



25 August 2016

SF2015/174741
CR2015/005326
DC

General Manager
Newcastle City Council
PO Box 489
NEWCASTLE NSW 2300

Dear Damian Jaegar,

HANNELL STREET (A43): DEMOLITION OF BUILDING, ERECTION OF 15 STOREY MIXED USE DEVELOPMENT INCLUDING 206 RESIDENTIAL UNITS, TWO COMMERCIAL UNITS, TWO BASEMENT LEVELS OF PARKING AND ASSOCIATED SITE WORKS LOT: 110 DP: 1018454 LOT: 11 DP: 1106378 73 & 79 RAILWAY LANE, WICKHAM (DA2016/00384)

I refer to your letter dated 15 April regarding the subject development application forwarded to Roads and Maritime Services (Roads and Maritime) for comment. I apologise for the delay in our response.

Roads and Maritime understands the development to be for the demolition of an industrial building and the erection of a fifteen storey mixed use development including 206 residential units, two commercial units, two basement levels of parking and associated site works. A single entry /exit driveway for vehicular access to the development is proposed off Railway Lane, which is approximately 500m from the classified road network.

In this instance, the subject development application does not meet the requirements for referral to Roads and Maritime under Schedule 3 of *State Environmental Planning Policy Infrastructure 2007* (ISEPP) Clause 104, or the *Roads Act 1993* and therefore Roads and Maritime is not required to provide comments and/or concurrence.

Roads and Maritime Response

Notwithstanding the above, Roads and Maritime has reviewed the information provided, including the Traffic Assessment Report by BJ Bradley & Associates dated 31 March 2016 and has no objection to or requirements for the development as it considered there will be no significant impacts on the classified (state) road network.

Advice to Council

- Roads and Maritime has no proposal that requires any part of the property.
- All matters relating to 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.
- Wickham has been identified as a key area for renewal and future urban growth. As such, Roads and Maritime considers that Council should prepare a precinct wide Traffic Impact Assessment which considers all future development in the area and identifies any future road network improvements.
- Council should ensure that an appropriate funding mechanism is in place that requires the proponent of future developments in the precinct to provide an equitable monetary contribution towards future local road network upgrades and / or traffic management measures that are likely to be required as a result of the redevelopment of the Wickham precinct.

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 Land Use on 4924 0688 or by email at development.hunter@rms.nsw.gov.au.

Yours sincerely,



David Collaguazo
A/Manager Land Use Assessment
Hunter Region