

Ref: 18/063

17th February 2023

GWH
PO Box 753,
NEWCASTLE NSW 2300

Attention: - Loughlin Jordan

Dear Loughlin,

RE: Traffic, Access and Parking Assessment Addendum 2 – S4.55 Modification to Consent - Mixed Use Development – Lot 1171 DP 858465, Lot 1181 DP 596950, Lot 1 in DP 741514 & Lot 100 DP 612505 – 1, 17 & 19 National Park Street and 484 King Street, Newcastle West (DA 2019/0711 approved 21st September 2020).

Intersect Traffic has reviewed the latest modified plans (RFI issue dated 3rd February 2023) and the RFI received from Newcastle City Council dated for the above development and in regard to the impact of the modified development on the traffic and parking assessment report for the original development prepared by Intersect Traffic and dated 22nd May 2019 and the Traffic Addendum 1 dated 16th August 2022 the following traffic and parking addendum has been prepared to assess these traffic, access and parking related impacts.

Traffic, Access, and Parking Addendum 1

Background

Intersect Traffic prepared a Traffic and Parking Assessment for the proposed development in May 2019 (Intersect Traffic 2019) and the development (DA2019/0711) was approved by the Land and Environment Court on the 21st of September 2020. GWH have now acquired the development site with the development approval and a Traffic Addendum 1 dated 16th August 2022 was prepared for the modification which sought to modify the consent with the inclusion of an additional level of apartments onto the building, which results in an increase of 6 units, and decreasing the commercial tenancy floor areas by 120 m² GFA. Council issued an RFI on these modified plans in late 2022 / early 2023 and in response to the RFI the plans have been further modified to address the issues raised in the RFI. The modified RFI issue development plans are provided in **Attachment 1**.

This traffic addendum addresses the issues raised in the RFI in terms of the traffic and parking issues relayed to Intersect Traffic by GWH (Sam Coles e-mail 09/02/23 see **Attachment 2**) which include the following.

1. Additional Car Parking and Traffic impacts.
2. Operational Management Plan for the On-site Car Parking; and

3. Residential Bicycle allocation.

It is also noted that as of the 1st November 2022 a major amendment to Newcastle City Council's DCP (2012) – Part 7.03 Traffic, Parking and Access which has significant impact on the assessment of this development.

In preparing this addendum Intersect Traffic has referenced the RTA's Guide to Traffic Generation (2002), Australian Standards AS2890.1-2004 Parking facilities Part 1 – Off-street car parking (AS2890.1-2004) and the current Newcastle Council DCP (2012) modified 1st November 2022.

Traffic Generation

The RTA's Guide to Traffic Generating Development's and the RMS Technical Direction TDT 2013/04 provides specific advice on the traffic generation potential of various land uses.

In regard to commercial premises and high density residential flat buildings considered to be the most appropriate land-use descriptions for the proposed development the following advice is provided within the TDT.

Commercial Office Premises Rates:

Daily vehicle trips = 11 per 100 m² gross floor area
Morning peak hour vehicle trips = 1.6 per 100 m² gross floor area.
Evening peak hour vehicle trips = 1.2 per 100 m² gross floor area.

High Density Residential Flat Building Rates:

Weekday Rates	Sydney Average	Sydney Range	Regional Average	Regional Range
AM peak (1 hour) vehicle trips per unit	0.19	0.07-0.32	0.53	0.39-0.67
AM peak (1 hour) vehicle trips per car space	0.15	0.09-0.29	0.35	0.32-0.37
AM peak (1 hour) vehicle trips per bedroom	0.09	0.03-0.13	0.21	0.20-0.22
PM peak (1 hour) vehicle trips per unit	0.15	0.06-0.41	0.32	0.22-0.42
PM peak (1hour) vehicle trips per car space	0.12	0.05-0.28	0.26	0.11-0.40
PM peak (1 hour) vehicle trips per bedroom	0.07	0.03-0.17	0.15	0.07-0.22
Daily vehicle trips per unit	1.52	0.77-3.14	4.58	4.37-4.78
Daily vehicle trips per car space	1.34	0.56-2.16	3.22	2.26-4.18
Daily vehicle trips per bedroom	0.72	0.35-1.29	1.93	1.59-2.26

Source: - NSW RMS TDT 13/04

Based on these rates the additional traffic generation for the site with an additional 6 units will be as follows.

AM peak = $6 \times 0.53 - 120 / 100 \times 1.6 = 2$ vtph.

PM peak = $6 \times 0.32 - 120 / 100 \times 1.2 = 1$ vtph.

Therefore the additional traffic generated by the modification is very low and insignificant in regard to its impact on the efficiency and effectiveness of the local and state road network.

It is therefore reasonable to conclude that the proposed modification to the development will not adversely impact on the adjoining local and state road network.

Access

The access arrangements to the development do not change as a result of the amendments with the only difference being that the undersize/over length parks shown originally are now shown as compliant tandem parks. This does not change the access requirements under AS2890.1-2004 as car parking numbers are in the vicinity 300 spaces therefore, the increased on-site car parking within the development does not require modification to the access arrangements. It is therefore reasonable to conclude that the approved access arrangements, that do not change with the modified development, are still suitable for use by traffic associated with the modified development.

On-Site Car parking

Using the rates provided in the current Adopted DCP(2012) the on-site car parking assessment for the modified development is provided in **Table 1** below.

Table 1 – Newcastle DCP (2012) – Car parking requirement

Proposed Use	DCP Parking rate	GFA/Units	Car required spaces	Car spaces proposed
Commercial	1 per 50m ²	1285m ²	26	26
Residential				
Studio/1 bed	1 maximum	36	36	36
2 bed	1 maximum	127	127	159 (16 tandems allocated to single units)
3+ bed	2 maximum	31	62	62
Visitor	No rate		20 (nominated and accepted by Council)	20
Total			271	303

Overall it can be seen that the proposed development complies with the requirements of the most recent version of the DCP by providing 257 residential car and 26 commercial car parks. The applicant has chosen to provide 20 visitor car parks of which 13 are electric vehicle charging stations further complying with Council's requirements for such facilities in new developments.

It can therefore be concluded that overall, the development provides sufficient and suitable on-site car parking to meet the requirements Newcastle City Council. It is also noted that car parking dimensions and aisle widths are considered to be compliant with AS2890.1-2004.

All surplus car parks, in this case 32 car parks, consisting of 16 tandem parks, have been included in the overall GFA calculations for the site, as directed by Council. The surplus car parks essentially service the 2-bedroom units, with GWH sales data across numerous projects identifying that a high percentage of two bedroom owners across

city centre projects owning two cars. By providing these car parks within the development, it will free up on street and parking station spots to be utilised by city workers and visitors. The development complies with the required FSR with the inclusion of the surplus parking.

In this regard is also noted the clearance on each level exceeds the AS2890.1-2004 requirement of 2.2 m by at least 100 mm with the ground floor clearance also being 2.6 metres exceeds the line of travel clearance requirement for accessible car spaces (2.5 metres) by 100 mm.

Other Traffic related matters

It is noted that servicing arrangements and alternative transport mode demand and facilities have not changed as part of this modification and the commentary and conclusions in regard to these matters in Intersect Traffic (2019) also remain unchanged.

On-site Car parking Operational Management Plan

A draft operational management plan for the On-Site Car parking is provided within **Attachment 3**. In summary the car park will be a secure car park with the entry gate on ground level being the control point for car park security. The commercial car parking on ground level will be mainly for tenants and staff who will have access to a swipe card or pass code (yet to be determined). This however does not preclude the tenant, as the residential occupants can do, allow visitors to enter the ground level car park using their assigned swipe cards or pass codes.

Ground level mezzanine to Level 3 car parking (257 spaces) will be for residential parking only. A spreadsheet preliminary assignment of parking spaces to units has been undertaken by the proponent and included in the Operational Management Plan however, this may be subject to change as sales of the residential units proceed. This is still compliant with Council's latest DCP version as Council in this DCP allows the developer flexibility in assignment of the car parks provided the maximum number of car parks required by the DCP is met.

Bicycle Storage Allocation and End of Trip Facilities.

Bicycle Storage areas are shown on Plan No.'s DA-A27-501 to DA-A27-506. The facility now provides a secure bicycle storage room for 27 bicycles and an open visitor bicycle storage room for 10 bicycles on ground level while the storage cages for each unit is of sufficient size to hold a bicycle ensuring that the development provides in excess of the DCP bicycle storage requirement. The total number of bicycle parks for the development is 235.

End of trip facilities are provided in each residential unit and in each commercial unit to cater for residents and staff while a dedicated open shower and toilet is provided on the ground floor for use by visitors. It is considered this is compliant with Council's DCP and in terms of end of trip facility the development provides well in excess of the provisions of other similar developments recently approved in the area.

Conclusion

This Traffic, Access and Parking Addendum has determined that the proposed modifications to the development will not adversely impact on the local and state road network and that the development remains compliant with Newcastle City Council's requirements (DCP 2012), AS2890.1 and TfNSW requirements. Sufficient and suitable on-site car parking is provided within the development to meet the requirements of the current DCP in terms of the number of car parks. As such it is recommended that Newcastle Council could support the modification without additional conditions being placed on the consent.

For further information or clarification please do not hesitate to contact me on 0423 324 188.

Yours sincerely



Jeff Garry
Director
Intersect Traffic

Project Address: 10 National Park Street, Newcastle
Client: One Development Ltd
Project Title: Development Application
Drawing No: 001
Date: 10/10/2023
Scale: 1:100

Regulated Design Record
DEVELOPMENT APPLICATION
ONE
National Park Street, Newcastle

Drawn By: J.W.
Checked By: J.W.
Date: 10/10/2023
Scale: 1:100

IMPORTANT NOTES: All drawings are to be read in conjunction with the Development Application Form and the relevant Planning Regulations. The drawings are the property of One Development Ltd and are not to be reproduced without written permission. The drawings are not to be used for any other purpose without the written permission of One Development Ltd. The drawings are not to be used for any other purpose without the written permission of One Development Ltd.

**CONSTRUCTION
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19 Jan 2023	Final Design	AM
02 Feb 2023	Final Design	AM
03 Feb 2023	Final Design	AM
04 Feb 2023	Final Design	AM
05 Feb 2023	Final Design	AM
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CLIENT
GWH NATIONAL PARK
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PROJECT
ONE
NATIONAL PARK
STREET, NEWCASTLE

DRAWING TITLE
FLOOR PLAN - GROUND

SCALE	DATE	DESIGNED	CHECKED
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REVISION	DATE	DESCRIPTION	BY
A	14 Jun 2022	Issue for Client	AM
B	15 Jun 2022	Client Feedback	AM
C	16 Jun 2022	Client Feedback	AM
D	17 Jun 2022	Client Feedback	AM
E	18 Jun 2022	Client Feedback	AM
F	19 Jun 2022	Client Feedback	AM
G	20 Jun 2022	Client Feedback	AM
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I	22 Jun 2022	Client Feedback	AM
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K	24 Jun 2022	Client Feedback	AM
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M	26 Jun 2022	Client Feedback	AM
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EXOS ARCHITECTURE

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CLIENT
GWH NATIONAL PARK
PTY LTD

PROJECT
ONE
NATIONAL PARK
STREET, NEWCASTLE
DRAWING TITLE
FLOOR PLAN - LEVEL 03

SCALE	DATE	DRAWN	CHECKED
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Registered Design Record			
Project Address: NAT PARK, TOWN STREET, NEWCASTLE			
Project Title: ONE		Design No.: AL001	Rev. No.: 1
Drawing Title: WEST ELEVATION		Design No.: AL001	Rev. No.: 1
Drawn By: J.W.	Description: WEST ELEVATION	Drawn By: J.W.	Rev. No.: 1
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Residential Design Review			
Project Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title:	ONE	Client:	Bentley Corporate Bldg. No.
Drawing No.:	AK-005	Drawing Title:	90/70% BUILDING - SOUTH TOWER
Scale:	1:100	Client:	GP Fund Review
Date:	10 February 2020	By:	GP



IMPORTANT NOTES:
1. All dimensions are in millimetres. All measurements are to the face of the work unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the face of the work unless otherwise stated.
4. All dimensions are to the face of the work unless otherwise stated.
5. All dimensions are to the face of the work unless otherwise stated.
6. All dimensions are to the face of the work unless otherwise stated.
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8. All dimensions are to the face of the work unless otherwise stated.
9. All dimensions are to the face of the work unless otherwise stated.
10. All dimensions are to the face of the work unless otherwise stated.

CONSTRUCTION CERTIFICATE



REVISION	DATE	DESCRIPTION	BY
1	10 Feb 2020	Initial Design	GP
2	10 Feb 2020	Design Development	GP
3	10 Feb 2020	Final Design	GP
4	10 Feb 2020	Construction	GP
5	10 Feb 2020	Final Design	GP
6	10 Feb 2020	Construction	GP
7	10 Feb 2020	Final Design	GP
8	10 Feb 2020	Construction	GP
9	10 Feb 2020	Final Design	GP
10	10 Feb 2020	Construction	GP

EROS ARCHITECTURE

marchese partners

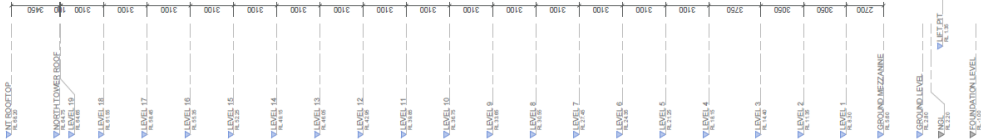
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Sydney Brisbane
Melbourne Perth London
Kuala Lumpur Chicago
AUS 33 550 578 323

CLIENT	GWH NATIONAL PARK PTY LTD
PROJECT	ONE NATIONAL PARK STREET, NEWCASTLE
DRAWING TITLE	SOUTH ELEVATION - NORTH TOWER
SCALE	1:100
DATE	10 Feb 2020
DRAWN	GP
CHECKED	GP
REVISION	1

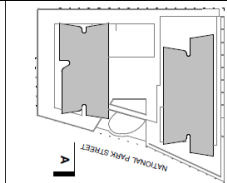
SCALE	1:100
DATE	10 Feb 2020
DRAWN	GP
CHECKED	GP
REVISION	1

Completed Design Records			
Project Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title: ONE	Client: ONE	Body Corporate Reg. No.:	
Drawing Title: SECTION-AA	Drawing No.: A-001	GP Ref Number:	
Scale: 1:100	Drawn By: JAW	Check By: JAW	Reg. No.:
Date: 10 January 2023	Rev: 001		



IMPORTANT NOTES:
On the basis of the drawings, all works shall be carried out in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS/NZS) and the relevant Building Regulations (BR) and the relevant Building Rules (BR).

CONSTRUCTION CERTIFICATE



REVISION	DATE	DESCRIPTION	BY
1	10 Jan 2023	ISSUED FOR TENDER	JAW
2	10 Jan 2023	ISSUED FOR TENDER	JAW
3	10 Jan 2023	ISSUED FOR TENDER	JAW
4	10 Jan 2023	ISSUED FOR TENDER	JAW
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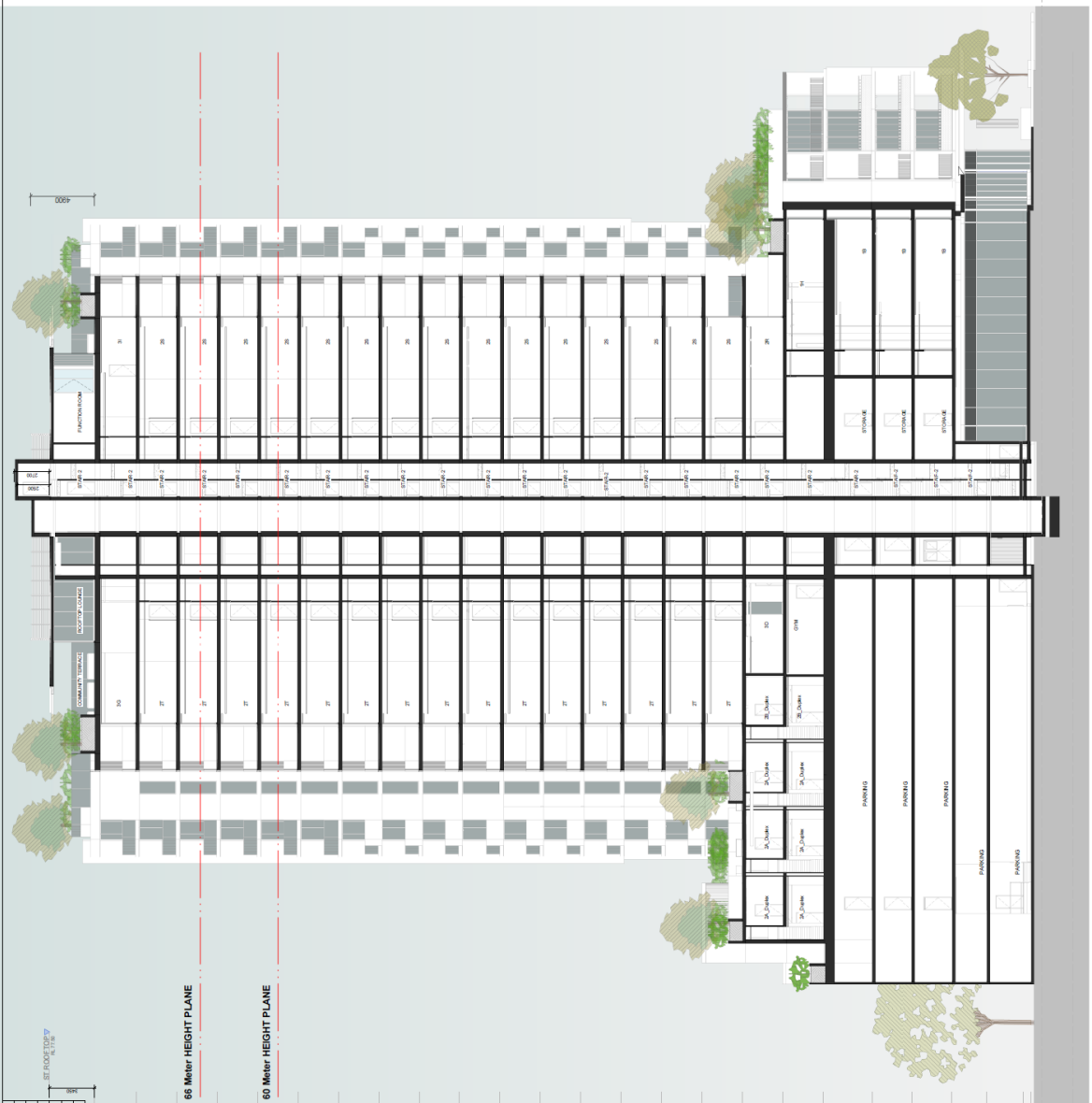
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PROJECT
ONE
NATIONAL PARK
STREET, NEWCASTLE
DRAWING TITLE
SECTION-AA

SCALE	DATE	CHECKED
1:100	10 Jan 2023	JAW
JOB	DRAWING	REVISION
18022	CCA4-001	K

Bluebird Ocean Reef			
Proposed Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title: ONE	Body Corporate Reg. No.:	Drawing No.:	4-003
Contract No.:	127-101-0000	Reg. No.:	127-101-0000
Drawn By: MCT/AS	Checked By:	Approved By:	
Date: 10 January 2020	Per: 01/01/20	Rev: 01/01/20	



IMPORTANT NOTES:

1. This drawing is a preliminary design and is not to be used for construction purposes without the written approval of the architect.

2. The architect is not responsible for the accuracy of the information provided in this drawing.

3. The architect is not responsible for the accuracy of the information provided in this drawing.

4. The architect is not responsible for the accuracy of the information provided in this drawing.

5. The architect is not responsible for the accuracy of the information provided in this drawing.

6. The architect is not responsible for the accuracy of the information provided in this drawing.

7. The architect is not responsible for the accuracy of the information provided in this drawing.

8. The architect is not responsible for the accuracy of the information provided in this drawing.

9. The architect is not responsible for the accuracy of the information provided in this drawing.

10. The architect is not responsible for the accuracy of the information provided in this drawing.

CONSTRUCTION CERTIFICATE

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
2	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
3	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
4	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
5	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
6	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
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8	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
9	10-Jan-2020	ISSUED FOR PERMIT	AS	AS
10	10-Jan-2020	ISSUED FOR PERMIT	AS	AS

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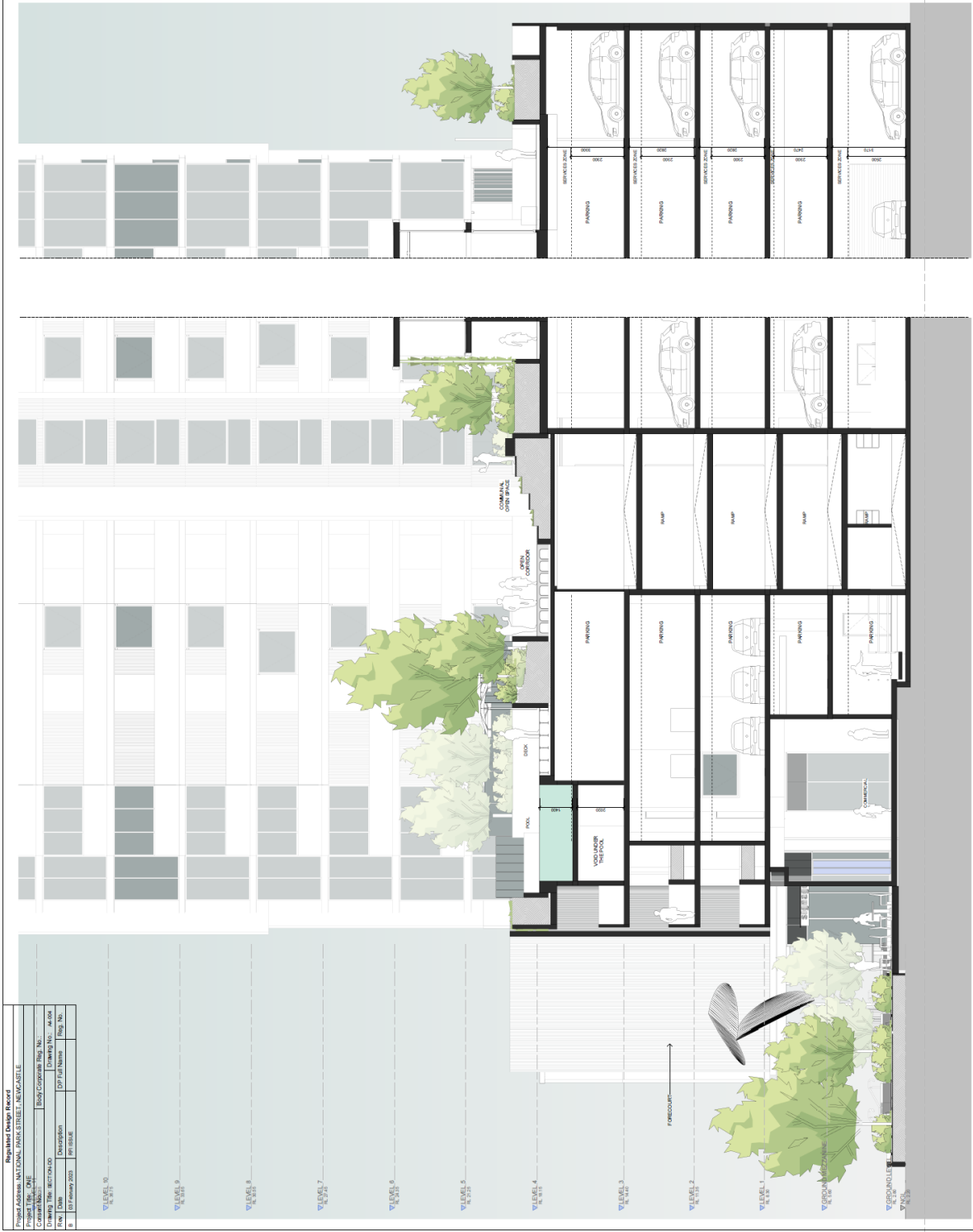
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PROJECT:
ONE
NATIONAL PARK
STREET, NEWCASTLE

DRAWING TITLE:
SECTION-CC

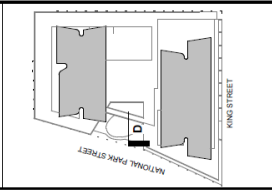
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JOB	DRAWING	REVISION	
15022	CCA4-003	K	

Project Information			
Project Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title: ONE	Body Corporate Reg. No.:	Drawing No.:	
Construction:		Drawing Title: SECTION DD	
Drawn By: J.W.	Checked By: J.W.	Drawn By: J.W.	Checked By: J.W.
Date: 10 February 2020	Date: 10 February 2020	Date: 10 February 2020	Date: 10 February 2020



IMPORTANT NOTES:
This drawing is a preliminary design. All dimensions are approximate and subject to change. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for ensuring that the design complies with all applicable laws and regulations. The client is responsible for ensuring that the design is suitable for the intended use and purpose. The client is responsible for ensuring that the design is suitable for the intended use and purpose. The client is responsible for ensuring that the design is suitable for the intended use and purpose.

CONSTRUCTION CERTIFICATE



REVISION	DATE	DESCRIPTION	BY
1	10 February 2020	Initial Design	JW



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DRAWING TITLE
SECTION-DD

SCALE	DATE	DRAWN	CHECKED
1:100	10 February 2020	JW	JW
JOB	DRAWING	REVISION	
18022	CCA4-004	B	

Bridgwater Design Bureau			
Project Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title: ONE			
Contract No.:		Bridgwater Design Bureau	
Drawing Title: STORAGE PLAN - LEVEL 01 TO LEVEL 02		Drawing No.: 01-001	
Client:		GW National Park	
Date:		17 February 2023	
By:		BDB	
Rev:		Rev 01	



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CLIENT GWH NATIONAL PARK PTY LTD			
PROJECT ONE NATIONAL PARK STREET, NEWCASTLE			
DRAWING TITLE STORAGE PLAN - LEVEL 01 TO LEVEL 02			
SCALE 1:100 @A1		CHECKED L.K.	
DATE 17 February		DRAWN FM	
JOB 18022		REVISION CCA27-001	
		B	

Regulated Design Record			
GWH NATIONAL PARK INTERNATIONAL PTY LTD			
PROJECT TITLE ONE			
Contract No.:		Body Corporate Reg. No.:	
Drawing Title: STORAGE PLAN - LEVEL 11 TO LEVEL 14		Drawing No.: 002-004	
Date:	Description	DPF Full Name	Reg. No.
10/01/2023	Per 10/01/23		



1 LEVEL 11 STORAGE PLAN
1/300



2 LEVEL 12 STORAGE PLAN
1/300



3 LEVEL 13 STORAGE PLAN
1/300



4 LEVEL 14 STORAGE PLAN
1/300



IMPORTANT NOTES:
Do not make any alterations. All drawings are the intellectual property of the architect. Any alterations must be made in accordance with the architect's instructions. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.

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REVISION/DATE	DESCRIPTION	BY
A 25/01/2023	ISSUED FOR PERMIT	PM
B 10/01/2023	ISSUED FOR PERMIT	PM



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CLIENT	GWH NATIONAL PARK PTY LTD
PROJECT	ONE
DRAWING TITLE	NATIONAL PARK STREET NEWCASTLE STORAGE PLAN - LEVEL 11 TO LEVEL 14
SCALE	1:300 (B1)
JOB	18022
CHECKER	L.K.
DRAWING	CCA27-004
REVISION	B

Regulated Design Record				
Project Address: NATIONAL PARK STREET - NEWCASTLE				
Project Title: ONE				
Contract No.:		Body Corporate Reg. No.:		
Contract No.:		Contract No.:		
Date:		Description:		
01 January 2023		P11 10101		
Reg. No.:		Reg. No.:		



1 LEVEL 16 STORAGE PLAN
1:300



3 LEVEL 17 STORAGE PLAN
1:300



2 LEVEL 16 STORAGE PLAN
1:300



4 LEVEL 18 STORAGE PLAN
1:300



IMPORTANT NOTE: All drawings are to be read in conjunction with the project brief and specifications. The client is responsible for ensuring that the drawings are used for the intended purpose and that any changes are made in accordance with the project brief and specifications. The client is responsible for ensuring that the drawings are used for the intended purpose and that any changes are made in accordance with the project brief and specifications.

CONSTRUCTION CERTIFICATE

PROJECT NAME	PROJECT NO.	DATE
ONE	001	01 January 2023

CLIENT	ARCHITECT	DATE
GW National Park Pty Ltd	CKDS Architecture	01 January 2023

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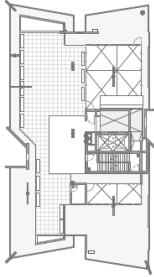
PROJECT
ONE
NATIONAL PARK
STREET, NEWCASTLE

DRAWING TITLE
STORAGE PLAN - LEVEL
15 TO LEVEL 18

SCALE	DATE	CHECKED
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JOB NO.	DRAWING NO.	REVISION
10022	CCA27-005	B

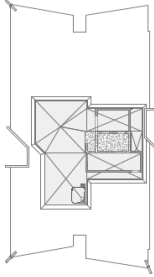
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Project Address: NATIONAL PARK STREET, NEWCASTLE			
Project Title: ONE			
Contract No.	Design Contract No.	Design Contract No.	Design Contract No.
Drawn	Checked	Reviewed	Approved
10/11/2023	10/11/2023	10/11/2023	10/11/2023



1 LEVEL 18 STORAGE PLAN
1:300



2 LEVEL 19 STORAGE PLAN
1:300



3 LEVEL 20 STORAGE PLAN
1:300

IMPORTANT NOTES

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CONSTRUCTION CERTIFICATE

1

DATE	10/11/2023	DESIGNER	ARCHITECT
BY	10/11/2023	DATE	10/11/2023

CRDS ARCHITECTURE

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CLIENT

GW NATIONAL PARK PTY LTD

PROJECT

ONE

NATIONAL PARK STREET, NEWCASTLE

DRAWING TITLE

STORAGE PLAN - LEVEL 19 TO LEVEL 21

SCALE	DATE	DRAWN	CHECKED
1:300 @A1	10/11/2023	PM	LK

JOB	DRAWING	REVISION
19022	CCA27-006	B

A
03 February 2023
14:11:00 UTC
J01

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CLIENT
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PROJECT ONE NATIONAL PARK STREET, NEWCASTLE	DRAWING TITLE BIKE PARKING PLAN - GROUND MEZZANINE
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SCALE As indicated @A1	DATE 03 February 2023	DRAWN Author	CHECKED Checker
JOB 6000	DRAWING DA 027 502		REVISION A



 Individual bike storage (0.8 x 2m) within apartment storage unit

 Wire mesh fence cage storage unit allocated to apartments

BIKE PARKING	
GROUND LEVEL	37
GROUND MEZZANINE	29
LEVEL 1	54
LEVEL 2	55
LEVEL 3	58
	233

Attachment 2 – Newcastle City Council RFI – Traffic and Parking Summary

Hi Jeff,

Council have issued us a fairly hefty RFI in relation to our One National Park project, and there are a few items around traffic and parking. We have made the decision to show all those parks that were calling non-standards as stacked parking, which will increase our overall parking numbers. Council have requested the following in relation to traffic and parking that are relevant to you.

- The applicant is to submit an addendum traffic and parking report which reflects the proposed changes, including the additional car parking and traffic impacts. – We will provide you with the updated plans once finalised, this might just be a check on widths and parking numbers etc- updating what we already have
- An operation management plan is to be provided which details how the stacked car parking for the commercial component will practically be managed. – Have you done one of these for any other developments that can be used for this one?
- The applicant is to provide details of the residential bicycle allocation, this is to be specified within the amended reports and clearly nominated on the floor plans. – Will be shown on the plans, may just need to update report

Further to these, do you have any justification around not needing to provide end of trip facilities for a development of this type? Commercial space is minor and EOTF are rarely used in our developments.

Give me a call if you need any clarification.

Sam Coles

Town Planner

Attachment 3 – Draft Operational Management Plan – On-site Car Parking

Site: - ONE Mixed Use (commercial and residential) Building

Address: - 1, 17 & 19 National Park Street and 484 King Street, Newcastle West

Car Park Type: - Secure Private Car Park for residents, staff and invited visitors.

Security Control: – Roller Style Gate at Car Park Entrance on Ground Level
– Swipe Card or Pass Code Security Entrance (to be determined).

Responsibility: - The building manager or an assigned representative will be responsible for the implementation and review of this Operational Management Plan

Management Strategies: -

- ◆ Ground Level Car parking for commercial tenant / staff and visitor parking as well as electric vehicle charging.
- ◆ 26 commercial spaces and 7 unrestricted visitor car parks and 13 electric vehicle charging stations provided.
- ◆ Commercial spaces, except the stacked commercial spaces, will be available for residential visitor use between the hours of 5 pm and 7 am daily.
- ◆ Stacked commercial spaces will be allocated to a single tenancy and the management of the use of these spaces will be the responsibility of the tenant or nominated representative and the tenancy staff.
- ◆ Stacked residential parks will be allocated to single units.
- ◆ Should issues arise with car parking allocation on ground level then the building management will employ a parking attendant to monitor and enforce the use of commercial and visitor car parking.
- ◆ Mezzanine Level parking to Level 3 parking will be assigned to residential unit parking.
- ◆ All disputes / enquiries regarding this operational management plan for on-site car parking and any other on-site car parking matters will be mediated and/or determined by the building manager with the decision of the building manager being final.

