

5 November 2020

General Manager  
Lake Macquarie Council  
PO Box 1906  
HRMC NSW 2310

**Attention: Glen Mathews**

**DA/1166/2020 - RETAIL WAREHOUSE BUILDING, CAR PARK, SERVICE STATION, LOT: 599  
DP: 1228699, 2A MAIN ROAD BOOLAROO**

On 3 August 2020, TfNSW accepted the referral by Lake Macquarie Council (Council) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*. I also refer to the meeting with Council and Hunter and Central Coast Development Corporation (HCCDC) on 8 September 2020 and the Rezoning Traffic Impact Assessment (RTIA) received from HCCDC on 9 September 2020. This letter is a submission in response to that referral.

TfNSW understands the proposal to be for:

- Construction of a Wholesale & Retail Warehouse building totalling 13,786.4m<sup>2</sup> GFA for Costco,
- Service Station,
- an at grade car park providing 822 Spaces, and
- internal access road connecting to Hague Road.

#### TfNSW Response & Requirements

TfNSW'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.

TC Frith Avenue and Lake Road (MR217) are classified State roads, with Main Road and Munibung Road being local roads. Council is the roads authority for these and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information, including the Statement of Environmental Effects (SEE) by Ethos Urban dated 31 July 2020, and the Traffic Impact Assessment (TIA) by TTPP dated 30 July 2020, and provides the following comments to assist the consent authority in making a determination:

- The TIA has identified deficiencies at two key intersections for the 2032 (ie development + 10 years) scenario. The TIA assesses two intersections impacted by the Costco development, plus development of the residual 'big box' site. The intersections primarily impacted are:

- **Macquarie Road, Munibung Road and Myall Road** - the proposed improvements are double right turn from Macquarie Road into Munibung Road, and triple right from Myall Road into Macquarie Road.

The Macquarie Road, Munibung Road and Myall Road cannot accommodate the additional trips induced into the network from the subject development, with this being demonstrated within the TIA. However having regard for the limited road reserve to assist accommodate the development traffic TfNSW recommends an interim upgrade to improve the efficiency of the intersection, to allow for a 10 year intersection horizon as supported by *Austroads Guide to Traffic Management, Part 12, Integrated Transport Assessments for Developments*.

- **TC Frith Avenue, Lake Road, Munibung Road and Main Road** - the proposed improvements include a left turn slip lane from Munibung Road into Main Road and double right turn from Munibung Road into Lake Road.

TfNSW supports the proposed double right turn from Munibung Road into Lake Road provided ingress from the roundabout to the 'fifth leg' (ie, the western leg) is removed to minimise the risk of conflict. Egress from the fifth leg can be maintained. The works as proposed are not considered safe due to conflict with the fifth leg, and cannot be supported. Refer to *RMS Delineation Guidelines, Section 11, Pavement Markings at Roundabouts*.

Council is to ensure all consultation and environmental consideration for removal of the western leg is covered in its assessment.

- The required **Macquarie Road, Munibung Road and Myall Road** and **TC Frith Avenue, Lake Road, Munibung Road and Main Road** intersection works shall be completed as agreed to TfNSW satisfaction, or provided alternative satisfactory arrangements have been made to TfNSW requirements prior to Occupation Certificate.
- The TIA has identified that the **Munibung Road, Reserve Road and Bunnings access** is required to be upgraded to a Traffic Signal Controlled (TCS) intersection

TfNSW acknowledge that the Works Authorisation Deed (WAD) has been initiated for the proposed TCS by HCCDC. These works must be completed prior to the business opening to public trading.

## Advice to Council

TfNSW recommends that the following matters should be considered by Council in determining this development:

- TfNSW has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections)* and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- While it is acknowledged that concurrence is not required to be provided by TfNSW for the new signage proposed in the subject application under Clause 18 of the *State Environmental Planning Policy 64 (SEPP 64)*, the following advice is for Council to consider:
  - All signs should meet the criteria contained in the Department of Planning's *TfNSW Corridor Outdoor Advertising and Signage Guidelines (November 2017)* including, but not limited to, Section 3.3.3 Illumination and reflectance.
  - Council should ensure that all signs meet the requirements of Schedule 1 Assessment Criteria of the *State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage*.
  - Please advise the applicant that TfNSW may direct the screening, modification or removal of a structure if, in the opinion of TfNSW, the structure is considered a traffic hazard under Section 104 of the *Roads Act 1993*.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for record and / or action purposes. Should you require further information please contact Marc Desmond on 0475 825 820 or by emailing [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely



**Anna Zycki**  
Director, Region North