



16 February 2017

CR2016/003646  
SF2016/159437  
MJD

General Manager  
Newcastle City Council  
PO Box 489  
Newcastle NSW 2300

Attention: Dean Wooding

**NORTHCOTT DRIVE (B63): DA2016/00733, ALTERATIONS AND ADDITIONS TO SHOPPING CENTRE TO CREATE AN ADDITIONAL 6,295M<sup>2</sup> GROSS LEASEABLE AREA, LOT: 19 DP: 876517, 89 PARK AVENUE KOTARA**

Reference is made to Council's letter dated 13 July 2016, 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 construction of an additional 6,295m<sup>2</sup> Gross Leasable Area (GLA) and associated car parking.

Roads and Maritime response & requirements

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development, however provides the following comments:

*Northcott Drive and Park Avenue*

The intersection of Northcott Drive and Park Avenue is considered the critical intersection affected by trips generated by Westfield Kotara, with potential impacts on the efficiency of the State road network. The intersection has been assessed and is currently satisfactory, but nearing capacity.

When assessing individual movements, the right turn from Northcott Drive into Park Avenue has been observed as currently providing a poor level of service.

**Roads and Maritime Services**

## *Masterplan*

Roads and Maritime will reiterate that ongoing incremental development of Westfield Kotara has potential to create additional pressure on the adjacent intersections and impact on the efficiency of the surrounding road network. Incremental developments have a cumulative effect on the surrounding State road network and signalised intersections.

It is recommended Council refer all future applications for Westfield Kotara to Roads and Maritime for comment **irrespective of size**. Roads and Maritime are unlikely to support any future applications without a Masterplan of the site being submitted and approved prior. The Masterplan shall detail all future anticipated development and trip generation so that the cumulative impacts of the developments can be assessed. This will allow the State road and signalised intersections impacted by the traffic generated by Westfield Kotara to be appropriately analysed.


## 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.
- Discharged stormwater from the development shall not exceed the capacity of the Northcott 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.

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](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely



Peter Marler  
Manager Land Use Assessment  
Hunter Region