



14 February 2018

General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attention: Damian Jaeger, Rajnesh Prakash

WEAKLEYS DRIVE (HW9): DA 2017/00402, DEMOLITION OF BUILDING AND ERECTION OF STORAGE FACILITY, ASSOCIATED ADMINISTRATIVE BUILDING, PARKING, WASH BAY AND SITE WORKS, LOT: 6 DP: 1160356 LOT: 630 DP: 1180006, 53 WEAKLEYS DRIVE BERESFIELD

Reference is made to Council's letter dated 16 January 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the development to be for the demolition of a building, erection of a storage facility, associated administration building, parking, wash bay and site works.

Roads and Maritime response

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. Weakleys Drive (HW9) is a classified (State) road and the extension of Canavan Drive is a local road. Council is the roads authority for these roads and all other public roads in the area.

Roads and Maritime has reviewed the submitted plans by MPC Consulting Engineers, Job No. 16-776 Issue 5 dated 3 January 2018, and raises no objection to the proposed development subject to the following matters being included within the Conditions of Consent:

- Removal of the dish drain at the intersection of Road 1 (public road) and Road 5 from the civil construction plans.

Comment: Due to the proximity of the intersection of Road 5 and Road 1 to the Weakleys Drive roundabout, the removal of the dish drain will ensure that vehicles do not slowly enter the site driveway and result in vehicles queueing back onto Weakleys Drive.

- Provision of No Stopping restrictions (signposting and linemarking) on Road 1 from the Weakleys Drive roundabout for 50 metres, to the intersection with Road 5.

Comment: This will improve sight distances when at the roundabout and improve turning manoeuvres for trucks at the intersections.

- Landscaping in front of the western boundary is to be low growing / groundcover type.

Comment: The landscaping is to ensure that the sight to the north along Weakleys Drive is not restricted, in accordance with Austroads Part 4B, Roundabouts, Section 3.2.3 Criterion 3.

- Roads and Maritime have no further comments in relation to the road levels from the roundabout as they are shown in the submitted plans to comply with Roads and Maritime advice dated 21 December 2017.

The design review is attached for reference.

Advice to Council

The following matters should be considered in determining this development application:

- All matters relating to the internal arrangements 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 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 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.
- Discharged stormwater from the development shall not exceed the capacity of the Weakleys Drive 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 Weakleys Drive a classified State 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.

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 that any proposal for signs meet the requirements of Schedule 1 Assessment Criteria of the *State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage*. Signage should also take into account the Department of Planning and Infrastructure's *Transport Corridor Outdoor Advertising and Signage Guidelines (July 2007)*.

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



Marc Desmond
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Hunter Region