



20 March 2016

CR2016/000729
SF2016/018396
MJ

General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attention: David Paine,

CARDIFF ROAD: PROPOSED DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF A TWO STOREY (120 BED) RESIDENTIAL CARE FACILITY, LOT 39 DP 711005 AND PART LOT 402 DP 814439, 156 CARDIFF ROAD, ELMORE VALE (DA 2016/00130)

Reference is made to Council's letter dated 17 February 2016, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment. I apologise for the delay in responding.

Roads and Maritime understands the development primarily involves the demolition of existing structures (Viking Centre) and construction and operation of a 120 bed residential care facility (high care dementia patients). Vehicular access is via Cardiff Road at the existing access to the Viking Centre and an emergency (gated) access is proposed at the northern boundary of the site.

Roads and Maritime considers that the proposed high care patient facility is unlikely to generate the volume of traffic that would require referral to Roads and Maritime under *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime response & requirements

Notwithstanding the above, Roads and Maritime has reviewed the information provided and raises no objection to the subject development as it is considered the development will not have a significant impact on the classified (State) road network.

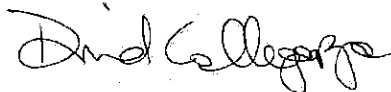
Advice to Council

- Roads and Maritime has no proposal that requires any part of the property.
- All matters relating to the internal arrangements on-site such as width of access road, car parking, traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.
- Council should be satisfied that sight line distances for vehicles exiting the site promote safe vehicle movements and are in accordance with the relevant Australian Standards (including AS2890:1:2004).
- Council should consider implementing 'no parking' restrictions on the eastern side of Cardiff Road to allow southbound through traffic to safely pass a vehicle waiting to turn right into the facility.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by Cardiff Road. In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water, should the applicant seeks assistance at a later date.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

On Council's determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on (02) 4924 0688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



David Collaguazo
A/ Manager Land Use Assessment
Hunter Region