

7 September 2021

P1893 Ramboll Carrington RFI

Port of Newcastle

C/- Ramboll Australia Pty Ltd

Attn: Belinda Sinclair

Dear Belinda

Response to Council and DPIE Comments, 46 Fitzroy Street, Carrington, NSW

The following letter has been provided in response to items raised by the Department of Planning, Industry and Environment as well as the City of Newcastle Council regarding access and parking for the proposed commercial building at 46 Fitzroy Street, Carrington. The relevant items and responses are as follows.

Authority Comment: It is noted the development provides more car parking spaces than required under the parking rates of the Newcastle Development Control Plan (NDCP) 2012. In February 2021 Council adopted strategic Parking Plan 2021-2030 titled On the Street: A plan to better manage parking in the Newcastle LGA.'

In respect of improving parking controls for new developments, the plan acknowledges that the NDCP 2012 directly influences the supply of parking in the city and the parking rates in should be reviewed to ensure they are consistent with the objectives to encourage alternative modes of travel. This review process is currently being undertaken.

It is recommended the applicant be required to give consideration to the above plan.

The document "On the Street – Parking Plan 2021-2030" has been reviewed in conjunction with this project and the development of the Green Travel Plan.

Whilst the CN Newcastle Transport Strategy acknowledges the role of parking in influencing travel choices, the CN On the Street parking strategy acknowledges that the "challenge is to provide enough parking spaces to support reasonable access by car, particularly where other options are limited, while making changes that support more walking, riding, public transport and shared arrangements".

The need to provide "enough" on site parking for future users of the site, given that end users are unknown and there is the chance that such businesses may operate 24 hour per day given that the Port of Newcastle operates 24/7, requires consideration to the peak demands at shift turnover. The on street parking is already heavily used by surrounding businesses as well as dwellings at the northern end of Denison Street and so a lack of suitable on site parking can result in parking demands put on street in competition with other businesses and local residents. The need to provide sufficient parking to ensure demands are contained within the site has therefore seen a parking provision that is greater than the DCP rate. This parking supply also includes EV chargers, recognising a future more sustainable fleet of vehicles, and includes a bike hub with storage for 50 bicycles.

Whilst the site may benefit from mechanisms to work from home, reducing site parking demands, there is also a move towards "hot desk" type work spaces which enable a higher number of workers to be within an area. Such changes to the work environment are not reflected in DCP parking rates which the parking strategy acknowledges struggles with the balance between a minimum parking and maximum parking rate.

The Green Travel Plan has recommended a parking policy which supports active travel with consideration for priority spaces for carpooling participants as well as a bike hub with end of trip facilities.

On the Street has also been reviewed to provide guidance on mode target for the site and the Green Travel Plan is consistent with this in promoting a reduction in car usage as a driver and an increase in active travel options.

Overall, the parking provision and sustainable travel initiatives for the site are not inconsistent with the Council's parking strategy and has sought to provide enough parking for the site to ensure no off site impacts whilst encouraging measures to support a reduction in dependence on driver only car use.

We trust that the above satisfies this request for further information.

Please feel free to contact our office on 4032 7979 should there be any further queries.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Morgan'.

Sean Morgan
Director