



Yarwood Drive

Subject intersection

New road

Exeter Road

Exeter town centre

Our Ref: 495DA165 (09/657)
Contact: Jayd Houquet (4221 2523)
Your Ref: LUA08/1042

FAX RECEIVED

DATE 4/6 TIME 3:30
ACTION OFFICER _____
RECORDS Al
CLERK _____



Madeline Malcolm
Malcolm Holdings Pty Ltd
PO Box 389
Miranda NSW 1490

WINGECARRIBEE SHIRE COUNCIL		
Classification:	MAILINI	
Doc. No.		
File No.	LUA08/1042	
4 JUN 2009		
OFFICER	ACTION	INFO
S. Webb		

4 JUN 2009

**WINGECARRIBEE SHIRE COUNCIL – DA LUA08/1042 – MR569, EXETER ROAD,
25 LOT RESIDENTIAL SUBDIVISION, EXETER**

Dear Madam

I refer to your email correspondence dated 19 May 2009 regarding the subject development application forwarded to the RTA for consideration.

The RTA has reviewed your request regarding access to Lots 2 and 3 from Exeter Road and maintains the position that additional crossovers on Exeter Road will not be permitted. The RTA considers that minimising the number of access points on the classified road network reduces the potential for adverse road safety and traffic management issues. As stated previously, the RTA will only permit the new proposed road access on the condition that all lots associated with the site are accessed off this proposed road. This includes access to Lots 2 and 3 as well as the access at the northern end of Lot 1 of DP. 596495 which is overgrown and does not appear to be used anymore. Given this, the plans should be amended to show all access via the proposed road. Any right of ways should be clearly shown on the plans.

Further to the above, the RTA has a number of concerns relating to the main access at the existing Vine Lodge Entrance Corridor. In this regard the following comments are provided for your consideration:

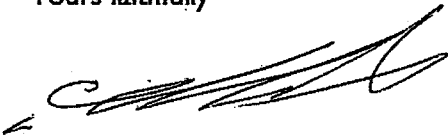
- The RTA considers that the junction would need to be upgraded to a Basic Left (BAL) left turn together with a Basic Right (BAR) – not just a BAL. Given the vegetation located on the opposite side of the road, concept plans would need to be provided to the RTA demonstrating that the works can be constructed prior determination. The concept plans would need to show property boundaries, vegetation to be removed and any power poles that need to be relocated.
- The width of the access road would need to comply with the RTA Road Design Guide. This would necessitate the relocation of either one or both of the stone gateposts.
- The Statement of Environmental Effects for the proposal must consider the environmental impacts of the roadwork.

It is emphasised that the RTA will not provide the necessary Section 138 concurrence under the Roads Act, 1993 to the upgrade of the access unless the above issues are addressed to the RTA's satisfaction. If these issues cannot be addressed, for instance the BAR cannot be constructed or the stone gates cannot be moved for heritage reasons, then the applicant will need to consider an alternative access option for the subdivision.

Roads and Traffic Authority ABN 64 480 155 255

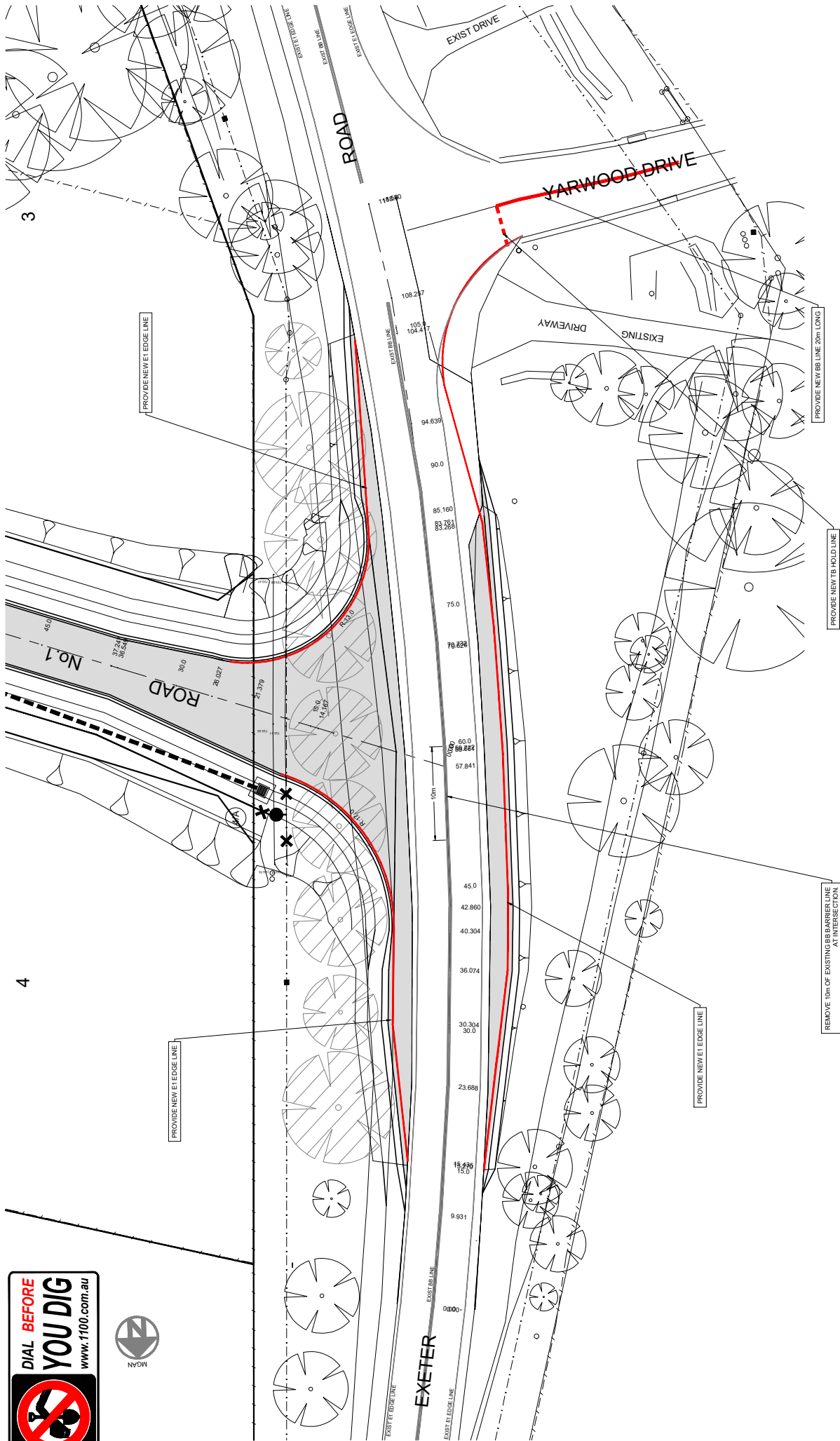
The RTA will reconsider the proposal when the above issues have been addressed. If you have any questions please contact Miss Jayd Houguet on 4221 2523.

Yours faithfully



Trish McClure
Manager, Road Safety and Traffic Management
Southern Operations & Engineering Services

Cc: Wingecarribee Shire Council (via email)



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UTILITY SERVICES NOTE
 No utility service investigations have been undertaken for this project. The presence, exact location, nature and size of utility services must be ascertained by the contractor. The contractor is to obtain the relevant utility plans from Dial Before You Dig Pty 1100, all services to be excavated shall be working in the vicinity of all services. Caution is to be exercised when working in the vicinity of all services.

revision	revision details	date	drawn	checked
A	Initial Issue	14/10/19	J.C.	J.C.
B	Pathways & Driveways Changed	30/04/20	J.C.	J.C.
C	Change Path Amendments Re Client	20/05/20	J.C.	J.C.
D	Change Path Amendments Re Client	10/08/20	J.C.	J.C.
E	Council Amendments	10/08/20	J.C.	J.C.
F	Council Amendments	26/08/20	J.C.	J.C.
G	Council Amendments	31/08/20	J.C.	J.C.
H	Council Amendments	08/10/20	J.C.	J.C.



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WINGECARRIBEE SHIRE COUNCIL, DA: 08/1042/02
 A DP927745, 4 DP660174
 VINE LODGE, EXETER ROAD,
 EXETER
 CLIENT: MALCOLM GROUP

**BAL BAR INTERSECTION
 LINE MARKING PLAN**

SCALE: 1:200

0 5 10 15 20 METRES

designed: J.C.	drawn: J.C.	checked: R.A.	date: 14/10/19
revision: A1	job drawing number: 1704	sheet: 17	sheet 34
CC01			

X:\JOBS\1704 VINE LODGE\CD\1704_C03.dwg