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

**Attention: Mr Chris Ritchie**



**PACIFIC HIGHWAY (HW 10) – PROPOSED MACHINERY MANUFACTURE AND MAINTENANCE FACILITY - LOT 32 DP 1014864, 431 MASONITE ROAD, HEATHERBRAE (MP 10\_0073)**

Dear Mr Ritchie

I refer to your letter dated 13 July 2010, received on 15 July 2010, (Your reference: MP 10\_0073) regarding the subject development application forwarded to the Roads and Traffic Authority (RTA) for consideration.

The proposed development was considered by the Hunter Regional Development Committee (HRDC) under the requirements of the *State Environmental Planning Policy (Infrastructure) 2007*, at its meeting on 13 August 2009. As the Chairperson and delegate for the HRDC, I have reviewed the information provided and as there have been no substantial changes to the previous application it was considered unnecessary to refer it to the HRDC again.

Previous advice from the HRDC raised no objections to the proposed development, provided the following matters were addressed and included in conditions of development consent:

- Each of the (three) vehicular accesses to the proposed development should be constructed as an at-grade intersection with a Channelised Right Turn (CHR) treatment. The length of the deceleration lane for each access should be determined by Council.
- Each access should be located to minimise conflicts with other accesses to Council satisfaction and to comply with Safe Intersection Sight Distance (SISD) requirements.
- The accesses should accommodate the swept paths of the design vehicle.
- Sufficient parking should be provided to comply with Council requirements.
- Parking areas should be appropriately signposted and line marked to assist in directing vehicles.
- Consideration should be given to provision of bicycle and motorcycle parking.
- Provision should be made for pedestrian footpaths to link to existing facilities.

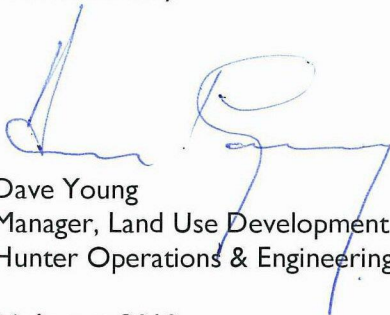
- Street lighting should be provided between the site and the Pacific Highway in accordance with the relevant Australian Standard.
- A Construction Traffic Management Plan should be provided to Council prior to any site works.
- All of the above to Council requirements.

The RTA is satisfied that the previous advice is still relevant for the proposed development. However, as this development will have a significant impact on the existing Masonite Road / Camfield Drive roundabout it would be expected that the developer would make a contribution to the cost of upgrading this roundabout through Council's section 94 contribution plan. The developer of the adjoining subdivision is required to upgrade the roundabout. The resolution of these matters with Council will result in satisfactory traffic arrangements and will satisfy the RTA's requirements.

On the determination of this matter, it would be appreciated if a copy of the Notice of Determination was forwarded to the RTA for record purposes.

Please contact me on (02) 4924 0240 if you require further advice.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Dave Young', is written over the typed name and title.

Dave Young  
Manager, Land Use Development  
Hunter Operations & Engineering Services

16 August 2010

CC Ms Heather Fardy  
Port Stephens Council