



14 April 2014

SF2014/023830  
CR2014/001749  
KM

General Manager  
Muswellbrook Shire Council  
PO Box 122  
MUSWELLBROOK NSW 2333

Attention: Mrs Donna Watson

**NEW ENGLAND HIGHWAY (BRIDGE STREET) (A15): DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF A TERTIARY EDUCATION CENTRE, LOTS 1, 3-5 DP 111221, LOT 8 SECTION 6 DP 758740, LOT 7 DP 71755, 83-87 HILL STREET & 142 & 126 BRIDGE STREET, MUSWELLBROOK (DA 47/2014)**

Dear Mrs Watson

I refer to your letter dated 7 April 2014 (Your reference: DA 47/2014) regarding the subject development, forwarded to Roads and Maritime Services for comment.

#### **Roads and Maritime Responsibilities**

Transport for NSW and Roads and Maritime's 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. The New England Highway (A15) is a classified (State) road and part of the National Land Transport Network. Roads and Maritime concurrence is required for connections to the road with Council consent, under Section 138 of the Act. Should road works be required on the classified (State) road, Roads and Maritime would exercise the functions of roads authority under Sections 64 and 71 of the Act.

#### **Roads and Maritime Response and Requirements**

Roads and Maritime has reviewed the information provided and has no objections to or requirements for the proposed development as it is considered there will that there will not be a significant impact on the classified (State) road network.

## **Advice to Council**

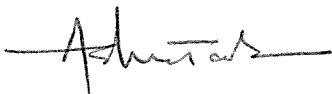
- Roads and Maritime has no proposal that requires any part of the property.
- All matters relating to internal arrangements such as on-site such as car parking, traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.
- Council should ensure the developer has appropriate traffic management measures in place, designed to minimise the impacts on traffic using Bridge Street during the construction phase of the development.
- Discharged stormwater from the development shall not exceed the capacity of the New England Highway stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise RMS of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site. In this regard, the developer, not Roads and Maritime is responsible for providing noise attenuation measures in accordance with the Office of Environment and Heritage's criteria for new residential developments, *The NSW Road Noise Policy (July 2011)*.

Where the Office of Environment and Heritage external noise criteria would not feasibly or reasonably be met Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms under ventilated conditions that comply with the Building Code of Australia

On Council's determination of this matter, it would be appreciated if a copy of the Notice of Determination is forwarded to RMS for record and / or action purposes

Please contact me on 4924 0688 if you require further advice.

Yours sincerely



Ash Tamhane  
A/Manager Land Use  
Hunter Region