



25 February 2019

Planning Services - Key Sites Assessments
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Ellen Mannix

HONEYSUCKLE DRIVE (LOCAL ROAD): SSD 8999 – RESPONSE TO SUBMISSIONS, TWO EIGHT-STOREY MIXED USE BUILDINGS AND ONE SINGLE-STOREY RETAIL BUILDING CONTAINING GROUND FLOOR RETAIL PREMISES, 92 RESIDENTIAL APARTMENTS, TWO BASEMENT LEVELS OF PARKING CONTAINING 190 SPACES, PT LOT: 2000 DP: 1145678, 35 HONEYSUCKLE DRIVE, NEWCASTLE

Reference is made to the Department of Planning & Environment's (the Department) email dated 20 February 2019, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the proposal to be for the construction of two eight-storey mixed use buildings containing ground floor retail, 92 residential apartments and two basement levels containing 190 car parking spaces. An additional single-storey retail building is also proposed.

Roads and Maritime Response

Transport for NSW and Roads and Maritime'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.

Honeysuckle Drive is a local collector road under the control of the City of Newcastle, and experiences heavy traffic volumes in peak hours. On 13 September 2018, Roads and Maritime provided the following comment to the Department during the Notice of Exhibition period:

The proposed direct access from Honeysuckle Drive is undesirable for all road users (including pedestrians) particularly when the opportunity exists for the provision of a signalised side access road which can improve management of traffic flows and the overall efficiency of the road network.

This advice was also provided to the Department during the request for SEARs on 10 January 2019. Reviewing the Response to Submissions, it appears that the option has not been pursued. It is also noted that Council have not raised this as an option within their correspondence. Accordingly, Roads and Maritime have no further comments in relation to this proposal.

Advice to the Department

Roads and Maritime recommends that the following matters should be considered by Council in determining this development:

- Roads and Maritime has no proposal that requires any part of the property.
- Council should ensure that appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Council should have consideration for appropriate sight line distances in accordance with the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for Council to consider.
- Should any work need to be undertaken outside the property boundaries of the subject site, the developer is to engage with Roads and Maritime Services. All such works shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council.

Note, should a fourth leg extension from the existing Steel Street traffic control signals be sought as part of this proposal, detailed designs should be submitted for Roads and Maritime's consideration prior to the issue of any consent.

On determination of this matter, please forward a copy of the Notice of Determination to Roads and Maritime for record and / or action purposes. Should you require further information please contact Marc Desmond on 0475 825 820 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region