

Mr Bill Mackay  
Manager - Planning Assessment  
City of Sydney Council  
GPO Box 1591  
Sydney NSW 2001

**Attention:** Rebecca Thompson

Dear Mr Mackay

**Amended Stage 1 State Significant Development Application (SSDA) and Response to Submissions for 201-217 Elizabeth Street, Sydney NSW 2000 (D/2017/349, SSD 8105)**

Thank you for your letter dated 14 November 2017, requesting Transport for NSW (TfNSW) review and comment on the above.

The following comments and recommendations are provided for Council's consideration.

**Proposed Hotel Pick up/Drop off and Car Park/Loading Dock Access Arrangement**

Comment

The applicant has revised the proposed hotel pick up/drop off and car park/loading dock arrangement to provide the following:

- Two driveway crossovers along the Castlereagh Street bus stop to provide an at-grade hotel pick up/drop off facility and basement car park/loading dock; and
- A split bus stop arrangement along Castlereagh Street to accommodate the proposed exit driveway for the hotel pick up/drop off facility and car park/loading dock.

The applicant has advised that the proposed split bus stop arrangement would continue to operate in a similar way to existing conditions.

TfNSW advises that the proposed split bus stop arrangement would substantially restrict the operation of bus services at the subject bus stop and consequently TfNSW does not support the proposed split bus stop arrangement. TfNSW advises that the applicant should amend the design of the proposed hotel pick up/drop off and car park/loading dock arrangement to retain the existing conditions of the bus stop.

Recommendation

TfNSW advises that it does not support any changes that will have an adverse impact on the bus stops on Castlereagh Street. Therefore, TfNSW requests that the applicant be conditioned to consult with the City of Sydney and the Sydney Coordination Office to investigate a hotel pick up/drop off and car park/loading dock arrangement which minimises impacts to bus operations, general traffic, cyclists and pedestrians, prior to design competition or any Stage 2 Development Application lodgment for the subject site.

TfNSW recommends that the applicant be conditioned to prepare a car park and loading dock management plan to include the following (not limited to):

- Swept paths of vehicles entering and exiting the hotel pick up/drop off facility and car park/loading dock;
- Management of queuing along Castlereagh Street as a result of the proposed hotel pick up/drop off facility and car park/loading dock arrangement;
- The details of alternate car parking locations and loading zones to redirect vehicles due to extensive queuing at the access to car park;
- Management of incidents at the access to the hotel pick up/drop off facility and car park/loading dock;
- Loading dock management details including service vehicle movements during peak periods;
- Management of conflicts between cars accessing the car park and vehicle movements to/from the loading dock; and
- Management of conflicts between vehicles accessing the site and pedestrian movements along Castlereagh Street.

### **Impact on Bus Services**

#### Comment

The Transport Study for the proposed development has forecast the split of vehicle traffic generated from the proposed development at the intersections surrounding the development site. The study states the following in respect of the proposed vehicle traffic generation:

- At each of the intersections the maximum additional development traffic would be 33 vph during the morning period and 45 vph during the evening period;
- Due to the minute increases to the traffic volumes at traffic movement level, any intersection modelling software (such as SIDRA) is unlikely to register the changes in the intersection performance;
- The modelling results are not expected to return any meaningful intersection performance output; and
- At the expected low volume of additional traffic, the four nearby intersections nominated by Council for further assessment would continue to operate with similar performance to existing condition.

TfNSW advises that the development site is surrounded by three core bus corridors within the CBD, namely Elizabeth Street, Park Street and Castlereagh Street which intersect at the development site. Each corridor accommodates a significant number of bus services and TfNSW advises that even small increases in traffic at intersections along these corridors could impact bus services.


TfNSW advises that there is insufficient information for TfNSW to determine if bus services would be impacted by the proposed traffic generation.

#### Recommendation

TfNSW requests that the applicant provides further information regarding the impact of the traffic generated by the proposed development on bus services and the means by which any impacts to bus services may be mitigated.

If you require further clarification regarding this matter, please don't hesitate to contact Tim Dewey, Acting Principal Manager Land Use Planning and Development on 0402 388 223.

Yours sincerely



11/01/18

Steven Issa  
**A/ Coordinator General**  
**Transport Coordination**