

1 April 2022

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

Attention: Damian Jaeger

HUNTER STREET (MR 464): DA 2021/01459, DEMOLITION OF EXISTING BUILDINGS (EXCLUDING THE RETENTION OF THE HISTORICAL CLOCK TOWER), CONSTRUCTION OF COMMERCIAL SPACES AND RESIDENTIAL TOWERS INCLUDING SWIMMING POOL, LANDSCAPING AND CARPARKING, LOT: 2 DP: 126, LOT: 1 DP: 342675, LOT: 1 DP: 395367, LOT: 2 DP: 445736, LOT: 1 DP: 456088, LOTS: 1-2 DP: 1091173, 924 HUNTER STREET, NEWCASTLE (DAIRY FARMERS CORNER)

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 16 November 2021 for comment in accordance with Clause 104 of the *State Environmental Planning Policy (Infrastructure) 2007* (now known as Clause 2.121 of the Transport and Infrastructure SEPP). TfNSW has previously issued correspondence to Council in respect to the subject application on 8 December 2021 and 7 March 2022.

It is understood Council is seeking further commentary in relation to the potential extension to the Newcastle Light Rail Network to address matters identified in the Hunter and Central Coast Regional Planning Panel Record of Briefing dated 7 March 2022. Specifically, clarification is being requested to better understand the potential impact of a possible future light rail corridor on the design aspects of the development.

There is no statutory requirement for TfNSW to provide concurrence to the proposal, however City of Newcastle (CoN) has requested confirmation that TfNSW raise no objections to DA 2021/01459 with respect to rendering the Newcastle Light Rail Extension Strategic Business Case unviable.

The following comments are therefore provided to assist the consent authority in progressing the application to determination:

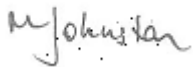
- A future light rail extension is not funded to progress to final business case. The current study to assess future corridor options is in early stages of development. Transport is unable to provide advice with respect to a preferred corridor alignment.

- Design criteria specific to a future light rail extension cannot be provided and therefore the application should be considered on its merits noting any potential transport impacts on the existing network.
- Should the extension of light rail progress in the future, development undertaken by a public authority would be subject to relevant environmental planning processes and approvals.

Based on the above comments, TfNSW does not object to the proposed development proceeding.

Further to this TfNSW can confirm that the previous request for additional traffic modelling relates to understanding bus efficiency along Hunter Street. This request is not related to the potential future light rail extension. This additional information is yet to be provided to TfNSW.

Should you require further information please contact Holly Taylor, Development Services Case Officer, on 1300 207 783 or 0499 313 670 or by emailing development.north@transport.nsw.gov.au.



Marg Johnston

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6 June 2022

File No: HTR21/00195/02

Your Ref: (2021/01459)

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TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

Hunter Street (MR 464) and Tudor Street (MR 604) are classified Regional Roads and Railway and Tighe Street are local roads. Council is the roads authority for all public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

An extended traffic model which includes the bus interchange and Stewart Avenue intersections as previously requested by TfNSW was received on 30 May 2022. The additional traffic modelling provides an overview of bus efficiency along Hunter Street. It is noted that the model outputs have no direct implications for the proposed design or suitability of the subject development.

Based on the above comments, TfNSW does not object to the proposed development proceeding.

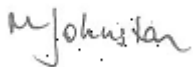
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ADVICE TO COUNCIL

- Council should consider the provision of appropriate facilities for active transport modes like walking and cycling, including links to public transport services. Provision of improved facilities will encourage higher use of multimodal options into the future.
- 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 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.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Holly Taylor, Development Services Case Officer, on 02 4908 7688 or 0499 313 670 or by emailing development.north@transport.nsw.gov.au.

Yours sincerely



Marg Johnston

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North Region | Community & Place
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