

7 May 2015

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

Attention: Ms Pamela Morales

**CORMORANT ROAD (B63): CAR WASH FACILITY (DA6988), 130 CORMORANT ROAD,
KOORAGANG – NOTICE OF EXHIBITION**

Dear Ms Morales

I refer to the Department's email dated 23 April 2015 regarding the Notice of Exhibition for a Car Wash 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).

Roads and Maritime Responsibilities

Transport for NSW and Roads and Maritimes' 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.

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 has reviewed the information provided and has no objections to the proposed development as it is considered it will not result in a significant impact on the classified (State) road network.

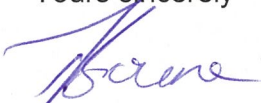
Advice to Council

- Council should ensure that the traffic entering the car wash off Egret Street does not get held up and congested by vehicles exiting the service station leading to vehicles being stopped on the road.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.
- Discharged stormwater from the development shall not exceed the capacity of the Cormorant Road 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.

On Council's 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



Tim Browne
Manager Land Use Assessment
Hunter Region