



4 September 2015

SF2013/170831
CR2015/001789
DC

NSW Department of Planning & Environment
Industry Assessments
GPO Box 39
SYDNEY NSW 2001

Dear Ms Pamela Morales

CORMORANT ROAD (B63): CAR WASH FACILITY (DA6988), 130 CORMORANT ROAD,
KOORAGANG

I refer to the Department's email dated 23 April 2015 regarding the Notice of Exhibition for a Car Wash facility forwarded to Roads and Maritime Services for comment.

Roads and Maritime understand this development to be a new car wash facility to be adjoined to the approved service station (DA6563).

It is noted that the period of exhibition for this proposal closed on 24 May 2015. However, the supplementary advice provided in this letter is in response to subsequent discussions with Council and the Department of Planning & Environment regarding the proposed access arrangement for the development and the cumulative impact of traffic from the adjoining sites.

Roads and Maritime Responsibilities

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. Cormorant Road (B63) is a classified (State) road. Roads and Maritime concurrence is required for connections to Cormorant Road, in this location, with Council consent, under Section 138 of the Act. Council is the roads authority for the State component of Cormorant Road and Newcastle Port Corporation is the roads authority for all other public roads on Kooragang Island.

Roads and Maritime Response and Requirements

Roads and Maritime note that the current arrangement for entry into the car wash facility has the potential to cause queuing onto Egret Street and could impact Cormorant Road, due to cumulative traffic movements from development and the approved service centre.

Accordingly, Roads and Maritime provides the following requirements to be included in the development consent to ensure the proposal will not have an impact on the classified (State) road network:

- The physical barrier at the entry driveway on Egret Street shall be extended to allow the flow of traffic to enter and turn right along the western boundary of the carwash facility

Comment: This arrangement will increase the storage capacity of vehicles on the site and reduce the potential for queuing onto Egret Street. Attachment A is a strategic plan showing the extent of median considered necessary by Roads and Maritime.

- The type of physical barrier, directional signage and line marking shall be installed in consultation with Council.

Consideration should also be given to the removal of the two carspaces nearest to the south-east boundary of the site to allow for the safe ingress of vehicles into the development.

Comment: Vehicles entering and exiting the parking spaces nearest to the entry driveway may also impede the safe operation of the driveway and could lead to potential queuing onto Egret Street.

On the Ministers 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 advice.

Yours sincerely



Kellee McGilvray
Manager Land Use Assessment
Hunter Region

Enc. Attachment A – Strategic plan of median extension.

Cc. Geof Mansfield
Newcastle City Council