

Memo

TO: Hunter Central Coast Regional Planning Panel

FROM: Manager, Regulatory Planning & Assessment

DATE: 15 April 2020

SUBJECT: **PSHCC-31 – Newcastle - DA2017/00701.02 & PSHCC-27 – Newcastle - DA2019/01150**

Dear Chair,

Thankyou for considering the above items at the Panel's meeting on Wednesday 8 April 2020. The Panel have requested clarification and further information on the rationale behind the amendment to Condition 19.

It is proposed to amend condition 19 of DA2017/00701 in relation to parking. It is noted that this condition relates to the operation of the hotel as per DA2019/01150 as the consents are related due to a concept approval for the site. The proposed amendment is based on the following response from City of Newcastle's Senior Development Engineer in relation to an assessment of the road network and parking in the vicinity of the subject site.

Road network - Model data

The early requirement for the applicant to supply modelling data to assess the operation of the local road network pre and post development is no longer required on the basis that this modelling has largely been undertaken as part of the Concept Plan approval and more recently under Stage 1. It is also acknowledged that the peak traffic periods for the operation of the hotel would generally not coincide with that of the residential units.

Parking

A written submission from the applicant SJB Architects dated 7 April 2020 in relation to parking for the hotel was reviewed. Essentially the applicant is arguing for a reduction in hotel parking based on the site historically not having parking and the proposed hotel being comparable with that of a 5 star hotel located in Sydney and therefore the application of a parking rate of 0.2 spaces per room is appropriate for the development.

As stated in earlier advice the argument for a parking concession based on the adaptive reuse of an historic building is not supported as staff /customers of the former David Jones building site utilised an adjacent multi-level parking station. This multi-level parking station is being demolished and rebuilt under Stage 1 and therefore this car park should cater for the parking demands of the proposed hotel. Furthermore, in relation to the parking rate for the hotel the Newcastle City Centre is not considered to be comparable with that of Sydney in terms of alternate transport options and the associated supporting networks despite the recent introduction of light rail.

Currently the use of a private motor vehicle over public transport remains the preferred option although it is acknowledged that the transition to alternate transport options by people is increasing and will continue to do so over time. On this basis the use of the parking rate of 0.5 spaces per room as detailed under Council's DCP is recommended with an initial parking provision for the hotel of 37 spaces and a requirement for a further 10 spaces to be provided in Stage 3. Assuming the proposed hotel is operation by the time Stage 3 is lodged the applicant will have the opportunity to approach Council for a possible review of parking for the hotel supported by operational parking surveys. A similar approach has been taken for residential visitor parking.

It is determined the site can satisfactorily provide for parking in future stages as outlined in condition 19.

Should you require any further information on this matter please contact Priscilla Emmett, Development Assessment Section Manager on 02 4974 2763.

Michelle Bisson

MANAGER REGULATORY PLANNING & ASSESSMENT