

Melissa Felipe

From: Development hunter <Development.hunter@rms.nsw.gov.au>
Sent: Monday, 21 January 2019 9:49 AM
To: council@lakemac.nsw.gov.au
Subject: RMS Response - DA 1556/2017 - 282-288 Rhondda Road Wakefield

DA 1556/2017, RECREATIONAL FACILITY(OUTDOOR), LOT: 101 DP: 1073163, LOT: 75-76 DP: 755262, LOT: B DP: 339863, LOT:1 DP: 963356 & LOT: 391 DP: 1064199 , 282 RHONDDA ROAD WAKEFIELD

Reference is made to Council's letter dated 14 December 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime).

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. In this instance, Council is the consent authority for the development and the roads authority for public roads in the area.

Roads and Maritime recommends that Council satisfies itself that the proposal will not have a significant impact on the safety and efficiency of the classified road network in the assessment of the application.

If Council has significant concerns that are specific to Roads and Maritime's interests, please provide further details and Roads and Maritime will provide a response.

Should you require further information please contact Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Regards,

Land Use Assessment Hunter
Network & Safety Hunter | Regional & Freight
T 02 4908 7688
development.hunter@rms.nsw.gov.au
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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From: Development hunter <Development.hunter@rms.nsw.gov.au>
Sent: Thursday, 24 January 2019 9:31 AM
To: Fiona Stewart
Subject: RE: RMS Response - DA 1556/2017 - 282-288 Rhondda Road Wakefield

Hi Fiona,

Thank you for your email regarding DA 1556/2017 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 has reviewed the information provided and raises no objection to or requirements for the proposed development.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes.

Regards,
Kate

From: Fiona Stewart [mailto:fstewart@lakemac.nsw.gov.au]
Sent: Tuesday, 22 January 2019 12:03 PM
To: Development hunter
Subject: RE: RMS Response - DA 1556/2017 - 282-288 Rhondda Road Wakefield

Good afternoon

Thank you for the below comments in regards to the development proposal.

As advised in Council's referral letter, dated 14 December 2018, advice was specifically sought in regards to "Traffic Generating Development" under *SEPP (Infrastructure) 2007*. The Regional Planning Panel who is the consent authority for the application is of the opinion that the parking proposed on site classifies the development as traffic generating, where under Schedule 3 of the SEPP the trigger for "Car parks (whether or not ancillary to other development)" is 200 or more car parking spaces. The breakdown of parking proposed as per Council's referral letter as follows:

General parking area - 146 spaces (including 8 disabled spaces)
Parking adjacent to lodge building – 23 spaces
Cabin accommodation (one space per cabin) – 16 spaces
Total: 185 spaces

In addition to this, the "BlackRock Village" element contains 64 units with double garage within each (128 spaces), and there is capacity within the parking building (two levels of stacked parking located in the main carpark) for 32 vehicles and in excess of 50 vehicles can be accommodated within the pit lane pavilion.

With the public parking spaces to be provided and the private spaces within the "BlackRock Village" garages, the total comes out at 313 spaces. The vehicle accommodation to be provided in the "parking building" and "pit lane pavilion" is really a storage function and not publicly accessible car parking.

Can you please confirm that the comments provided have taken into account the development being classified as "Traffic Generating Development"?

Regards



Fiona Stewart

Development Planner

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E: fstewart@lakemac.nsw.gov.au

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Box 1906 HRMC NSW 2310



lakemac.com.au

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