

13 July 2021

Chief Executive Officer  
City of Newcastle  
PO Box 489  
Newcastle NSW 2300

**Attention: Elle Durrant**

**DARBY STREET (MR188): MA2021/00192, REDEVELOPMENT OF ART GALLERY,  
MULTIPLE LOTS, 1 LAMAN STREET, COOKS HILL 2300**

On 22 June 2021 TfNSW accepted the referral by City of Newcastle (Council) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for comment. This letter is a submission in response to that referral.

TfNSW understands the proposal to be for modifications to the proposed expansion of Newcastle Art Gallery including reconfiguration and amendment to the internal layout.

TfNSW Response & Requirements

TfNSW'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.

Darby Street (MR188) is a classified (Regional) road. Council is the roads authority for this road and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the referred information and request Council consider the following comments prior to determining the application:

- The proposed site access arrangements for heavy vehicles creates a safety hazard for road users and pedestrians. The following comments highlight the safety concerns:
  - The reversing paths for the proposed loading area require vehicles to utilise the incorrect side of road.
  - Reversing movements into a loading dock in a highly pedestrianised location are considered unacceptable.

- The proposed design relies on vacancy in Queen Street. That is, the loading vehicle movement would be restricted by vehicles queued at the Traffic Control Signals in Queen Street, kerbside parked vehicles or vehicles moving through the street from the public car park or other land uses in the vicinity.
- The proposed design would adversely affect the classified road as delivery vehicles block the northbound through movement on Darby Street, which would result in queues at the Traffic Control Signals and decreased efficiencies.

Accordingly, the proposed design should be amended to ensure that all vehicles enter and exit the site in a forward direction, including delivery vehicles and waste trucks.

TfNSW notes that the proponent may investigate an opportunity to use the existing public carpark to accommodate on-site turning paths for the delivery vehicle which would limit the impact on Queen Street.

TfNSW welcomes the opportunity to work with the proponent to formulate an appropriate solution that addresses the abovementioned safety issues and is in accordance with Council's assessment requirements.

Should you require further information please contact Louis Todd, Development Services Case Officer, on 4908 7688 or 0409 874 993 or by emailing [development.hunter@transport.nsw.gov.au](mailto:development.hunter@transport.nsw.gov.au).

Yours sincerely



**Kylie-anne Pont**

A/ Team Leader Development Services  
Development Services North