



25 November 2016

CR2016/003621  
SF2016/018391  
KAP

General Manager  
Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

Attention: Melissa Thomas

LITTLE KING STREET (LOCAL ROAD): DA 2016/746, DEMOLITION OF BUILDINGS, ERECTION OF 8-STOREY HOTEL INCLUDING TWO LEVELS OF PARKING (106 CARS), GROUND FLOOR RETAIL SPACE, ASSOCIATED SITE WORKS AND SIGNAGE, LOT: 2 DP: 542059 AND LOT: 9 DP: 446798, 745 HUNTER STREET, NEWCASTLE WEST

Reference is made to Council's letter dated 15 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 proposed construction of a hotel ("Holiday Inn") with 5-storeys providing one-hundred and seventy (170) hotel guest rooms and two levels of parking accommodating one-hundred and four (104) car spaces (Levels 1 & 2). A two-way driveway access from the southwest corner fronting 'Little King' Street is proposed.

In addition to the abovementioned application, Roads and Maritime acknowledges receipt of development application DA2016/654 for the eastern adjoining property for the construction of a 14-storey senior's housing development and associated infrastructure with two (2) levels of parking accommodating ninety-one (91) car spaces. The residential building seeks to contain sixty (60) beds for aged-care, seventy-four (74) seniors living units ground floor retail space. A two-way driveway access is proposed to be provided approximately 6m east of the proposed access for the subject development. Plans submitted with the application recognise Council's plans to encourage connectivity between the proposed residential use and Birdwood Park by converting Little King Street into a low-speed shared zone, as described within Part D. Birdwood Park, Section 6.01.04 *Newcastle City Centre – Key Precincts* within the *Newcastle DCP 2012*.

## Roads and Maritime response

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues, particularly in relation to the efficiency and safety of the classified road system, the security of property assets and the integration of land use and transport.

Following discussions with Council officers, Roads and Maritime understands that Council will be seeking to upgrade Little King Street generally in accordance with the development controls and objectives within Part D. Birdwood Park, Section 6.01.04 *Newcastle City Centre – Key Precincts* within the *Newcastle DCP 2012*. The controls include plans to introduce a one-way (westbound) raised level carriageway with traffic calming measures and lower speed limit to convert the street to a shared zone, promoting access and use of Birdwood Park.

Roads and Maritime understands that the change to Little King Street is being considered by Transport for NSW as part of the wider road network impacts associated with the Newcastle Light Rail Project. As part of the ongoing planning to integrate light rail and manage vehicular traffic around Hunter Street / Stewart Avenue / King Street, Roads and Maritime has provided Council including an option for the provision of a left-turn lane from Stewart Avenue via Little King and two alternative options for a dedicated left-turn lane at the signalised King Street intersection through part of Birdwood Park. It is understood that Council is currently considering the options presented including the impact from the removal of established trees on the western boundary of Birdwood Park and the safety implications of the proposed one-way westbound redirection of traffic from Little King Street.

In light of the above considerations, Roads and Maritime has reviewed the information provided for the subject development application and raises no objection to the proposed development, in principle. While Council is yet to provide a response identifying a preferred option as requested by Roads and Maritime in correspondence dated 15 November 2016, Council should note that the traffic generated by the proposed development may be impacted by the option nominated by Council and adopted by Transport for NSW.

## 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.
- All matters relating to the internal arrangements on-site such as width of driveway, car parking, traffic / pedestrian management, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to determine.

*Comment: Council should be satisfied that any potential queuing (due to the operation of the security gate) of vehicles entering the site will not extend onto King Street and impact on the eastbound through movement.*

- Vehicular access to / from the site shall be left in / left out and in a forward direction only.
- 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 and provision of appropriate splays promotes safe vehicle movements for pedestrians and vehicles.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to consider.
- 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.
- All such works shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by King Street and Stewart Avenue, two classified State roads (A15 and A43). In this regard, the developer, not Roads and Maritime, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

- Council should ensure the proposed driveway is designed and constructed in accordance with the *RTA's Guide to Traffic Generating Developments*, and to Council requirements, and shall be of sufficient width to accommodate two way flows.

It is noted that there are a number of high-rise mixed use and residential developments planned, proposed and approved within the Newcastle metropolitan area which are likely to generate significant traffic volumes in the following years due to the generous on-site parking provision within Council's controls. Accordingly, Council should ensure an appropriate funding mechanism is in place that requires the proponent of this development (and future developments within the Newcastle city area) to provide an equitable monetary contribution towards future local road network upgrades and / or traffic management measures that are likely to be required as a result of the redevelopment of the Newcastle CBD and surrounds.

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 4924 0688 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Should you require further information please contact Kylie-Anne Pont on 4924 0683 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Peter Marler', written over a large, faint circular stamp or watermark.

Peter Marler  
Manager Land Use Assessment  
Hunter Region