



2 December 2019

General Manager
Newcastle City Council
PO Box 489
Newcastle NSW 2300

Attention: Ian Clark

KING STREET (MR188): DA 2019/01169, 14 STOREY MIXED USE DEVELOPMENT, LOT: 1 DP: 826956, 309 KING STREET NEWCASTLE

Reference is made to Council's letter dated 15 November 2019, 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 proposal to be for:

- Demolition of the existing NEX Club car park, and construction of:
- 286 parking spaces,
- two 14 storey towers with commercial, café, restaurant, medical centre, 114 bed seniors aged care facility, 82 x 2 and 3 bedroom independent living units, 166 general residential apartments, and ancillary recreation facilities.

Roads and Maritime Response

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

King Street (MR188) is a classified Regional road, Bull and Ravenshaw Streets are local roads. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*. Roads and Maritime has reviewed the referred information and raises no objection to the proposal as it is considered that there will not be a significant impact on the nearby State road network.

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.
- Access is proposed from King Street. Council should consider access from the local road network and not King Street.
- 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. Roads and Maritime recommend that a Construction Traffic Management Plan be conditioned to include, but not be limited to, the following:
 - Impact of road / lane closures on King Street and the nearby signals, such King Street at Union Street and King at Steel Street,
 - Impact of road / lane closures on Bull Street given the proximity to the Newcastle Fire Station,
 - Details of the heavy vehicle route to and from the site,
 - Plan noting the likely sites under construction at the same time, and coordination of Traffic Control Plans if required.
- Roads and Maritime note that there have been a significant number of development applications lodged / approved for large mixed use developments, within the Newcastle City Centre as defined in The City of Newcastle's Section 94A Development Contributions Plan 2009 (updated July 2017). These applications result in an increase in the commercial and retail, and a significant increase in the number of apartments within the city centre.
- A review of the Contributions Plan highlights that no funds are to proposed to contribute towards improvements to congestion and public transport within the Newcastle City Centre. Roads and Maritime recommend that a comprehensive traffic and transport study be undertaken within the city centre to determine upgrades required within the city centre and on the connecting state roads to ensure that the impact of the continuing intensified development is mitigated.
- Council should have consideration for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections)* and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.

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 Marc Desmond on 0475 825 820 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region