

16 October 2023

File No: NTH23/00451/01

Your Ref: DA2023/00886, CNR-60340

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

Attention: Damien Jaeger

Brunker Road (MR604): DA2023/00886, Mixed Use Development, Lot 2102 & 2101 DP755247, 1 Brunker Road Broadmeadow

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 25 September 2023 for comment in accordance with Section 2.122 / Schedule 3 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021*.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with the *Future Transport Strategy*.

Brunker Road (MR604) is a classified Regional road and Chatham Street is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information and provides the following comments to assist the consent authority in making a determination:

- Council should consider the provision of an appropriate pedestrian crossing facility on both Brunker Road and Chatham Street to facilitate safe pedestrian access to the proposed development and access to existing public transport options.
- Council should ensure all deliveries are made on-site as shown on the proposal to minimise reduction of existing on street parking.
- 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.
- 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 Brunker Road (MR604),

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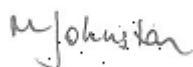
a classified Regional road. In this regard, the developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, TfNSW recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

- 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.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Bec Shaw, Development Services Case Officer, on 1300 207 783 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Marg Johnston

Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

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