



9 March 2018

Department of Planning & Environment
Key Sites Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Amy Watson, Team Leader

HONEYSUCKLE DRIVE (LOCAL ROAD): SSD 8440, MIXED USE DEVELOPMENT, LOT: 22 DP: 1072217, 42 HONEYSUCKLE DRIVE, NEWCASTLE

Reference is made to Department of Planning and Environment's ('DPE') letter dated 2 February 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the proposed development to be for the construction of a nine-storey building for mixed-use development, comprising:

- A ground floor retail premises with kitchen facilities and outdoor dining space;
- Hotel comprising a total of 147 hotel rooms and 7 serviced apartments;
- 52 apartments including a mix of one, two and three bedroom typologies;
- 220 carparking spaces associated with the uses on site, provided within the building; and
- 25 surplus carparking spaces available for public use.

Roads and Maritime response

Transport for NSW and Roads and Maritimes 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 road 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.

Advice to DPE

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

- Roads and Maritime has no proposal that requires any part of the property.
- DPE 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, on-site storage of vehicles on approach to security / boom gates, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for the consent authority to consider.
- All works associated with the development shall be undertaken at full cost to the developer and no cost to Roads and Maritime or Council.
- DPE should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by the Newcastle Light Rail. In this regard, the developer, not Roads and Maritime or Transport for NSW, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, Roads and Maritime recommends that DPE apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

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 email at development.hunter@rms.nsw.gov.au.

Yours sincerely



Peter Marler
Manager Land Use Assessment
Hunter Region