

15 June 2020

General Manager
City of Newcastle Council
PO Box 489
Newcastle NSW 2300

Attention: Tracey Webb

DA 2017/01338, ADAPTIVE REUSE OF WOOLWSTORE BUILDINGS AND ERECTION OF TWO BUILDINGS FOR MIXED USE RESIDENTIAL AND COMMERCIAL USES, LOT 2 DP 346352, LOT 1 DP 346352, LOT 3 DP 346352, LOT 13 DP 830026 – 33 ANNIE STREET WICKHAM

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated TfNSW services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 26 May 2020 TfNSW accepted the referral by the City of Newcastle (Council) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*. This letter is a submission in response to that referral.

TfNSW understands the proposal to be for:

- Concept plan for the adaptive re-use of three existing Woolstore buildings and erection of two new buildings for mixed-use residential and commercial, and
- Development application for Stage 1, adaptive re-use of the 'Woolstore 1' building for the purpose of providing 100 residential units and 121 car parking spaces.
- Future stages will be subject to additional development applications, and potentially yield an additional 210 residential units, 2,755sqm of retail space, and 8,604sqm commercial space.

TfNSW Response & Requirements

TfNSW'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.

On 24 July 2018, TfNSW provided comment on this application and raised no objection to the subject application. It is noted that the resubmission of information relates to submissions received from stakeholders, including Caltex Australia Petroleum P/L, Department of Planning, Industry and Environment, Safework NSW and the Environmental Protection Authority. There is no additional information for TfNSW to review, and therefore our previous comments have not changed.

Advice to Council

TfNSW recommends that the following matters should be considered by Council in determining this development:

- TfNSW 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 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.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for record and / or action purposes. Should you require further information please contact Marc Desmond on 0475 825 820 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region