



1 June 2016

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CR2016/001161
KAP

General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attention: David Paine

KING STREET (MR188): PROPOSED MIXED USE DEVELOPMENT COMPRISING DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF A 20 STOREY BUILDING INCORPORATING 197 RESIDENTIAL APARTMENTS, 3 GROUND LEVEL RETAIL UNITS, 2 FIRST FLOOR COMMERCIAL UNITS, 4 LEVELS OF PARKING (257 SPACES), ASSOCIATED SITE WORKS AND A 202 LOT STRATA SUBDIVISION – LOT 3 DP 593753, 470 KING STREET, NEWCASTLE WEST – DA 2016/00346

I refer to Council's letter of 8 April 2016 requesting comment from Roads and Maritime Services (Roads and Maritime) in relation to the abovementioned development application and apologise for the delay in responding to Council's request.

Roads and Maritime understands the subject development application proposes the demolition of all existing structures on the site and the erection of a 20 storey mixed use development including 197 residential apartments, 3 ground level retail units, 2 first floor commercial units, 4 levels of parking (257 spaces), associated site works and a 202 lot strata subdivision. Vehicular access to and from the site will be via King Street (a classified regional road).

It is understood that Council is seeking comment in accordance with Clause 104 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime response

Roads and Maritime has no objection to, or requirements for the subject development as it is considered the development will not have an unacceptable impact on the classified (State) road network.

Advice to Council

Roads and Maritime recommends that the following matters be considered by Council in determining this development application:

- 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 driveway, car parking, traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.

Comment: Council should be satisfied that any potential queuing (due to the operation of the security gate) of vehicles entering the site will not extend onto King Street and impact on the eastbound through movement.

- All redundant driveway accesses along the King Street frontage of the site should be closed and the kerb reinstated to the satisfaction of Council.
- Council should be satisfied that sight line distances for vehicles entering and exiting the driveway promote safe vehicle movements and are in accordance with the relevant Australian Standards (including AS2890:1:2004).

Comment: Installation of no stopping signage may be beneficial to achieve appropriate sight distance for vehicles exiting the site.

- Council should ensure that appropriate traffic measures are in place during the construction phase of each stage of the development to minimise the impacts of construction vehicles on traffic efficiency and road safety on King Street and the surrounding road network.
- Discharged stormwater from the development should not exceed the capacity of the King Street stormwater system. Council should ensure that drainage from the site is catered for appropriately and should advise Roads and Maritime 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 *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.

Council should ensure an appropriate funding mechanism is in place that requires the proponent of this development (and future developments within the Newcastle city area) to provide an equitable monetary contribution towards future local road network upgrades and / or traffic management measures that are likely to be required as a result of the redevelopment of the Newcastle CBD and surrounds.

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



Kylie-Anne Pont
A/Land Use Manager
Hunter