



16 July 2019

Department of Planning, Industry & Environment
Key Sites and Industry Assessments
GPO Box 39
Sydney NSW 2001

Attention: James Groundwater

SSD 10251 – NOTICE OF EXHIBITION - ALTER APPROVED RESIDENTIAL DWELLINGS TO SERVICED APARTMENTS, INCLUDING ALTERATIONS AND ADDITIONS, LOT: 22 DP: 1072217, 42 HONEYSUCKLE DRIVE, NEWCASTLE

Reference is made to Department of Planning, Industry and Environment's (the Department) email dated 11 July 2019, referred to Roads and Maritime Services (Roads and Maritime) for comments in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime have reviewed the provided documents, including the Traffic Addendum by TTPP dated 19 June 2019. It is understood that the proposal is for amendment to the existing approved SSD to allow for the following:

- Increase the number of hotel rooms from 148 to 152,
- Reduce the number of residential apartments from 52 to 0,
- Increase the number of serviced apartments from 7 to 60,
- Increase the retail GFA from 101sqm to 187sqm,
- Increase the overall parking spaces from 234 to 237 spaces.

Roads and Maritime response & requirements

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 road. Council is the roads authority for this and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*. Roads and Maritime has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

In making this recommendation, it is noted that whilst there is significant pressure on the operation of Honeysuckle Drive and in particular its intersection with Stewart Avenue, the trip generation of the approved and proposed developments are substantially similar.

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 Hunter Land Use on 4908 7688 or by emailing development.hunter@rms.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Marler', with a large loop at the start and a trailing flourish.

Peter Marler
Manager Land Use Assessment
Hunter Region