

Mellissa Felipe

From: LEONARD Kate <Kate.LEONARD@rms.nsw.gov.au> on behalf of Development hunter <Development.hunter@rms.nsw.gov.au>
Sent: Thursday, 2 November 2017 9:15 AM
To: council
Cc: Kristen Wells
Subject: Attn: Kristen Wells - RMS Response - DA 8/2016/447/1 - Wine Country Drive Lovedale
Attachments: CR2017.001883 SF2016.265415 1054 Wine Country Drive Lovedale.pdf

Kirsten,

Please find attached the RMS response for DA 8/2016/447/1 – Wine Country Drive Lovedale.

Regards,

Land Use Assessment Hunter
Network & Safety Hunter | Regional & Freight
www.rms.nsw.gov.au

Every journey matters

Roads and Maritime Services

Level 8, 266 King St, Newcastle NSW 2300
Locked Bag 2030, Newcastle NSW 2300



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31 October 2017

CR2017/001883
SF2016/265415
MJD

General Manager
Cessnock City Council
PO Box 152
CESSNOCK NSW 2325

Attention: Kristen Wells

WINE COUNTRY DRIVE (B82): DA 8/2016/557/1, FOUR LOT COMMUNITY TITLE SUBDIVISION AND SEVEN STAGE IMPLEMENTATION OF SITE MASTERPLAN, LOTS: 2 - 4 DP: 869651, LOT: 11 DP:869651, 1054, 1058 & 1184 WINE COUNTRY DRIVE LOVEDALE

Reference is made to Council's letter dated 17 October 2017, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the development to be for a four lot Community Title subdivision, and a 7 stage development comprising 300 residential lots, 50 room hotel, 250 tourist villas, function and conference centres, and 18-hole golf course.

Roads and Maritime response

Roads and Maritime have reviewed the submitted documentation and notes the following:

- The Vintage development opposite has an approved layout with an access to Wine Country Drive identified, with the road layout approved and registered as a separate Lot.
- The Golden Bear development is seeking approval of a four lot subdivision, with Lot 1 being the proposed road layout with access to Wine Country Drive.
- Lot 1 has approximately 280 metres of frontage to Wine Country Drive, which may facilitate either intersection option, which are:
 - Access to Wine Country Drive opposite the approved Vintage access, which will create the need for a future four way intersection, or

Roads and Maritime Services

- Access via a CHR (channelised right turn) into the site from an alternative location on Wine Country Drive.
- Council have advised that no physical works will be occurring on-site as part of this application, however the submitted traffic report identifies that access will be provided for servicing and construction vehicles during Stage 1. If a construction access will be required as part of this application, Roads and Maritime requests that further information be provided in regards to traffic generation and location. At this time, Roads and Maritime object to any construction access from Wine Country Drive.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- It is recommended if the CHR option is pursued as the treatment, a plan be prepared to show that both CHR's (for the Vintage and Golden Bear) can be accommodated on Wine Country Drive within the allocated road lot frontage for each development, compliant with Austroads and RMS standards, including tapers, turn lanes, transitions, sight distances etc.
- It is also recommended that the traffic report be updated to show the CHR's for both developments, including trip generation for each, is an appropriate outcome for a 20 year life.
- Whilst previous advice relates to the provision of a CHR for each development, it is noted that Council's preferred treatment remains a four way intersection in the form of a roundabout. Roads and Maritime recommend that funding of the roundabout be considered including the developers enter a Voluntary Planning Agreement to ensure equitable contributions towards the upgrade, to Council and Roads and Maritime's satisfaction.
- Lots 2-4 DP869651 are affected by a road widening proposal shown by pink colour on attached maps (Attachment A) to achieve an overall width of 35m for Wine Country Drive. Any improvements to the property are to exclude the area required for road widening purposes.
- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed access promotes safe vehicle movements.
- Discharged stormwater from the development shall not exceed the capacity of the Wine Country Drive 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 that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by Wine Country Drive, a classified State road (B82). In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

On determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4908 7688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Marler', with a large circular flourish at the start.

Peter Marler
Manager Land Use Assessment
Hunter Region