

JC:FC

Your ref: MP 10_0042 & MP06_0199
Our ref: 10/X001 & 06/X014

2 November 2010

Major Projects Assessment
Department of Planning
GPO BOX 39
SYDNEY NSW 2001

Attention: Anna Bradley

Dear Madam

**RE: ALDI WAREHOUSE PROJECT AND REVISED SUBDIVISION LAYOUT
SUBMISSION MP 10_0042**

Council has reviewed the submitted Environmental Assessment. Council requests the following to be taken into consideration when assessing the proposed Aldi warehouse and distribution centre and modification of the subdivision:

- The Aldi development and modification is to generally comply with the Newcastle Development Control Plan 2005 (NDCP).
- Car parking requirements do not appear to comply with the requirements of DCP Element 4.1 – Parking and Access
- A Stormwater discharge control volume is to be provided in accordance with DCP Element 4.5 – Water Management
- The development and modification is to comply with the requirements of Newcastle LEP 2003
- The development is to be left in and right turn out only for trucks entering the site with dedicated acceleration and deceleration lanes in the adjoining proposed roadway entering the site.
- The queue lengths for traffic in front of the boom gates is to be investigated to ensure that queues don't overflow onto the roadway during the peak for both the truck entry and the standard vehicle entry
- Adequate turning areas and movements for the large vehicles' servicing the site is to be provided in accordance with AUSROADS design vehicles and turning path templates. Ensuring that the sweep path is totally contained within the road/driveway areas



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- Section 94A Development Contribution is required to be paid in relation to the Aldi development in accordance with the provisions of the Newcastle City Council S94A Development Contributions Plan 2009 - Newcastle Local Government Area EXCEPT Blue Gum Hills - Adopted 12 December 2006 - Operational 15 January 2007
- All subdivision roads (Stage 1) and the intersection and roundabout off Weakleys Dr providing access to the development are to be fully constructed prior to issue of a construction certificate. To ensure that damage does not result to the roads as a result of construction traffic associated with the Aldi development
- The conditions of the subdivision are to remain.

If you require any further information please contact James Cross on 49742769



James Cross
Senior Development Officer (Engineering)