



10 March 2017

CR2017/000362
SF2017/017574
MJD

General Manager
Lake Macquarie City Council
Box 1906
HRMC NSW 2310

Attention: Brian Gibson

BROOKS PARADE (B89): DA/11/2017, MIXED USE DEVELOPMENT, LOTS: 3, 4, 10 & 11 SEC: B DP: 585, LOTS: A & B DP: 400644, LOTS: 4 – 6 & 8 DP: 12898, LOTS: 1 & 2 DP: 353066, LOTS: A & B DP: 339105, 32 – 42 BROOKS PARADE, 2 – 10 SHARP STREET & 5 – 11 EDGAR STREET BELMONT

Reference is made to Council's letter dated 13 January 2017, 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 all existing structures and the construction of 130 residential units, three commercial units and associated car parking.

Roads and Maritime response & requirements

Roads and Maritime has reviewed the information including the Traffic and Parking Impact Assessment, undertaken by McLaren Traffic Engineering and Road Safety Consultants dated 28 November 2016. Roads and Maritime would like to highlight that Brooks Parade and Macquarie Street are classified State roads.

Roads and Maritime objects to the proposal until the following information is submitted for review:

- An updated Traffic Assessment Report that includes:
 - Assessment of all relevant vehicular traffic routes and intersections for access to / from the site.

Roads and Maritime Services

- Current traffic counts for all of the traffic routes and intersections including the AM and PM peak hours.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Traffic analysis of the relevant intersections impacted by the development, using SIDRA or similar traffic model (including a copy of the electronic files). The intersections requested to be analysed are:
 - Brooks Parade at Sharp Street
 - Brooks Parade at Maude Street
 - Macquarie Street at Edgar Street
- Consideration of the traffic impacts of the proposed development on the current levels of service at critical intersections.
- The peak hour trip generation rate used is considered low at 0.29 trips per unit. From RMS Technical Direction TDT2013/04a, the AM regional average peak hour trips per unit is 0.53 with a range of 0.39 to 0.67, and PM average peak hour trips per unit are 0.32 with a range of 0.22 to 0.42. It is considered that the minimum to be applied per peak hour is the average rate nominated.

Advice to Council

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

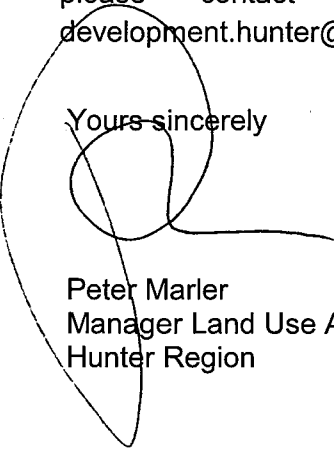
- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should 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.
- Discharged stormwater from the development shall not exceed the capacity of the Brooks Parade stormwater drainage system. Council shall 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 particular, noise generated by Brooks Parade, a classified State road (B89). 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.

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 4908 7688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region