

## **DA2018/01351 Proposed Conditions: External Road Upgrades**

10 June 2022

### **Draft set of conditions if Newcastle Precincts 3-5 DA approved only (DA2018/01351**

1. Prior to the issue of a subdivision certificate for any residential lot, the following road upgrades must be in place:
  - a. Signalisation of Newcastle Link Road / Minmi Road, including the provision of additional eastbound lane on Newcastle Link Road for through traffic, or such other upgrades to this intersection as may be considered appropriate by TfNSW.
  - b. Minmi Road from Newcastle Link Road to Transfield Avenue widened to four lanes total, including a roundabout at Transfield Avenue, or such other upgrades to this road as may be considered appropriate by Lake Macquarie City Council.
  - c. Minmi Road / Northlakes Drive:
    - i. Line marking changes to allow a dual right turn on the western approach
  - d. Minmi Road from Transfield Avenue to Sedgwick Avenue:
    - i. Widening to a total of four lanes and appropriate tie-in works at the roundabout at Transfield Avenue.
  - e. Minmi Road / Main Road:
    - i. Conversion of the kerbside parking lane and cycle path into a general traffic lane.
    - ii. Line marking changes to permit dual left turn lane from Minmi Road (north approach) into Main Road.

The Applicant is responsible for constructing the upgrades listed at (c) to (e) above at its own cost and must consult with the relevant roads authority in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works. The Applicant may be required to enter into an agreement with the relevant roads authority in relation to the upgrades listed at (c) to (e) (including a Works Authorisation Deed where TfNSW is the relevant roads authority) prior to the issue of a Subdivision Works Certificate for the first residential lot.

An updated traffic assessment, including microsimulation modelling, may be required by the relevant roads authority prior to its approval of any upgrade works.

The roads authority may agree to works that differ from the above list of works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

2. Prior to the issue of a subdivision certificate for the 619<sup>th</sup> residential lot (cumulative) across both the development the subject of this consent, and that approved by DA2015/10360 and DA2015/10393, the following further road upgrades must be in place:
  - a. Newcastle Link Road / Minmi Road upgrade, including:
    - i. Grade separation of the north-south movements

- ii. Provide a northern approach with five lanes total
- iii. Provide right turn bay of length 170m from Newcastle Link Road into Minmi estate
- iv. Provide westbound merge lane and continuous left turn

Or such other upgrades to this intersection as may be considered appropriate by TfNSW.

b. Newcastle Link Road / Cameron Park Drive:

- i. Additional turning bay to achieve dual right turn movements on west approach, including widening on exit to allow for safe merging

The Applicant is responsible for constructing the above upgrades listed at (b) above at its own cost and must consult with TfNSW in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works.

An updated traffic assessment, including microsimulation modelling, may be required by TfNSW prior to its approval of any upgrade works.

TfNSW may agree to works that differ from the above list of works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

The Applicant must enter into a Works Authorisation Deed with TfNSW prior to the issue of a Subdivision Works Certificate for the 619<sup>th</sup> residential lot.

3. Prior to the issue of a subdivision certificate for the 1,350<sup>th</sup> residential lot (cumulative) across both the development the subject of this consent, and that approved by DA2015/10360 and DA2015/10393, the following further road upgrades must be in place:

a. Newcastle Link Road / Cameron Park Drive:

- i. Additional turning bay to achieve dual right turn movements on east approach, including widening on exit to allow for safe merging
- ii. Left turn bay on the western approach

The Applicant is responsible for constructing the above upgrades at its own cost and must consult with TfNSW in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works.

An updated traffic assessment, including microsimulation modelling, may be required by TfNSW prior to its approval of any upgrade works.

TfNSW may agree to works that differ from the above list of works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

The Applicant must enter into a Works Authorisation Deed with TfNSW within 5 years of the issue of a Subdivision Works Certificate for the 1,350<sup>th</sup> residential lot.

**Draft set of conditions if Lake Mac (DA/2087/2018) and Newcastle (DA2018/01351) approved**

1. Prior to the issue of a subdivision certificate for any residential lot, the following road upgrades must be in place:
  - a. Signalisation of Newcastle Link Road / Minmi Road, including:
    - i. Additional turning bays to achieve dual right turn movements on the west approach
    - ii. Additional turning lane on eastern approach for a left turn into Minmi Road
    - iii. Widening on the southern approach to allow for a dual right turn and dedicated left turn

Or such other upgrades to this intersection as may be considered appropriate by TfNSW.
  - b. Minmi Road from Newcastle Link Road to Transfield Avenue widened to four lanes total, including a roundabout at Transfield Avenue, or such other upgrades to this road as may be considered appropriate by Lake Macquarie City Council.
  - c. Newcastle Link Road / Woodford Street:
    - i. Additional turning bays to achieve dual right turn movements on west and east approaches, including widening on exits to allow for safe merging
  - d. Minmi Road / Northlakes Drive:
    - i. Line marking changes to allow a dual right turn on the western approach
  - e. Minmi Road from Transfield Avenue to Sedgwick Avenue:
    - i. Widening to a total of four lanes and appropriate tie-in works at the roundabout at Transfield Avenue.
  - f. Minmi Road / Main Road:
    - i. Conversion of the kerbside parking lane and cycle path into a general traffic lane.
    - ii. Line marking changes to permit dual left turn lane from Minmi Road (north approach) into Main Road.
  - g. 1km shared path on Minmi Road between Newcastle Link Road and Northlakes Drive.

The Applicant is responsible for constructing the upgrades listed at (c) to (g) above at its own cost and must consult with the relevant roads authority in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works. The Applicant may be required to enter into an agreement with the relevant roads authority in relation to the upgrades listed at (c) to (g) (including a Works Authorisation Deed where TfNSW is the relevant roads authority) prior to the issue of a Subdivision Works Certificate for the first residential lot.

An updated traffic assessment, including microsimulation modelling, may be required by the relevant roads authority prior to its approval of any upgrade works.

The roads authority may agree to works that differ from the above list of works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

2. Prior to the issue of a subdivision certificate for the 619<sup>th</sup> residential lot (cumulative) across both the development the subject of this consent, and that approved by DA2015/10360 and DA2015/10393, the following further road upgrades must be in place:

- a. Newcastle Link Road / Minmi Road upgrade, including:
  - i. Grade separation of the north-south movements
  - ii. Walking and cycling underpass/overpass over Newcastle Link Road
  - iii. Turn bay lengthening for right turn on the southern approach
  - iv. Merge lanes on Newcastle Link Road on eastern and western sides

Or such other upgrades to this intersection as may be considered appropriate by TfNSW.

- b. Newcastle Link Road / Woodford Street:
  - i. Left turn bay on Newcastle Link Road (west approach)

The Applicant is responsible for constructing upgrades listed at (b) above at its own cost and must consult with TfNSW in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works.

An updated traffic assessment, including microsimulation modelling, may be required by TfNSW prior to its approval of any upgrade works.

TfNSW may agree to works that differ from the above works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

The Applicant must enter into a Works Authorisation Deed with TfNSW prior to the issue of a Subdivision Works Certificate for the 619<sup>th</sup> residential lot.

3. Prior to the issue of a subdivision certificate for the 1,244<sup>th</sup> residential lot (cumulative) across both the development the subject of this consent, and that approved by DA2015/10360 and DA2015/10393, the following further road upgrades must be in place:

- a. Newcastle Link Road / Woodford Street:
  - i. Additional right turn bay on the southern and northern approaches
  - ii. Addition of new short through lanes on the northern and southern sides of Newcastle link Road at Cameron Park Dr and Woodford St
- b. Newcastle Link Road / Lake Road:
  - i. Addition of a new right turn bay on Lake Road (north approach)
  - ii. Addition of a new left turn bay on Lake Road (south approach)
  - iii. Extension of the left turn bay on Thomas Street
- c. Minmi Road / Main Road:
  - i. Conversion of the short left turn lane at Callan Street to a through and left, enabling three through lanes (line marking change) on Main Road westbound to Minmi Road

The Applicant is responsible for constructing the upgrades listed above at its own cost and must consult with the relevant roads authority in relation to the design of the works, and obtain all necessary approvals prior to carrying out the works.

An updated traffic assessment, including microsimulation modelling, may be required by the relevant roads authority prior to its approval of any upgrade works.

The roads authority may agree to works that differ from the above list of works, if those alternative works are considered more appropriate at the time based on the updated traffic assessment.

The Applicant must enter into a Works Authorisation Deed with TfNSW prior to the issue of a Subdivision Works Certificate for the 1,244<sup>th</sup> residential lot.