



24 July 2018

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

Attention: Melissa Thomas

DA 2017/01338 – 100 UNIT RESIDENTIAL FLAT BUILDING AND MIXED USE CONCEPT PROPOSAL – LOT 2 DP 346352, LOT 1 DP 346352, LOT 3 DP 346352, LOT 13 DP 830026 – 33 ANNIE STREET WICKHAM

Reference is made to Council's letter dated 7 November 2017, 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:

- 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.

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.

Roads and Maritime has reviewed the information provided and raises no objection to the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

Advice to Council

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- On 13 June 2017, Roads and Maritime responded to Council's Wickham Project consultation with the following advice:

Roads and Maritime comment that the intensification of the Wickham catchment may impact on Hannell Street, which is a classified State road (A43), in particular between Cowper Street and Hunter Street.

It is recommended that Council undertake a corridor strategy for Hannell Street between Downie Street Maryville and Hunter Street Newcastle West. The strategy should include (but not be limited to) investigating the following intersections:

- *Hannell Street at Throsby Street,*
- *Hannell Street and Cowper Street North / Branch Street, and*
- *Hannell Street at Honeysuckle Drive.*

In addition it is considered that the intensification will increase congestion on Hannell Street.

The corridor strategy and the impact on the intersections should form the basis for a Section 94 plan for the Wickham catchment, which will facilitate upgrades on the corridor to accommodate the future intensification within the catchment. The corridor strategy should include the following:

- *Identify the constraints within the existing road network,*
- *Analyse the capacity of the road network in catering for the future trips associated with the intensification,*
- *Detail the impact on the State network throughout different stages of anticipated growth and ultimate estimated growth,*
- *Traffic analysis of the intersections using Sidra 7 or similar software, including submission of electronic files, be undertaken in accordance with the RMS Guide to Traffic Generating Developments. The intersection analysis shall include (but not be limited to) the following:*
 - *Current traffic counts for each intersection plus 10 year growth projects, and full development scenarios,*
 - *95th percentile back of queue lengths,*
 - *Delays and level of service on all legs for the relevant intersections,*
 - *The distribution of the trips generated by the intensified catchment, shown diagrammatically.*

Roads and Maritime comment that the catchment for this plan, if undertaken by Council, should cover the Wickham, Maryville and Islington suburbs to ensure equitable contributions by developers towards the upgrade of the Hannell Street corridor and intersections. Developments with a scale such as this development will erode any spare capacity at the existing major intersections, resulting in significant infrastructure upgrades being required earlier than anticipated.

- 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.

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

A handwritten signature in black ink, appearing to be 'P. Marler', with a large loop at the start and a horizontal stroke at the end.

Peter Marler
Manager Land Use Assessment
Hunter Region