



23 July 2018

Chief Executive Officer
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Attention: David Paine

DA 2018/00510, 14 STOREY COMMERCIAL BUILDING, LOT 1 DP 222839, SP 44302, LOT A DP 161300, LOT 1 SP 44302, LOT 2 SP 44302, LOT A DP 162475, 723 HUNTER STREET, 731 HUNTER STREET & 498 KING STREET NEWCASTLE WEST NSW 2302

Reference is made to Council's letter dated 28 May 2018, 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 and erection of a 14 storey commercial building comprising:

- 5 levels of car parking (233 spaces),
- 8 levels of commercial office space (10,106sqm),
- 2 ground floor retail tenancies (329sqm), and
- Rooftop activation zone.

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. Stewart Avenue (HW10) is a classified (State) road and Little King Street, King and Hunter Streets east of Stewart Avenue are local roads. Council is the roads authority for these roads and all other public roads in the area.

Roads and Maritime has reviewed the information provided and makes the following comments:

- The peak hour traffic generation is estimated at 260 trips.
- There are 233 parking spaces on-site which generates the majority of the peak hour trips to and from the site.
- It is understood that designating Little King Street as 'one-way' was not approved by Council. The impact from the site generated trips will be spread throughout the network, however will focus on the intersections of Little King Street at both Stewart Avenue and King Street. These intersections have not

been modelled in the traffic impact statement, and it is considered that each would perform poorly in peak hour.

- Given the proximity of the site to the Newcastle Transport Interchange, Roads and Maritime recommend Council give consideration to reducing the number of on-site car parking spaces, which would result in less trips to the site and lessen the impact on the immediate intersections surrounding the site.

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.
- 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 Stewart Avenue, 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.

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 Marc Desmond on 0475 825 820 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



Peter Marler
**Manager Land Use Assessment
Hunter Region**