



15 August 2016

CR2016/002878  
SF2016/110323  
KAP

General Manager  
Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

Attention Murray Blackburn-Smith,

HUNTER STREET (MR464): DA 2016/00528, DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF THIRTEEN (13) STOREY MIXED USE DEVELOPMENT INCLUDING SEVENTY-SIX (76) RESIDENTIAL UNITS, THREE (3) GROUND LEVEL COMMERCIAL UNITS AND FIVE (5) FLOORS OF PARKING AND ASSOCIATED SITE WORKS, LOT: 1 DP: 24105, 990 HUNTER STREET, NEWCASTLE WEST

Reference is made to Council's letter dated 24 May 2016, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the development to be for the demolition of existing structures to construct a new thirteen (13) storey mixed-use building containing seventy-six (76) residential units, three (3) ground floor commercial units and five (5) floors of parking accommodating one-hundred (100) parking spaces. Two-way access to the site is proposed to be provided from the southeast corner of the site from Hunter Street, a classified (Regional) road. It is further understood that the site benefits from right-of-way access running parallel to the railway at the rear of the site however no access is proposed to be provided from the right-of-way.

#### Roads and Maritime response

Roads and Maritime has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (Regional) road network, subject to Council's consideration of the following comments:

- Roads and Maritime is concerned that the proposed right-turn movement to/from the site is likely to create a safety risk due to the proximity of the Hunter Street / Selma Street intersection

and increased traffic volumes associated with future growth in the area, particularly within the vicinity of the subject site.

It is recommended that a condition be imposed requiring the construction of a physical impediment (i.e. concrete median) obstructing right-turn movements into / out of the site.

- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements. In this instance, it is recommended that parking along the Hunter Street frontage of the site should be restricted to improve site lines.
- 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 driveway is of sufficient width to allow the design vehicle to simultaneously enter and exit the site in accordance with Australian Standards AS2890:1.
- Council should ensure all vehicles are able to enter and exit in a forward direction.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to consider.
- Should any work need to be undertaken outside the property boundaries of the subject site including works associated with altering the existing driveway, the developer is to engage with Roads and Maritime Services. All such works shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council.
- 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 Hunter Street, a classified Regional road (MR464). 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.

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.

- Roads and Maritime has no proposal that requires any part of the property.

It is noted that there are a number of high-rise mixed use and residential developments planned, proposed and approved within the Newcastle metropolitan area and surrounds which are likely to generate significant traffic volumes in the following years. Whilst most of these sites are within 800m of public transport facilities, it is considered there will be a cumulative impact on the safety and efficiency of the road network within and around the CBD area due to increased pedestrian and vehicular movements resulting from the generous on-site parking provision within Council's controls.

Accordingly, Council should ensure that an appropriate funding mechanism is in place to obtain equitable monetary contribution from developers towards future road network upgrades and / or

traffic management measures required to accommodate developments within the city centre 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 4924 0688 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read 'David Collaguazo', with a stylized flourish at the end.

David Collaguazo  
A/ Manager Land Use Assessment  
Hunter Region