

17 July 2014

SF2013/013775  
CR2014/003444  
MJ

General Manager  
Lake Macquarie City Council  
Box 1906  
HUNTER REGION MAIL CENTRE NSW 2310

**Attention: Mr Brian Gibson**

**LAKE ROAD (B53): PROPOSED ALTERATIONS AND ADDITIONS TO STOCKLANDS SHOPPING CENTRE, PART LOT 1 DP 860494, 10 STOCKLAND DRIVE, GLENDALE (DA/764/2014)**

Dear Mr Gibson

I refer to Council letter dated 2 June 2014 (your reference DA 764/2014) regarding the subject development forwarded to Roads and Maritime Services for consideration. Please accept my apology for the delay in responding.

Roads and Maritime understands that *Stage 1 Section 1* of the *Lake Macquarie Transport Interchange (LMTI)* project involves extending and realigning Glendale Drive and extending Stockland Drive to connect, as a fourth leg, to the Main Road / Glendale Drive traffic controlled signal intersection. It is understood that this work has been funded and it is intended to commence construction in 2014.

However, it is noted that there is no funding commitment for *Stage 1 Section 2* of the *LMTI* (*Pennant street bridge and connection to Cardiff industrial estate*) or *Stage 2* (*Railway station and transport interchange*).

The *Glendale Traffic and Transport Study* (prepared by *Better Transport Futures* dated July 2009), has been adopted as the basis of the Colston, Budd, Hunt and Kafes (CBHK) traffic report dated May 2014 included in the Statement of Environmental Effects for the subject development. The *Glendale Traffic and Transport Study* is out of date and has not been accepted by Roads and Maritime and Council.

It is noted that Lake Macquarie Council have engaged SMEC to undertake a revised traffic study for the LMTI in consultation with Roads and Maritime and this study has not been finalised.

**Roads and Maritime Responsibilities**

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.

In accordance with the *Roads Act 1993*, Roads and Maritime has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Lake Road (B53) is a classified (State) Road. Roads and Maritime concurrence is required for connections to Lake Road with Council consent, under Section 138 of the Act. Stockland Drive is a local road. Council is the roads authority for these roads and all other public roads in the area. Should road works be required on the classified (State) road, Roads and Maritime would exercise the functions of roads authority under Sections 64 and 71 of the Act.

Additionally, in accordance with *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, Roads and Maritime is given the opportunity to review and provide comment on the subject development application as it meets the requirements under Schedule 3.

### **Roads and Maritime Response and Requirements**

Roads and Maritime acknowledges that the SMEC traffic study and the design of the four legged Main Road / Glendale Drive / Stockland Drive TCS intersection have allowed for significant expansion of the Stocklands shopping centre. On this basis Roads and Maritime has no objection to the subject development provided the following matters are addressed and included in Council's conditions of development consent:

- All road works involved in *Stage 1 Section 1* of the *Lake Macquarie Transport Interchange* works shall be completed and operational before an occupation certificate (interim or final) is granted for the proposed development.
- All works associated with the subject development shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council and to Council requirements.

### **Advice to Council**

- Roads and Maritime has no proposal that requires any part of the property.
- All matters relating to internal arrangements on-site such as car parking, traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.

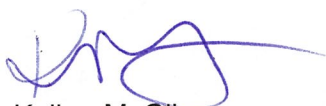
*Comment: Roads and Maritime considers the traffic arrangement proposed as part of the reconfiguration of the car park and in lieu of the existing internal roundabout has the potential to impact on the safe and efficient flow of vehicles at this location.*

- Discharged stormwater from the development shall not exceed the capacity of the Lake Road or Main Road stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure the developer has appropriate traffic management measures in place, to minimise the impacts on the traffic using Lake Road and the surrounding road network during the construction phase of the development.

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

Please contact me on 4924 0688 if you require further information.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'K McGilvray', with a long horizontal stroke extending to the right.

Kellee McGilvray  
A/Manager Land Use  
Hunter Region