

**ORDINARY COUNCIL MEETING
28 NOVEMBER 2017**

**CCL 28/11/17
ADOPTION OF DRAFT WICKHAM MASTER PLAN**

Attachment C: Wickham Master Plan survey results and verbatim

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Wickham Master plan
Survey results and Verbatim comments
June 2017

The Wickham Project
Planning for a growing suburb



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1.1 Participant status

- 30 completed survey and 12 partially completed, all 42 participants' feedback is included in the results.

Figure 1 Which of the following best describe you

Which of the following best describe you?

Total participants: 42

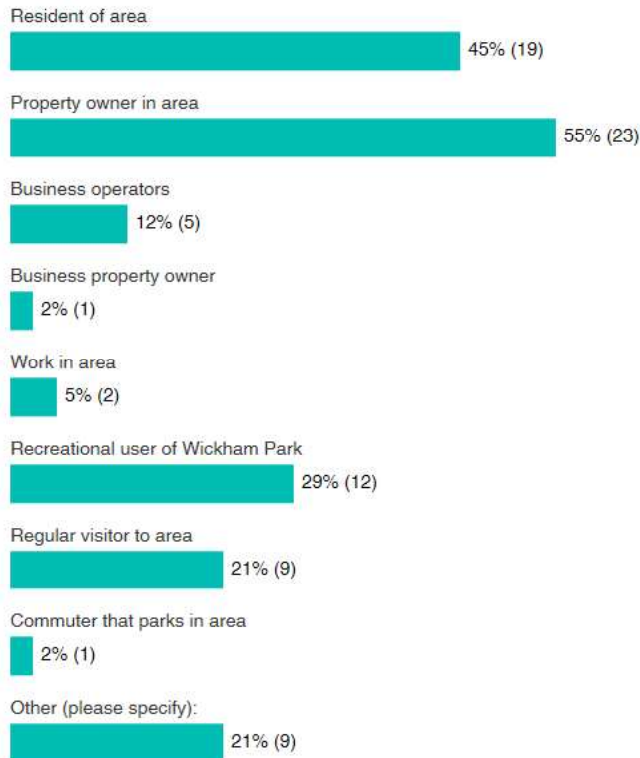


Table 1 Which of the following best describe you - other:

Church in Wickham
Live in Stockton
Resident of Islington
Live in Maryville, work in city
Walk, cycle and drive though the area
Walk ,cycle, drive though the area
Carrington resident and business owner
Carrington resident amn
Resident of Islington
Live in Maryville, work in city
Walk, cycle and drive though the area
Carrington resident and business owner

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in place in case they are from two different people. These are highlighted in yellow.

Figure 2 Have you read the Draft Wickham Master Plan?

Have you read the Draft Wickham Master Plan?

Total participants: 42

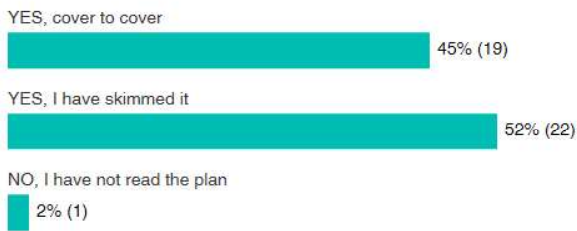


Figure 3 Did you attend the landowner, business and community workshop that was held on 27 April 2016

Did you attend the Landowner, business and community workshop that was held on 27 April 2016?

Total participants: 42



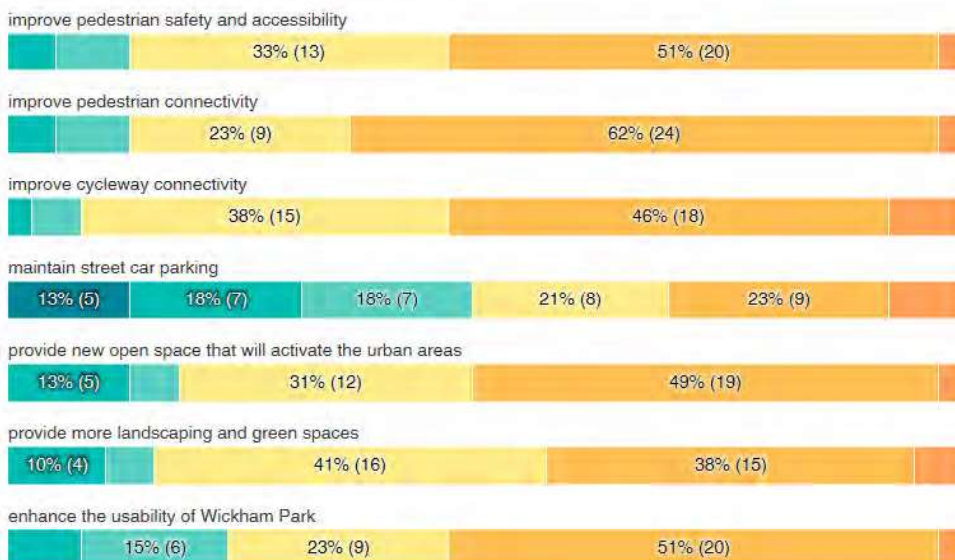
1.2 Agreement with statements regarding the master plan

Figure 4 Agreement with statements regarding the master plan

Please identify whether you agree or disagree with the following statements: The proposals in the master plan will...

Total participants: 39

● Strongly disagree
 ● Somewhat disagree
 ● Neither agree nor disagree
 ● Somewhat agree
● Strongly agree
 ● Don't know



1.3 Priorities for future planning

Figure 5 Priorities for future planning

Future planning may allow Council to focus on community benefits in the area, please select your top 5 priorities for Wickham.

Total participants: 39

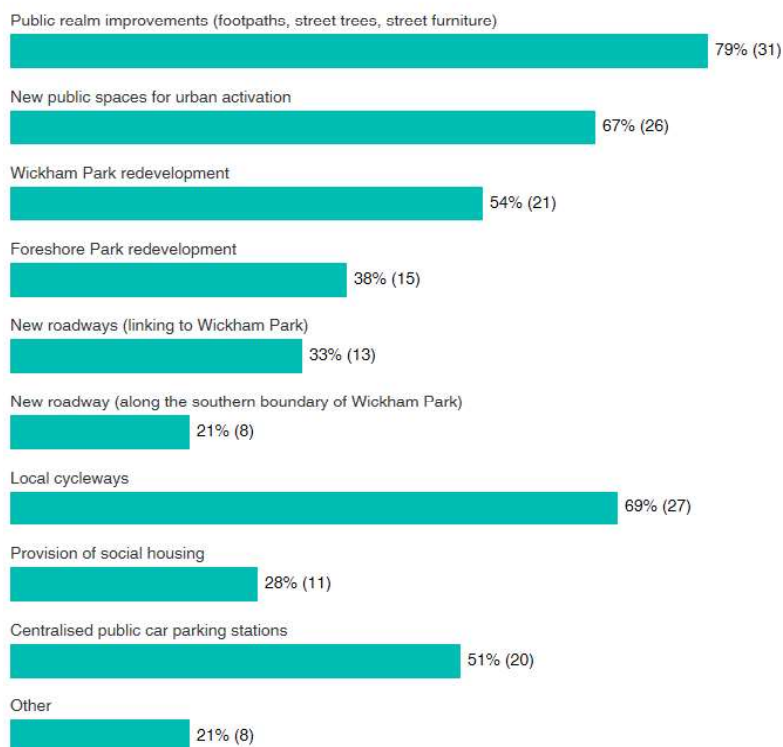


Table 2 Priorities for future planning - other:

Improve parking for residents
Land use rezoning
Requires "creative" street lighting
Would be great to see improved connectivity to Beaumont St (walking/cycling). This would enhance both zones in an area currently lacking. Lighting also an important feature with an walkways and paths.
Public art
Greater parking study
Lights at Cowper St roundabout
Public art

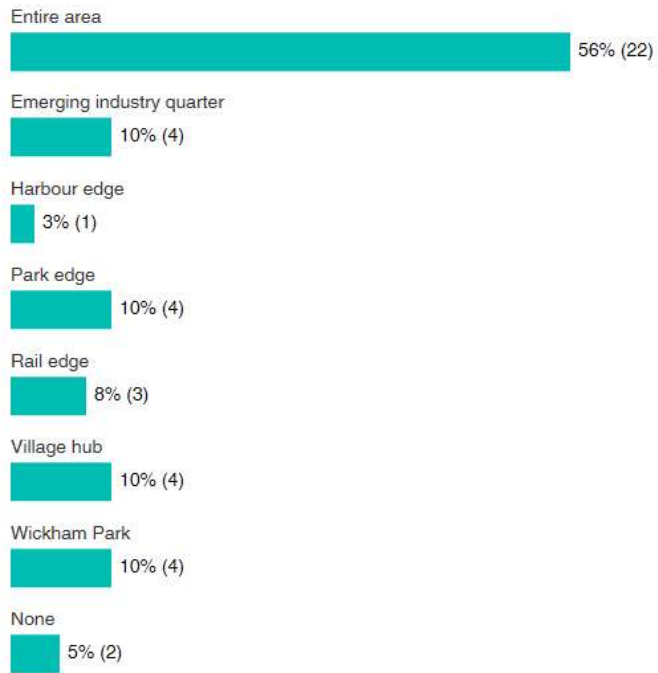
Table 3 You selected 'other'. Please state your 'other' priority below:

Paying the council to park out the front of my own house when I pay rates is beyond stupid. Please provide free parking passes for home owners.
Land use rezoning and mix
Wickham at present is very industrial it requires, paved footpaths, tree lining, great street lining and something Newcastle is to be proud of..
Connectivity between Beaumont St Islington and Wickham interchange, current this is lacking when is coming to walking and cycling spaces. I feel it would be important these connections be well lit and decorated.
the closure of the rail line has blocked access to Wickham from Hamilton east ,the rail edge precinct requires a strong transport + pedestrian access plan
greater parking study
the closure of the rail line has blocked access to Wickham from Hamilton east ,the rail edge precinct requires a strong transport + pedestrian access plan

2 Area of master plan commenting on

Which aspect/s of the master plan would you like to make comment on?

Total participants: 39



3 Rail edge precinct

How supportive are you of the future vision that has been developed for the Rail edge precinct?

Total participants: 24

● Strongly oppose
 ● Somewhat oppose
 ● Neutral
 ● Somewhat support
 ● Strongly support
● Don't know



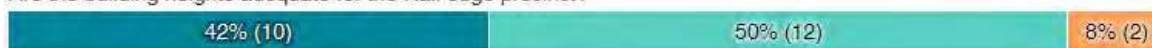
Total participants: 24

● Too high
 ● Just right
 ● Too low
 ● Don't know

Are the building densities adequate for the Rail edge precinct?



Are the building heights adequate for the Rail edge precinct?



3.1 Verbatim comments with responses to support for vision, building densities and heights

How supportive are you of the future vision that has been developed for the precinct?	Are the building densities adequate for the Rail edge precinct ?	Are the building heights adequate for the Rail edge precinct ?	Please use the space below to explain your answers to the questions
Neutral	Just right	Too high	it is necessary to increase density to prevent urban sprawl----but---too much height reduces warmth and connection with surrounding environment
somewhat support	Just right	Don't know	Looks OK for a city centre.
somewhat support	Just right	Just right	happy with plan for residences lack of apartment retail opportunities
Strongly support	Just right	Just right	if there is going to be a high rise precinct this may be the best place for it
strongly oppose	Too high	Too high	Heights & densities are way to high. This creates issues with parking, bin collection & social issues.
somewhat support	Too high	Too high	we don't want a gold coast in Newcastle
somewhat oppose	Just right	Too high	the lack of connectivity across rail corridor was a major problem for Newcastle rail line appear to be worse here. only one over bridge proposed at railway street and no indication for easy pedestrian/cycle access across Stewart Ave, Wickham appears land locked
somewhat support	Too high	Too high	The visual and privacy impacts on the established 3 storey residential zone is unfair.
somewhat oppose	Just right	Too high	the lack of connectivity across rail corridor that was a major problem for Newcastle rail line appears to be worse here .only one overbridge proposed at railway St and no indication for easy pedestrian / cycle access across Stewart Ave, Wickham appears land locked
Strongly support	Just right	Just right	This is the right location for high density due to the transport hub and new CBD

Strongly support	Just right	Just right	anything around 10 storeys upwards is good
somewhat oppose	Too high	Too high	High buildings create venturi downdraughts in public spaces making them uncomfortable- try the square at New Black/ Meet (bleak). Taller buildings cast shadow over public space on south side (TP.101). Urban design does not show pedestrian/ cyclist protection as part of development- why is it so hard in Newcastle to ensure continuity of awnings?
Strongly support	Somewhat oppose	Somewhat oppose	This is the right location for high density due to the transport hub and new CBD
Somewhat support	Strongly oppose	Strongly oppose	The visual and privacy impacts on the established 3 storey residential zone is unfair.
Somewhat oppose	Somewhat oppose	Strongly oppose	the lack of connectivity across rail corridor that was a major problem for newcastle rail line appears to be worse here .only one overbridge proposed at railway st and no indication for easy pedestrian / cycle access across stewart ave ,wickham appears land locked
Neutral	Somewhat oppose	Somewhat oppose	the vision for the rail edge should include a diversity of building heights,concerned about increasing density without enough pedestrian flows

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in place in case they are from two different people. These are highlighted in yellow.

3.2 Do you have any recommendations?

<p>enough space allowance between building for green spaces + warmth in winter plus keep large areas of visible sky - 14 storey limit</p> <p>the vision for the rail edge should include a diversity of building heights, concerned about increasing density with out enough pedestrian flows</p> <p>Have not been able to adequately envisage the impact of this.</p> <p>make sure the building do not form a wall at ground level</p> <p>Buildings to have more car parking, NCCC have issues with small lane ways & bin collection now (refer Beresford Lane issues), homeless people, graffiti</p> <p>council must insure that all development has two parking space per unit</p> <p>major well lit and safe under and overpass to encourage foot an cycle access to honey suckle +Newcastle CBD area</p> <p>14 storeys is a more realistic outcome here.</p> <p>Major well lit and safe under or over pass to encourage foot/cycle access to the honey suckle & Newcastle CBD area</p> <p>Good quality buildings needs to be encouraged. Apartments need good common areas as part of their design.</p> <p>"Berlin: a great city planners delight. and nearly all social housing we should emulate this"</p> <p>Urban design to acknowledge that this is human habitat, not just development opportunity, such that shade and shelter is provided as a development public good in return for the right to build there on public land- or its provision is factored-in to the land price so the proceeds provide shade/ shelter/ landscaping commensurate with the revitalisation task ie. generating footfall/ activity/ vitality. Separate pedestrian and cycling facilities so that the 'dumb design' conflicts along the Fisherman's Co-op/ Yacht Club etc. is not repeated here where active transport traffic densities will be even higher.</p> <p>Good quality buildings needs to be encouraged. Apartments need good common areas as part of their design.</p> <p>14 storeys is a more realistic outcome here.</p> <p>Major well lit and safe under or over pass to encourage foot/cycle access to the honey suckle & newcastle CBD area</p> <p>the vision for the rail edge should include a diversity of building heights,concerned about increasing density with out enough pedestrian flows</p>

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in case they are from two different people.



4 Village Hub

How supportive are you of the future vision that has been developed for the Village Hub?

Total participants: 22

- Strongly oppose
- Somewhat oppose
- Neutral
- Somewhat support
- Strongly support
- Don't know



Total participants: 22

- Too high
- Just right
- Too low
- Don't know

Are the building densities adequate for the Village Hub?



Are the building heights adequate for the Village Hub?



4.1 Verbatim comments with responses to support for vision, building densities and heights

How supportive are you of the future vision that has been developed for the Village Hub?	Are the building densities adequate for the Village Hub?	Are the building heights adequate for the Village Hub?	Please use the space below to explain your answers to the questions
Strongly support	Just right	Just right	Very strongly support that footpaths need to be paved, planting of trees to line all streets, street art would be great and original creative street lighting would be great for security of the area
Strongly support	Just right	Just right	already small footprint +narrow street so would not like to see an overdevelopment/soul less approach to a charming area pedestrian access improvements + increased
Neutral	Too high	Too high	high rise residential but minimal parking in these building traffic will become a bottle neck nightmare
Strongly support	Just right	Just right	a village hub idea suits on several levels; sight lines for those behind/peace of mind for older resident now/character
Strongly support	Too high	Too high	mine subsidence
somewhat oppose	Just right	Just right	Good to keep village hub
strongly oppose	Too high	Too high	our roads are a nightmare already
somewhat support	Too high	Too high	Main concern is that area will not feel at all like a village. Tall unit blocks both sides of the street will cause a shadow ,old corridor need variable heights, allow northern light into the corridor
Strongly support	Just right	Just right	We need a high density in this area to create a vibrant and interesting urban area.
Strongly support	Too low	Too low	economies of scale means more not less scaled back
Strongly support	Just right	Just right	Absolute building heights are important in respect of solar access to public space, but relative height is important for rooftop solar access where future power generating capacity is being installed. If planning does not recognise the risks of Equity and Class actions by those losing power generating capacity due to building height planning/ building decisions, then authorities will get into legal strife.
Strongly support	Somewhat oppose	Somewhat oppose	We need a high density in this area to create a vibrant and interesting urban area.

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in case they are from two different people.

4.2 Do you have any recommendations?

Car parking needs to be strongly looked at for all residents living in Wickham
green spaces would greatly enhance-as outlined in vision
There needs to be adequate parking
open up Danger St at honeysuckle drive lights 5 sec added to light sequence is negoiled by the wait at the light rail crossing anyway. Benefits of traffic flow in and around rail area would be enormous feeding in an out from railway st
Parking is a priority
two parking space per unit
see above on building heights need to sacrifice 50m building blocks and make these green space.other wise no village will exist
I think about 4,000 to 5,0000 people per square kilometre would be ideal

think Berlin

Include in assessments the impacts proposals would have on surrounding solar energy capture potential and the productivity of existing installations, then provide appropriately for any compensation to solar plant owners/operators.

I think about 4,000 to 5,0000 people per square kilometre would be ideal

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in case they are from two different people.

5 Harbour Edge

How supportive are you of the future vision that has been developed for the Harbour Edge Precinct?

Total participants: 18



Total participants: 18



Are the building densities adequate for the Harbour Edge Precinct?



Are the building heights adequate for the Harbour Edge Precinct?



5.1 Verbatim comments with responses to support for vision, building densities and heights

How supportive are you of the future vision that has been developed for the Harbour Edge?	Are the building densities adequate for the Harbour Edge?	Are the building heights adequate for the Harbour Edge b?	Please use the space below to explain your answers to the questions
Strongly support	Just right	Just right	an additional ferry stop etc. is a great idea for improvement amenity +encouraging tourist activity
Strongly support	Just right	Just right	Ferry stop is a great idea
Strongly support	Just right	Just right	Cruise ship/ferry terminal= awesome dinghy launch = awesome pedestrian light @ Cowper st/Hannel = awesome
somewhat oppose	Just right	Too high	looks like too much of a wall on the harbour edge, but even 2 stories would be the same i suppose
somewhat support	Just right	Just right	I feel unsure that three stories will remain.
somewhat support	Just right	Just right	agree
strongly oppose	Too high	Just right	looks like honeysuckle extended ,north darling harbour/characterless and again how do people walk across the main Hannell St blockade

somewhat support	Too low	Too low	too low means too few have access
somewhat oppose	Don't know	Don't know	To determine the appropriateness of building heights we need to know the width of the, typically residual, public spaces that flank these buildings- and hence the areas that will have ground-level solar access and their realisation of potential views, of harbour and of city landmarks.
Strongly support	Neutral	Neutral	I believe building heights are a hinderance to enabling newcastle to "revitalising" as a major metropolitan city. I believe limiting height on property scares investment as they are unable to maximise the return on the investment and would be beneficial to the housing market, enabling more supply decreasing the price for house as a result. I believe the emerging industry quarter needs to be a CBD focused area as a vague and new emerging area needs to have a specific attraction to individuals i.e. business people or retail.

5.2 Do you have any recommendations?

plenty of greenery as well to soften increased density
Strongly recommend the new Ferry stop
cruise ship terminal @HONEYSUCKLE/WICKHAM THE ONE @ CARRINGTON is terrible for tourists
parkland would make for a real village hub behind
Must stick to three stories & be mindful of existing buildings
agree
thin it out, keep residence out of this area, hotels, marine restaurant and cycle/walking, need greenspace in front of these building this is chewing up every bit of waterfront meterage with a few token trees
think Berlin
Clarity about keeping views of harbour-side and city-side view corridors and access links (was the rail not taken out on the premise that severance needed to be reduced and the city re-united with its waterfront?)
Increase height limits for reasons explained in comments and to have purpose to every decision that will help change Newcastle from a beach town to a major city

6 Emerging industry quarter

How supportive are you of the future vision that has been developed for the Emerging Industry Quarter?

Total participants: 21

- Strongly oppose
- Somewhat oppose
- Neutral
- Somewhat support
- Strongly support
- Don't know



Total participants: 21

- Too high
- Just right
- Too low
- Don't know

Are the building densities adequate for the Emerging Industry Quarter?



Are the building heights adequate for the Emerging Industry Quarter?



6.1 Verbatim comments with responses to support for vision, building densities and heights

How supportive are you of the future vision that has been developed for the precinct?	Are the building densities adequate for the Emerging industry quarter?	Are the building heights adequate for the Emerging industry quarter?	Please use the space below to explain your answers to the questions
stongly oppose	Too high	Too high	Too high density - especially that close to existing residential dwellings. Noise concerns for local residents
Strongly support	Don't know	Don't know	i could not find specifics for height/density. Limit of 3 storeys would be most in keeping with existing surrounds
somewhat oppose	Don't know	Don't know	Impacts on surrounding areas has not been considered. (Or if it has this has not been included in the modelling. There is too much ambiguity around parking and access for workers/customers.
Don't know	Don't know	Don't know	not sure as i have my house in industry quarter and don't know what is to happen to it
Strongly support	Too low	Too low	I believe building heights are a hindrance to enabling newcastle to "revitalising" as a major metropolitan city. I believe limiting height on property scares investment as they are unable to maximise the return on the investment and would be beneficial to the housing market, enabling more supply decreasing the price for house as a result. I believe the emerging industry quarter needs to be a CBD focused area as a vague and new emerging area needs to have a specific attraction to individuals i.e. business people or retail.
Strongly support	Just right	Just right	as for rail edge. high rise has to go some where
Neutral	Too high	Too high	Should have lower height & density
stongly oppose	Too high	Too high	industry should be moved out of Wickham ,this will reduce traffic density
Neutral	Don't know	Don't know	i see light industrial sheds at the moment ,and i don't know what emerging industries need high rise blocks/offices.at this stage its meaning less ,may as well be more units for housing as they are easy to convert to office spaces any way
somewhat support	Don't know	Don't know	Bit of fixation on planning spatial standards rather than how the place has to function- relative building height is the issue in terms of ensuring long-term access to rooftop solar installations for a high-tech, sustainable industry precinct. The term 'emerging industry quarter' needs clarification. It is an emerging quarter for industry i.e. anything goes?- or a quarter for emerging industries? Greater focus is needed on how the vision, presumably of 'Silicon Harbour', is to be guided and encouraged to ensure maximum technological synergies, both between businesses and with public infrastructure e.g. fastest broadband possible (Singapore is 1Gb/ sec.), local shared networks, tech-support links to CBD businesses to ensure spin-off benefits to support general revitalisation, and with high-tech/ smart-homes that appeal to technology workers. How to be linked to UoN, CSIRO etc. campuses?
Strongly support	Neutral	Neutral	I believe building heights are a hindrance to enabling newcastle to "revitalising" as a major metropolitan city. I believe limiting height on property scares investment as they are unable to maximise the return on the investment and would be beneficial to the housing market, enabling more supply decreasing the price for house as a result. I believe the emerging industry quarter needs to be a CBD focused area as a vague and new emerging area needs to have a specific attraction to individuals i.e. business people or retail.

* Comments highlighted in grey are from the partially completed surveys. It appears that there are a couple of duplicate comments; they have been left in case they are from two different people.

6.2 Do you have any recommendations?

again greenery + planter boxes of edible green such as herbs to balance hard commercial/industrial surfaces. Locals could be involved in the maintenance of garden
Model traffic impacts on the fringe areas and provide clearer direction on access and parking.
Increase height limits for reasons explained in comments and to have purpose to every decision that will help change Newcastle from a beach town to a major city
As above
move all light industry out to Sandgate
Smart energy and technology strategy for the precinct to help focus it beyond being just another commercial real-estate opportunity- where inbuilt technology is such that businesses can see a return in productivity etc. for the inevitably higher local technology networks costs. The high-tech positioning helps ensure realisation of the vision and its potential synergies by focusing on the needs of emerging technology businesses eg. 3D printing (at least prototyping in not full-blown manufacture; software/ app development; energy control systems for managing the region's transition from fossil to renewable power sources. Smart substations are currently being imported from France to do this!

7 Park Edge

How supportive are you of the future vision that has been developed for the Park Edge Precinct?

Total participants: 21

● Strongly oppose
 ● Somewhat oppose
 ● Neutral
 ● Somewhat support
 ● Strongly support
● Don't know



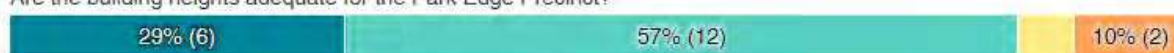
Total participants: 21

● Too high
 ● Just right
 ● Too low
 ● Don't know

Are the building densities adequate for the Park Edge Precinct?



Are the building heights adequate for the Park Edge Precinct?



7.1 Verbatim comments with responses to support for vision, building densities and heights

How supportive are you of the future vision that has been developed for the precinct?	Are the building densities adequate for the Park edge precinct?	Are the building heights adequate for the Park edge precinct?	Please use the space below to explain your answers to the questions
somewhat oppose	Too high	Too high	include car parking
Don't know	Don't know	Don't know	i think with all other development this would be overall especially if there is no architectural interest to help this area blend into the park/greenspace environment
somewhat oppose	Too high	Too high	Too much unknown about traffic impacts including on surrounding areas
somewhat support	Just right	Just right	more public parking east of park

Strongly support	Too low	Too low	understand the transition but would like to see higher density and heights
Strongly support	Just right	Just right	as for quarter /rail edge; the landscaping along the boulevard is rail corridor would be good
Neutral	Too high	Too high	Lower height & density
somewhat support	Just right	Just right	agree
Strongly support	Just right	Just right	Activation of the park edge will improve security and use of the park.
somewhat oppose	Too high	Too high	there is a loss of older heritage/early 20s, single/two storey spaces, are we to assume that all of Newcastle will become a collection of concrete columns' am concerned that the aspects of Wickham/Carrington/Tighes hill that now are attracting people are being dismissed in this plan
somewhat support	Too high	Too high	Potential number of new households relative to the area of Wickham Park appears too high, given the lack of functional open spaces currently. Tall buildings proposed to south will improve shelter across some park areas. Adaptation to more intensive and flexibility of uses needs investment (high-rise s.94?).

7.2 Do you have any recommendations?

my main +very large concern is if established trees are removed from the ovals + parks. Over 11 years of living in area using the parks, I have observed that large numbers of indigenous + migratory(koel,channel,bill cuckoos)birds rely on these trees for food and shelter.it is ecologically essential to maintain this existing resource
Clearer indication of traffic modelling and impacts including on surrounding areas
As above
agree
seriously rethink the densities/building types
Densities commensurate with overshadowing potential, orientation to provide clear natural surveillance of most park areas with associated solar lighting of park. Consider high-tech park that appeals to technology workers and their families eg. interactive learning features and digital physical activity measurement etc.

8 Wickham Park

How supportive are you of the future vision that has been developed for Wickham Park?

Total participants: 21

● Strongly oppose
 ● Somewhat oppose
 ● Neutral
 ● Somewhat support
 ● Strongly support
● Don't know



Do you support the type of uses for Wickham Park recommended by the draft Master Plan?

Total participants: 21

● Strongly oppose
 ● Somewhat oppose
 ● Neutral
 ● Somewhat support
 ● Strongly support
● Don't know



8.1 Verbatim with responses to support for vision, recommended uses and explanation

How supportive are you of the future vision that has been developed for Wickham Park?	Do you support the type of uses for Wickham Park recommended by the draft Master Plan?	Please use the space below to explain your answers to the questions above:
Strongly support	Strongly support	Wickham park is the important connection location between popular areas of Honeysuckle and Beaumont St, it is important this link is done to a superior level and not glossed over.
Strongly support	Strongly support	as long as most of the area remains green space and accessible to all think the vision is inspired
Strongly support	Strongly support	cycle /traffic connection to south of park to Maitland road
somewhat support	somewhat support	about Wickham park was made more useable
Neutral	Neutral	Neutral
Strongly support	Strongly support	agree
somewhat support	somewhat support	pleased to see retention of this major green space
somewhat support	Neutral	all good
somewhat support	somewhat support	Active transport through-routes via the park will give segregated, safe access to both the housing unit blocks and the park facilities while giving a protected route (shade, shelter, surveillance) to the active transport modes as well as to the park which is also close to power for route-way lighting from the housing side.

8.2 What other uses or improvements would you like Council to consider if planning for Wickham Park in the future?

Well lit tracks for day and night time use. Dedicated parking near market locations held at Wickham Park.
Noise and traffic/parking for residents of Albert Street
the Croation club is an underutilised community resource and very run down .your plans for upgrading use are la
leash free dog area would be useful , there are bound to be a lot of house drop in the high rise units
Neutral
two parking per unit is a must
i would rather see part of Wickham park removed that green space placed in pockets throughout the rest of the

Wickham precinct

Shaded/ sheltered non-specific activity areas for use by unit residents for family gatherings, not possible in smaller dwellings with no yards. Digital activity stations with feedback on energy output (possibly feeding into local power network) to 'pay' an energy fee for use of the park facilities. Park power network could have two-way metering to manage net inputs/ outputs and report on these in real-time so people get a better sense of their own energy input and outputs via exercise options fitted with generators/ digital meters.

DRAFT

8.3 Do you have any other comments to make regarding Wickham Park?

please ,as stated before ,don't remove established trees (native) there are always other options for developing around them
"a number of older residents will struggle with rates as land values rise, it will help them if council is pro -active in helping them to defer rates until they die"
Neutral
cctv in all streets due to the problems with car break-ins , property damage which i have had in the last 3 months also graffiti
thank you the opportunity to comment
It should be seen more as part of a green network and designed to have links to other green-space to reduce Newcastle's heat-island effect.

9 Additional comments

Draining water and flooding is already very bad. It should be a big focus on planning.
"Too much development - proposed buildings too high and traffic issues will be severe of local residents.
Albert street has already seen a significant increase in road traffic since cutting of rail-line and far too much heavy vehicle traffic on Albert Street."
i strongly agree with the vision for balancing built environment with pedestrian accessibility and small and large pockets of green space ,however there does seem to be an overabundance of high rise development for the area outlined
Please introduce restricted parking into Southern end of Linwood Street with Residential permits.
I'm in support of load limit restrictions in some streets
I would need to know what is proposed for Union St. to warrant the closure of right turn from Station St. into Union before I approve this closure.
This Draft Master plan does not include a significant part of Wickham Suburb (the part that I live in). There are going to be significant impacts on the "missing" part as well as adjoining areas of Islington, particularly in respect to traffic impacts and likely potential for traffic flow changes resulting from an increase in both local and non local traffic.
good work parking needs to be looked at/round about @ railway st and albert st how much was someone paid to come up with that idea (bit silly)
yes your proposal to giving traffic traveling up branch street into albert street is total madness, i live on the corner and have to live with the idiots speeding through the existing yield sign . this should be made into a stop sign , not a stop sign for albert, what I would like council to do is install a camera on my house for a week and you will be able to make an informed proposal, we have had one death in branch street this year and i will remind you when we have one in albert street.
"Think Berlin. High rise and parks and public transport and no roads! too close to flats set in within parklands. serviced by a ring road. good to see flats and not unsustainable houses"
Good public consultation workshops and process generally is to be commended.