

Ref: 20/004

24th January 2020

KDC Planning Development Property
Suite 2B, 125 Bull Street
NEWCASTLE WEST NSW 2302

Attention: - Naomi Weber

Dear Naomi,

RE: Traffic and Transport Access Assessment Addendum – Mixed Use Development - 21 Honeysuckle Drive, Newcastle (SSD 8019).

As requested Intersect Traffic has reviewed the amended plans for the above development and assessed the traffic, parking and access impacts of the changes to accompany Modification 3 to SSD 8019. The following addendum to the original Traffic and Transport Access Assessment for the project prepared by SECA Solutions (November 2017) is provided to support the modification application to modify the development consent for the project.

In preparing this addendum the following documents have been reviewed and / or referenced;

- *RTA's Guide to Traffic Generating Developments (2002);*
- *Newcastle City Council's DCP (2012);*
- *Traffic and Transport Access Assessment – Mixed Use Development 50 Honeysuckle Drive, Newcastle – SECA Solutions (November 2017);*
- *Basement Floor Plan – 50 Honeysuckle Drive, Newcastle by SJB Architects Job No. 5485 Drawing DA-0200 Revision 19 dated 08/01/20; and*
- *Ground Floor Plan – 50 Honeysuckle Drive, Newcastle by SJB Architects Job No. 5485 Drawing DA-0201 Revision 19 dated 08/01/20;*

Introduction

Intersect Traffic has been engaged by KDC Pty Ltd on behalf of Doma Group to prepare a traffic assessment for a proposed modification to the approved mixed use development known as 21HD (50 Honeysuckle Drive, Newcastle). Presentation of this assessment within this correspondence represents an addendum to the original Traffic and Transport Access Assessment (SECA Solutions November 2017) prepared for the development and therefore should be read in conjunction with the previous assessment.

This assessment identifies the proposed changes to the development and assesses the impact of these changes on traffic flows in the area, on-street car parking in the vicinity of the site and the access to the local road network.

Development Changes

From a review of the plans and advice from KDC Pty Ltd the proposed changes to the approved development involves the following:

- Amendments to carparking layout including conversion of storage to carparking at the Basement Level;
- Minor amendments to carparking configuration for the terraces at Ground Level; and
- Revision of bicycle parking to be aligned with the Newcastle Development Control Plan 2012 (DCP 2012).

The approved development provided 190 on-site car spaces (as approved under MOD 1 SSD 8019) while the modified development will provide 257 on-site car parking spaces split as follows;

- 15 Accessible spaces;
- 207 Residential spaces;
- 5 Retail spaces; and
- 30 Visitor spaces.

The development does not alter the residential unit mix (retains 48 one bedroom apartments, 60 two bedroom apartments and 46 three and four bedroom apartments).

Traffic Generation and Impact

The proposed modified development does not change in terms of the number and type of apartments being provided as well as the floor area of the commercial space. Therefore, the modified development will not generate any increase in traffic on the local road network therefore will have no impact on the effectiveness or efficiency of the adjoining road network.

The additional car parking spaces are only provided to meet the expected real peak parking demand generated by the development and reduce the developments reliance on on-street car parking to meet the expected peak parking demand.

It is noted that many of the identified additional spaces form part of previously approved oversized car parks, which were intended to be allocated to the larger apartments. The previous arrangement was designed to facilitate a flexibility of use for these apartments, i.e. for storage or for tandem parking. Subsequent market research indicates that the configuration of these spaces are not the preference for purchaser, but that apartment owners seeks specific identification of these spaces as a parking space. Accordingly, now that these spaces are now identified as separate car spaces and not as a flexible storage option, for completeness these spaces are included in the revised Gross Floor Area (GFA) calculations.

On-site Car Parking

The proposed modification to the development involves the provision of an additional 67 on-site car parking spaces to be used as additional residential parking, based upon 190 car spaces being approved under MOD 1 SSD 8019. The modification is designed to reduce the impact of the development on the availability of on-street and public car parking in the vicinity of the site. This demand is being generated by the market demands for car parking within residential apartment developments whereby most buyers are requiring two residential car spaces for two, three- and four-bedroom apartments. Therefore, the impact for Department of Planning, Industry and Environment (the Department) if not supporting this modification is to place additional, unnecessary pressure on on-street car parking in an area where the demand for such parking is already high. This itself would be detrimental to many of the nearby businesses within the Honeysuckle entertainment precinct.

It is noted from the Traffic and Transport Access Assessment (SECA Solutions November 2017) that under the Newcastle City Council DCP (2012) the development is required to provide 190 spaces therefore the provision of 257 spaces as proposed in this modification is still compliant with the Newcastle DCP (2012), and results in a surplus of 78 spaces.

Having reviewed the amended plans it is also concluded the proposed on-site car parking is fully compliant with the requirements of *Australian Standard AS2890.1-2004 Parking facilities – Part 1 Off-street car parking*.

Access

The proposed modification to the development does not change the proposed access conditions for the on-site car parking to Honeysuckle Drive. These have been previously assessed within the Traffic and Transport Access Assessment (SECA Solutions November 2017) as suitable and appropriate for the development and were approved in the development consent for the proposal. It is therefore reasonable to conclude the proposed access arrangements for the modified development are suitable and appropriate for the development.

Further having reviewed the proposed access arrangements it is considered they would be fully compliant with the requirements of *Australian Standard AS2890.1-2004 Parking facilities – Part 1 Off-street car parking*.

Conclusions

This traffic assessment of the proposed modified mixed use development known as 21HD – 50 Honeysuckle Drive, Newcastle has concluded;

- The modified development will not generate any increase in traffic on the local road network therefore will have no impact on the effectiveness or efficiency of the adjoining road network.
- The provision of 257 on-site car spaces is still compliant with the Newcastle DCP (2012).

- The proposed on-site car parking is fully compliant with the requirements of *Australian Standard AS2890.1-2004 Parking facilities – Part 1 Off-street car parking*.
- The modification is designed to reduce the impact of the development on the availability of on-street and public car parking in the vicinity of the site.
- The proposed access arrangements for the modified development remain unchanged from the approved development and are suitable and appropriate for the development.
- The proposed access arrangements are fully compliant with the requirements of *Australian Standard AS2890.1-2004 Parking facilities – Part 1 Off-street car parking*.

Recommendation

Having undertaken this assessment of the traffic, parking and access impacts of the proposed modification to 21HD – 50 Honeysuckle Drive, Newcastle it is recommended the proposed modifications can be supported as the development provides sufficient and suitable on-site car parking and will not adversely impact on the local road network when compared to the approved development. It also still complies with the relevant requirements of Newcastle City Council and Australian Standards.

For further information or clarification please do not hesitate to contact me on 0423 324 188.

Yours sincerely



Jeff Garry

**Director
Intersect Traffic**

