

Attachment A

**Transport for NSW Response –
Planning Proposal**



6 May 2021

TfNSW Reference: SYD21/00498/01
Council ref: 2020/567423

Ms Monica Barone
Chief Executive Officer
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Attention: Tim Wise

Dear Ms Barone,

PLANNING PROPOSAL: 92-98 BROUGHAM STREET, POTTS POINT

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the above proposal, which was referred to us in Council correspondence dated 11 January 2021, and apologise for the delay in responding.

TfNSW has reviewed the submitted documentation and notes that this planning proposal seeks to amend Schedule 1 of the Sydney Local Environmental Plan 2012 to permit the additional use of *hotel and motel accommodation* at 92-98 Brougham Street, Potts Point. This site is currently zoned R1 - General Residential under which *hotel or motel accommodation* (a type of *tourist and visitor accommodation*) is prohibited.

As such, this planning proposal aims to facilitate a future hotel proposal across a larger combined development site that includes two adjoining sites zoned B4 – Mixed Use, at 169 and 171-173 Victoria Street (the latter being the vacant Piccadilly Hotel).

Comments on the proposal are provided in **Attachment A** for Council's consideration, which should be addressed at the development application stage.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Supun Perera would be pleased to assist you via email at: supun.perera@transport.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink that reads 'Cheramie Marsden'.

Cheramie Marsden
Senior Manager Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney Division

Attachment A: TfNSW Comments on Planning Proposal at 92-98 Brougham Street, Potts Point
(Provided May 2021)

Kerbside Use

The Traffic Impact Assessment states that both loading and the pick-up / set-down of passengers (by coach or otherwise) is expected to occur on Victoria Street due to site constraints including heritage. It also notes that no onsite car parking is proposed for similar reasons, and also due to the proximity of good public transport (including Kings Cross station).

If the proposal proceeds, the following matters should be addressed as part of any future development application:

- Promotion of safe and efficient operation of the loading and pick up/ drop off area to minimise disruption to traffic;
- Management of any queuing along Victoria Street, due to vehicles accessing the loading zone;
- Management of any queuing along Victoria Street, due to vehicles accessing the pick-up/ drop off area; and
- Discussion on any requirements for coach servicing (if any).