

Traffic Engineer Referral Response

Application Number:	DA2023/0023
Proposed Development:	Change of use of Level 1 of a hotel (The Newport) from residential accommodation to office/staff rooms including minor internal works
Date:	27/04/2023
Responsible Officer	
Land to be developed (Address):	Lot 1 DP 72587 , 1 Kalinya Street NEWPORT NSW 2106 Lot 1 DP 527172 , 1 Kalinya Street NEWPORT NSW 2106

Officer comments

The development has been subject to a number of applications over the years with alterations and additions to the existing hotel including internal refurbishments. Consent No. N0103/16 included the removal of internal walls and installation of a new mechanical plant room on Level 1. Historically Level 1 had been used as hotel accommodation, however it has not been used for such purposes for over ten years. The current Development Application proposes the change of use of Level 1 of the hotel building to office/staff rooms, supporting the use of the hotel as a commercial premises.

The alterations associated with this change of use include:

- demolition of three internal walls and some wash/WC amenities
- construction of an internal wall to create a plant room
- construction of internal columns to office/meeting room including internal refurbishments.
- internal fit-out of office, staff rooms, meeting rooms and locker room.

The Statement of Environmental Effects does not provide any further details or information regarding traffic and parking. The development currently has an on-site car park for visitors and staff and there is also the Queens Street/Kalinya Street Council car park as well as on-street parking nearby. The internal alterations associated with this change are considered to be minor and are unlikely to have any significant impacts to traffic and parking.

The proposal can be supported subject to the recommended Conditions.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

DEVELOPMENT CONSENT OPERATIONAL CONDITIONS

Traffic Management

Traffic management procedures and systems must be in place and practised during the course of the project to ensure safety and minimise the effect on adjoining pedestrian and vehicular traffic systems.

These procedures and systems must be in accordance with AS 1742.3 2009 Manual of Uniform Traffic Control Devices and Council's Development Control Plans.

Note: A plan of traffic management is to be submitted to and approved by the Certifier.

Reason: To ensure pedestrian safety and continued efficient network operation.

Staff and Contractor Parking

The applicant is to make provision for parking for all construction staff and contractors for the duration of the project. All Staff and Contractors are to use on-site parking where available.

Reason: To ensure minimum impact of construction activity on local parking amenity.

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Work Zones and Permits

Prior to commencement of the associated works, the applicant shall obtain a Work Zone Permit where it is proposed to reserve an area of road pavement for the parking of vehicles associated with a construction site.

A separate application is required with a Traffic Management Plan for standing of construction vehicles in a trafficable lane and a Roads and Maritime Services Work Zone Permit shall be obtained for State Roads.

Reason: To ensure Work zones are monitored and installed correctly.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Ongoing Management

The applicant shall be responsible in ensuring that the road reserve remains in a serviceable state during the course of the demolition and building works.

Reason: To ensure public safety.