



19 June 2018

General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attention: David Paine,

HANNELL STREET (A43): DA 2017/01399, 16-STOREY MIXED USE BUILDING, LOT: 1 DP: 999530, LOT: 1 DP: 715924, AND LOT: 1 DP: 1224328, 38 HANNELL STREET, WICKHAM

Reference is made to Council's letter dated 13 November 2016, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment due to the nearby Newcastle Light Rail works.

Roads and Maritime understands the development to be for the construction of a 16-storey mixed use building containing three (3) ground floor commercial / retail tenancies, 174 residential apartments and a total of 168 on-site car parking spaces. Access to the site is to be provided from Bishopsgate Street via a two-way driveway on the northern boundary, approximately 100m west of the Hannell Street / Bishopsgate Street intersection.

Roads and Maritime response

Newcastle Light Rail has drafted a concept road design illustrating a channelised-left turn treatment from Hannell Street into Bishopsgate Street to promote the efficiency of northbound traffic flow (see attached plan). The plan indicates that provision of a left-turn lane would require a minor boundary adjustment to northwest corner of the subject development site to maintain a minimum 3.5m wide pathway.

Roads and Maritime has reviewed the information provided and is of the view the development has the potential to facilitate the design through a minor adjustment to the building footprint thereby improving safety and efficiency on the road network for the broader public benefit.

Accordingly, it is recommended that Council require a minor dedication of land from the northeast corner of the site as sketched in the attached draft concept plan.

Advice to Council

Further to the above, Roads and Maritime recommends that the following matters be considered by Council in determining this development:

- 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 Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections)* and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- 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.
- Discharged stormwater from the development shall not exceed the capacity of the existing 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 on Hannell Street 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 Hannell Street, a classified State road (A43). 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.

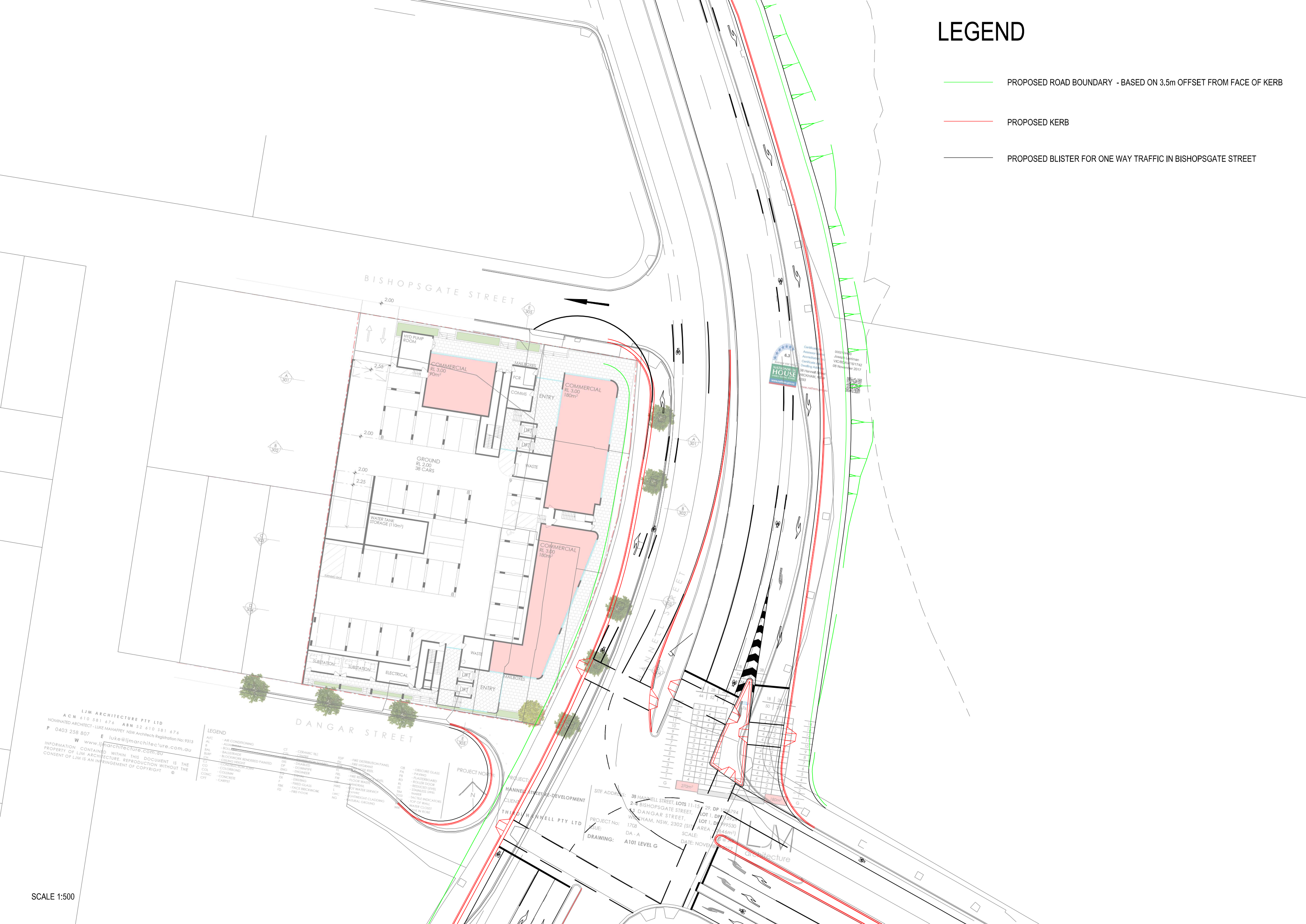
Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region

LEGEND

- PROPOSED ROAD BOUNDARY - BASED ON 3.5m OFFSET FROM FACE OF KERB
- PROPOSED KERB
- PROPOSED BLISTER FOR ONE WAY TRAFFIC IN BISHOPSGATE STREET



SCALE 1:500