation of its requirements.

On receipt and review of the concept design Roads and Maritime reserves the right to revise its requirements. Operational performance, network efficiency and road safety will all be considered and assessed, in conjunction with the geometric design, to ensure they are maintained to the satisfaction of Roads and Maritime.

Roads and Maritime may need to make modifications to traffic arrangements in the future to meet the increasing demands of the network and all road users.

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

Should you require further advice please contact me on (02) 4924 0688.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kellee McGilvray', with a stylized, flowing script.

Kellee McGilvray
A/Manager, Land Use
Hunter Region