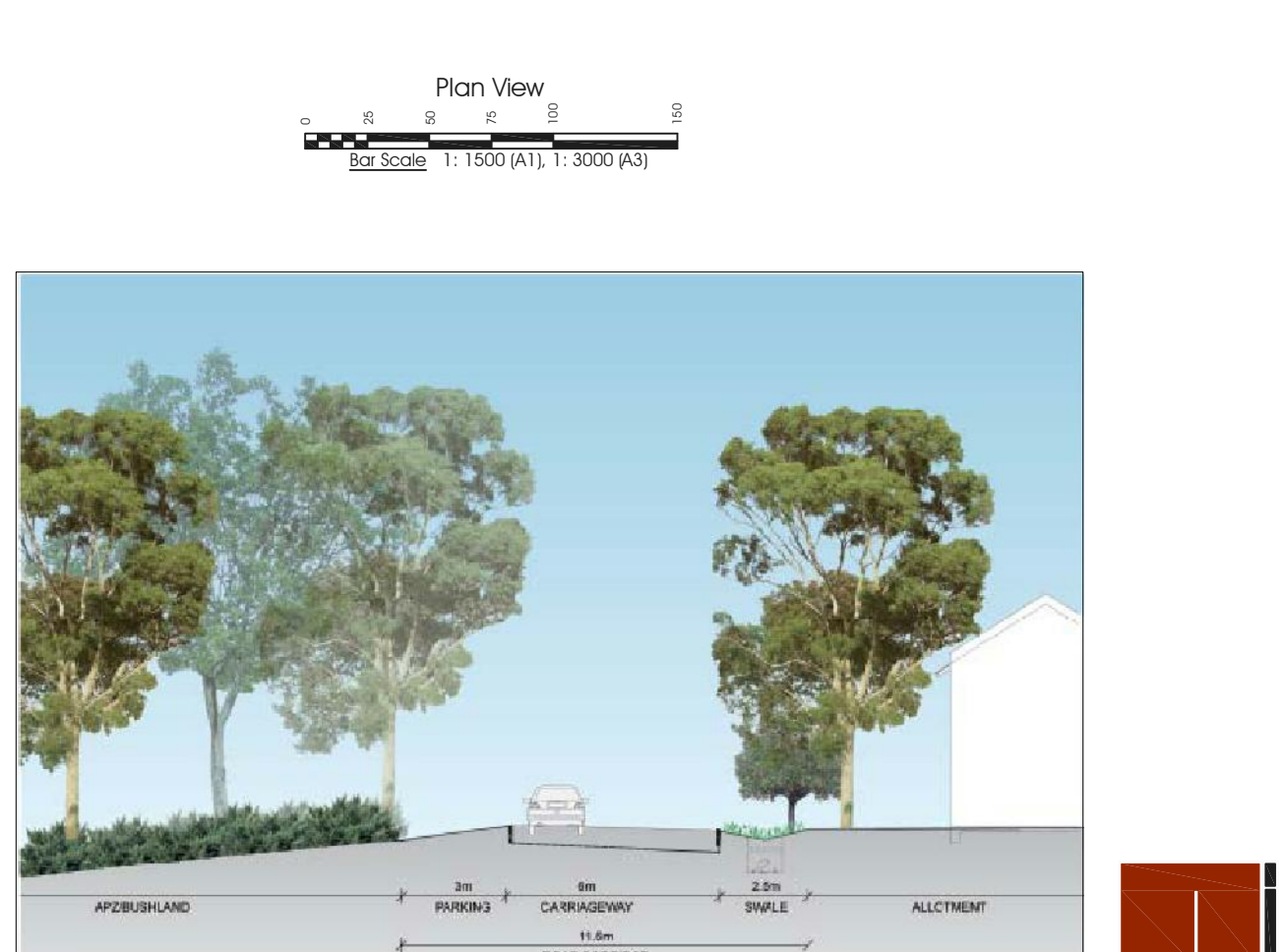
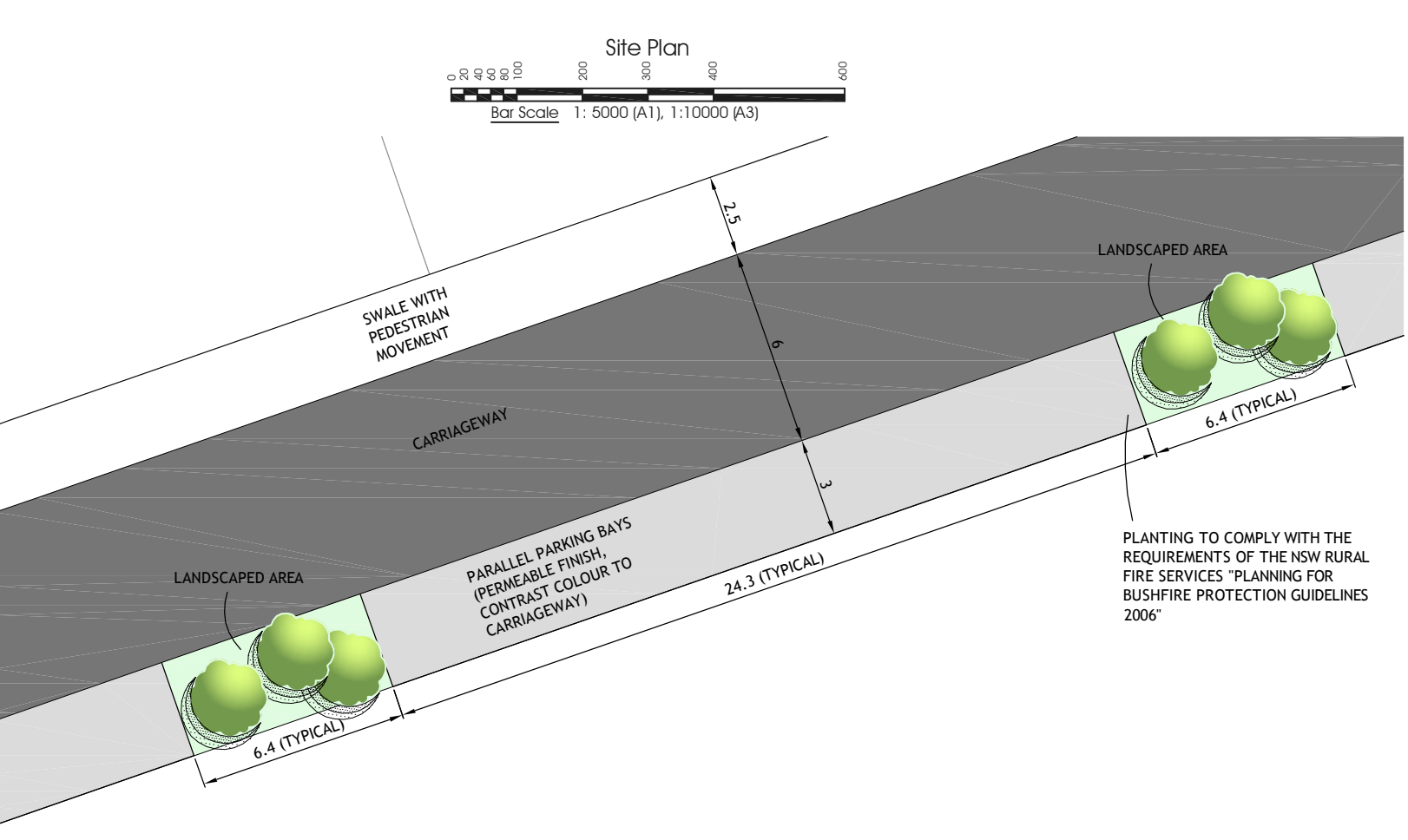
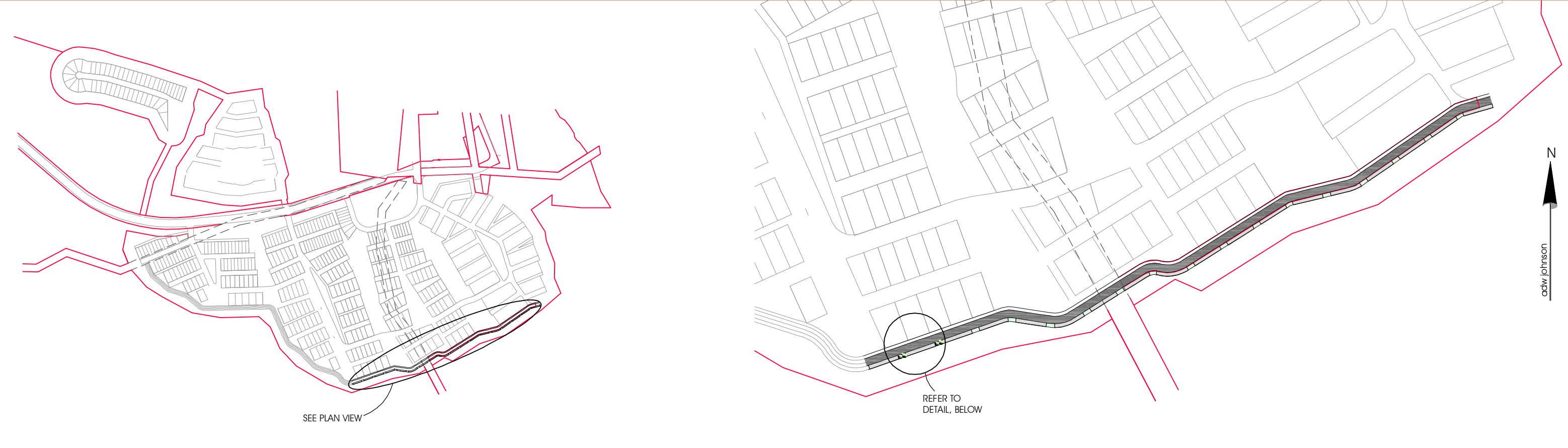


**THE MOONEE HAMLETS  
Civil Works Package**

**APPENDIX 5 – PERIMETER ROAD**



A	24/02/2009	Initial Release
Ver.	Date	Comment

## THE MOONEE HAMLETS Civil Works Package

## APPENDIX 6 – TRAFFIC MANAGEMENT

When the old miners road is closed at the bottom of Hale Street leading to the Jetty, access to the existing surf club will be from Flowers Drive into the public carpark and head up the ramp around the rear of the club. The loop road will only be closed to a point to enable the relocation of Hale Street to create "easier" entrance to hale Street from Flowers Drive.

When the new Surf Club is designed, carparking arrangements will be submitted to the relevant authority for approval.



Figure 3.6.11. Proposed Intersection of Flowers Drive and Hale Street.

### Beach carpark access design parameters

With reference to the MWT traffic report, growthed background plus development traffic on Flowers in the vicinity of the beach carpark access is estimated to be around 60v/hr peak hour one way. On this basis a BAL/BAR meets the RTA/Austrroads warrants. A BAL/AUR treatment is a higher standard is a better option but more expensive (layouts attached) as the BAR only has a gravel shoulder. There appears to be about 50m centerline to centerline between the access and the reconfigured Lindsley St which is fine in terms of staggering but won't accommodate an AUR treatment and BAR requires 58m therefore looks like we are stuck with BAR and have to shift the access to the north by about 8m (all this assuming 50km/h).

SISD required for 50km/h = 80m which would appear we meet easily with the exception of possibly having to “shave” some batters a tad. MWT have suggested that the Linsley/Hale street be regularized so that the priority movement is Flowers straight through onto Hale. Again, the approach volumes are comparable to the beach carpark access and the above treatments would appear to be suitable but would suggest that this one should be AUR. This would necessitate commencing the right turn diverge on the northern side of the beach access. MWT Sidra modeling indicates excellent LoS in this configuration.

Existing pole to the north of the beach access appears like it will be OK for clear zone however the one near Lindsley looks like it will require replanting.

**THE MOONEE HAMLETS**  
**Civil Works Package**

**APPENDIX 7 – MINE CLOSURE REPORT**

TO BE ISSUED IN 3 WEEKS

**THE MOONEE HAMLETS**  
**Civil Works Package**

**APPENDIX 8 – DRAFT STAGING PLAN**

It is intended to deliver Catherine Hill Bay in stages. The first stage is to arrange for all external services to be brought in from Swansea and will include upgrading external roads and the main intersection works.

The second stage would entail grading the site and creating the spine roads and community facilities.

The third stage would be to construct dwellings and dedicate areas as they are completed. The timing of these stages is yet to be qualified.

The Funding of the CFF and the Surf Club is tied to completion of dwellings under the approval conditions.

The S94 and regional Contributions will be subject to a VPA.

**THE MOONEE HAMLETS**  
**Civil Works Package**

**APPENDIX 9 – RTA NEGOTIATIONS**

PML07265.01  
LC



Rose Property Group Pty Ltd  
51 Riley Street  
WOLLOMOOLOO NSW 2011

**Attention: Mr Brian Rose**

**CATHERINE HILL BAY CONCEPT PLAN (MP 06\_0330), UPGRADE OF PACIFIC HWY & MONTEFIORE PARKWAY INTERSECTION – POST DEVELOPMENT CONSENT CONSULTATION AND PROCESS**

Dear Mr Brian Rose

I refer to the Concept Approval that was approved by the Minister of Planning on 2 September 2008 for the subject Major Project. In accordance with the *Roads Act, 1993* the RTA has responsibilities in relation to roadwork, traffic control facilities and other works/structures on the classified road network. Pacific Highway (HW10) is a state road. The RTA and Council have certain responsibilities for this road under the requirements of the Act. As it is a state road, RTA consent is required for all road works under Section 61 of the Act. RTA consent is required for all traffic control signals under Section 87 of the Act. Council is the roads authority for Pacific Highway.

As the proposed development requires construction on or adjoining the state road network, the developer will be required to enter into a Works Authorisation Deed (WAD) with the RTA before undertaking any design or construction work (copy attached for your information). **To enable completion of the Schedule in the WAD, your company and representative contact details, together with estimates of cost for construction of roadworks and traffic signals should be provided as soon as possible by completing the attached form and faxing or emailing back to the RTA. A completed WAD will then be forwarded to you for execution by your company.** In addition, construction on the State road requires an appropriately pre-qualified contractor to be engaged for particular works including, but not limited to:

- Pavement construction
- Traffic signal control installation
- Bridgeworks

A copy of pre-qualified contractors can be found on the RTA website at:  
<http://whome.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

Development consent issued by Council does not guarantee the RTA's final consent to the specific roadwork, traffic control facility and other structure works on the classified road network. The RTA must provide final consent for each specific change to the state road network prior to the commencement of any work.



In this regard, the developer is required to submit concept and detailed design plans (5 x A3 and 1 x A1), and all relevant additional information, as may be required in the WAD documentation, for each specific change to the State road network for the RTA's assessment and final decision concerning the work.

It is recommended that a representative of the developer liaise early in the project development phase with the RTA contact person below to determine investigation and concept design requirements, prior to proceeding to final design. An outline of the post-consent procedure for implementing RTA processes for proposed works on state roads is also attached for your information. The RTA requires fees and charges for reviewing design documents, approvals, consents, conditions, directions and surveillance to be paid within 10 business days of signing the WAD.

The Developer must ensure that the policies of insurances detailed in the WAD are effected and maintained. In particular, the period of Professional Indemnity insurance shall be from the earlier of the design of the Works commencing or the time the construction contract is awarded, to completion of the Deed plus 7 years following completion of the contract. A profession indemnity insurance certificate of currency shall be submitted with or prior to the first design submission.

Design documentation will be required to meet standards in the RTA's *Road Design Guide* or in the absence of any RTA document, reference the relevant Austroads guidelines and/or Australian standards. The RTA is not responsible or liable for checking design documentation for errors, omissions or compliance. While the RTA will review the documentation it is expected that the developer engage a consultant who is competent in preparing contract documents to RTA requirements.

The RTA will undertake a preliminary review of the concept design documentation to enable you to cost the project for WAD execution purposes. However, further design reviews will not be undertaken until the WAD is executed and the fees and charges are paid.

Please contact Jo Roxin, Project Manager on (02) 4924 0411 who will coordinate the RTA's response to design and construction activities associated with your project, and use reference PML09002.01 in all correspondence with the RTA relating to the project.

Yours sincerely



John Farrell  
Manager, Land Use Development  
Hunter Operations & Engineering Services

19 January 2009

Enc. Project Details fax to RTA  
Private Developer Project Management Procedure  
Notes for Private Developers  
Checklist for Private Developers  
Works Authorisation Deed

Cc General Manager  
Lake Macquarie City Council



# Facsimile

To: Jo Roxin Project Management Section  
Hunter Operations & Engineering Services

From: Nick Jackman  
Rose Property Group.

Fax: (02) 4929 5271

Pages: 1

Phone: (02) 4924 0411

Date: 28.01.09

Project Name: PML09002.01

UPGRADE OF PACIFIC HWY & MONTEFIORE PARKWAY INTERSECTION – ROSE GROUP (MP 06\_0330) –  
POST DEVELOPMENT CONSENT CONSULTATION AND PROCESS

RE: Works Authorisation Deed, Project Details required by RTA

## DEVELOPER DETAILS

1. Name of Developer: Coastal Hamlets Pty Ltd
2. ABN: 18 146 615 446
3. Address (Street address): 51 Riley st, Woolloomooloo NSW 2011
4. Postal Address: AS ABOVE
5. Authorised Representative: NICK JACKMAN
6. Address: 51 Riley st, Woolloomooloo NSW 2011
7. Telephone number: (02) 8302 1407
8. Fax number: (02) 8302 1444
9. Mobile number: 0407 938 255
10. E-Mail address: njackman@rosegroupp.com.au

Estimates of cost of work in road reserve

- |                    |          |
|--------------------|----------|
| a) Roadworks       | \$ _____ |
| b) Bridgeworks     | \$ _____ |
| c) Traffic Signals | \$ _____ |

TOTAL

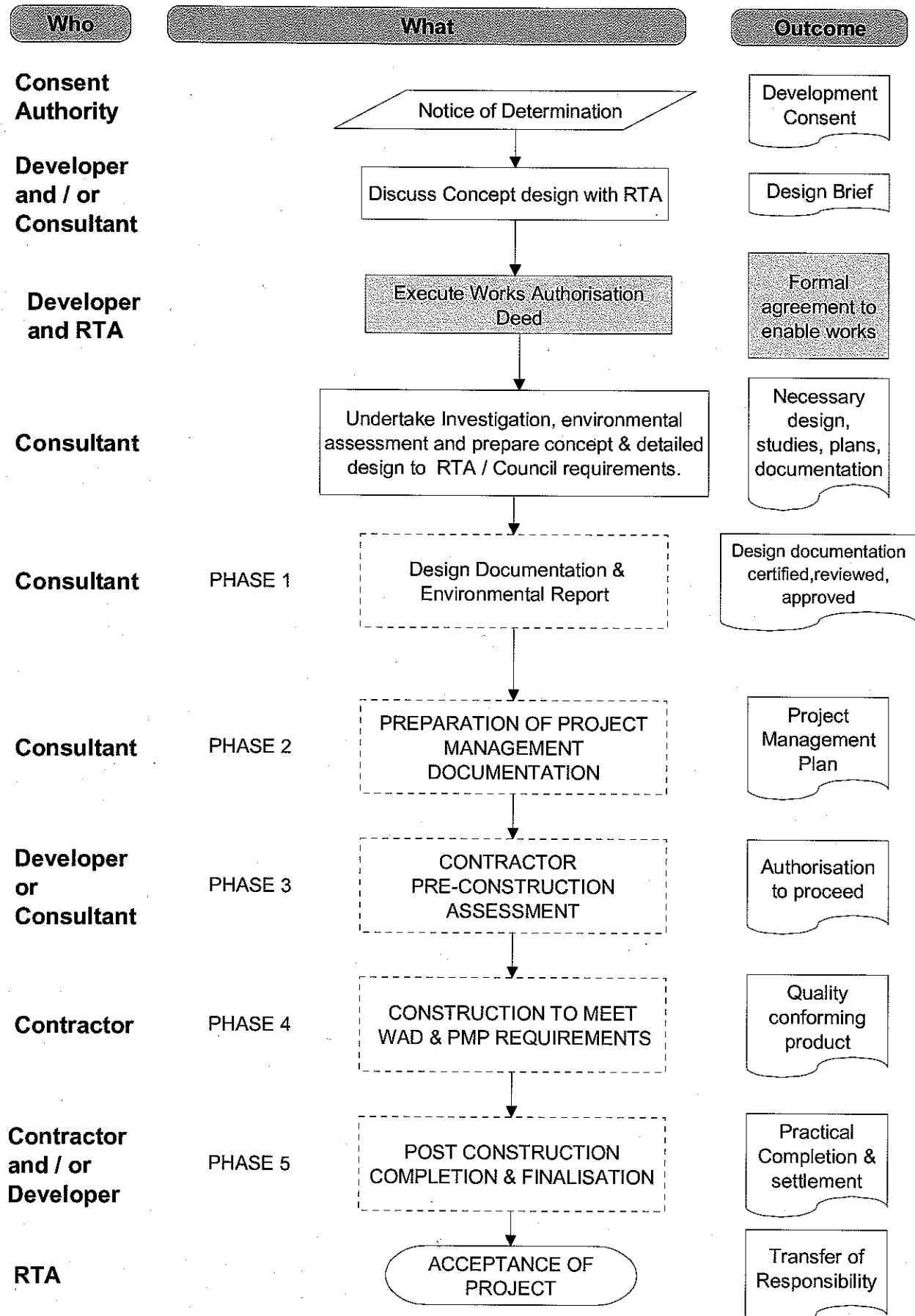
\$ TBA

SIGNED: 

NAME:(print) \_\_\_\_\_

DATE: 28.01.09

# Hunter Operations and Engineering Services Private Developer Project Management Procedure



# Hunter Operations and Services

## Notes for Private Developers



These notes are provided as a guide to developers who are required, as a condition of development consent, to undertake road works or other works for which the RTA has some statutory authority.

Attachments: Flowchart: Project management procedure.  
Checklist: Works Authorisation Deed – Post DA process

### 1. PRE DEVELOPMENT APPLICATION CONSULTATION

The developer may consult the RTA in relation to its requirements prior to making a formal development application (DA) to the consent authority (generally Council or DIPNR). The developer should note that, while the RTA may give preliminary advice, it cannot provide formal requirements on the development proposal prior to the submission of a DA.

Generally, the RTA would require that a traffic impact assessment be prepared by a traffic consultant, in accordance with the RTA's *Guide to Traffic Generating Developments*, and submitted with the DA. Consultation with the RTA on its requirements prior to submitting the DA would be beneficial.

### 2. DEVELOPMENT APPLICATION REFERRAL

In most cases the relevant Council or DIPNR is the consent authority for approval of a DA. When a development proposal impacts on a classified State or Regional road the consent authority refers the proposal, including the traffic impact assessment, to the RTA as part of the DA process. The RTA advises the consent authority of its requirements in relation to its *Roads Act 1993* responsibilities and any other matters of relevance, including road safety, network efficiency, property, road assets and broader transport issues. Generally, these requirements relate to any additional or improved road and transport infrastructure necessary to accommodate the additional traffic generated by the proposed development and/or for road safety reasons. The developer may consult with the RTA during this process.

### 3. WORKS AUTHORISATION DEED (WAD)

A WAD is a formally executed common law agreement between the RTA and the developer. It is entered into after the DA has been approved and prior to approval of design drawings. The WAD authorises the developer to implement road works or other works for which the RTA has a statutory interest, subject to the following prescribed requirements and conditions, among others:

- Geometric road design and pavement design approval
- Construction specifications
- Project management plans
- Insurances
- OH&S and quality

- Environmental impact assessment and management
- Security bond (unconditional bank guarantee) equal to the value of works proposed.
- RTA fees and charges for design reviews, project management, administration and construction surveillance.
- Road occupancy license.

The developer is invited to assist in drafting the schedule of the WAD to ensure agreement to the scope of works prior to finalisation. Two copies of the drafted WAD are sent to the developer for signature and these are returned to the RTA for execution. The RTA then returns one executed copy to the developer with the other copy retained by the RTA.

The WAD is a controlled legal document and should not be changed. If the developer insists on changes, these would need to be approved by RTA's Legal Branch, with the developer meeting all RTA legal costs.

#### **4. DESIGN DRAWINGS**

The WAD outlines the developer's design approval obligations. These obligations include but are not limited to:

- RTA and Council concurrence/acceptance to concept and final design drawings.
- Geotechnical report and pavement design checklist for RTA approval.
- Obtaining independent certification of all drawings and specifications.
- RTA plan registration number to reference drawings.
- RTA approval for the design of traffic control signals.

The RTA must accept final design drawings prior to construction works commencing.

#### **5. SPECIFICATION AND MANAGEMENT PLANS**

The WAD sets out the requirements for specifications and management plans covering the proposed works, which must be accepted by the RTA prior to commencement of work. The developer should note the following:

- All work is to be completed in accordance with the relevant RTA specifications and model drawings.
- Specifications are available on the RTA website at [www.rta.nsw.gov.au](http://www.rta.nsw.gov.au)
- Independent certification of construction project management plans is required.
- Model drawings may be obtained from the RTA.

#### **6. COMMENCEMENT OF WORKS**

Construction works must not commence until all the requirements set out in the WAD have been met. The Developer's attention is drawn to the following:

- The construction of traffic signals and road pavement may only be carried out by a contractor that, at the time of engagement, is prequalified for those works under the RTA's Prequalification Scheme for Construction Industry Contractors. A list of prequalified contractors is available on the RTA website at <http://www.rta.nsw.gov.au/doingbusinesswithus/tenderscontracts/prequalifiedcontractors.html>

- The developer must submit the names of proposed contractors and subcontractors to the RTA for approval.
- The work will be overseen by an RTA Surveillance Officer who will be the first point of contact for the developer and the contractor during construction.

## **7. COMPLETION AND HANDOVER OF WORKS**

The developer must give the RTA written notice not less than 20 business days before it anticipates achieving practical completion of the construction works. The developer's attention is drawn to the following requirements in the WAD:

- Independent certification from an engineer that all work complies with the requirements of the WAD and is fit for occupation and use.
- The provision of Works As Executed (WAE) drawings within 20 days of the issue of the notice of practical completion.
- The developer must correct all defects listed in the notice of practical completion as soon as possible after the date of practical completion.

The RTA will issue a final certificate and release the security bond after the end of the defects liability period when all the requirements of the WAD have been satisfied.

# Hunter Operations and Services Checklist for Private Developers



Phase	Activity	Response	Date
Administration	Notice of Determination (NOD) received from development consent authority		
	Review NOD and traffic impact study – develop preliminary concept		
	Establish contact and meet with RTA if necessary		
	Provide details for WAD Schedule		
	Provide RTA with estimated cost of project		
	<b>Developer signs WAD and returns to the RTA</b>		
	Pay RTA's fees and charges and capitalised maintenance costs		
	Submit insurance details as per WAD annexure		
	RTA executes WAD and sends copy to developer – lodgement of approved security bond for the full value of works		
Preconstruction	Submit concept design and supporting design report for approval		
	Apply for RTA plan registration		
	<b>Concept design approved by RTA (and Council if necessary)</b>		
	Incorporate any RTA/Council requested changes of concept design		
	Consider urban design aspects of the design – check if any RTA policies apply.		
	Submit geotechnical report and supporting pavement design checklist for new road pavement and slopes. Incorporate approved pavement and extent of works into drawings.		
	Review design for constructability and OH&S during construction		
	Road safety audit of detailed design by qualified auditor		
	Independent certification of design plans and specification		
	Review conditions of consent to ensure compliance or apply for modification to conditions (Section 96) as required		
	Submit environmental assessment as required by the RTA and EMP		
	Submit detailed design, specification and supporting documentation for works		
	<b>RTA/Council approval of detailed design</b>		
	Nomination of construction contractor and subcontractors		
	Submission of independently certified project management plans		
	Lodgement of insurance details		
	Submit construction program		

	Apply for road occupancy licence		
	Supply Maintenance Management Plan (if applicable)		
	<b>RTA written approval to commence works</b>		
Construction	Notify RTA construction to commence (10 business days)		
	Notify RTA of practical completion (20 business days)		
	<b>Practical completion</b>		
	Submission of independently certified conformance data		
	Submission of work as executed plans		
	Submission of warranties		
	Finalisation of land dedication		
	Make any claim of RTA liability, cost or expense within 45 business days of practical completion (where applicable)		
	<b>Submit final claim (within 21 business days of end of defects liability period)</b>		
	Completion of defects and liability period		
	Release of security bond		
	<b>RTA asset handover</b>		



**MAJOR  
WORKS AUTHORISATION DEED –  
PRIVATE FINANCING &  
CONSTRUCTION**

**Roads & Traffic Authority of New South Wales  
("RTA")**

**The party identified in Item 1 of the Schedule  
("Developer")**

[This is a Legal Branch precedent document which must only be modified with the approval of the Legal Counsel Environment & Property Law, Legal Branch]

Legal Branch, Roads and Traffic Authority of New South Wales, DX 13 SYDNEY  
Ph: 9218 6875 Fax: 9218 6509