



13 September 2018

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

Attention: Brendon Roberts / Emily Dickson,

HONEYSUCKLE DRIVE (LOCAL ROAD): SSD 8999, 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 Department of Planning and Environment's ('DPE') letter dated 20 August 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment. Apologies for the delayed response.

Roads and Maritime understands the development 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.

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.

Roads and Maritime response

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.

Notwithstanding the above, Roads and Maritime recommend that DPE consider the broader traffic and transport impacts on Honeysuckle Drive following ultimate development of the Honeysuckle Precinct.

Honeysuckle Drive is a collector road and will experience heavy traffic volumes in peak hours. The proposed direct access from Honeysuckle Drive is therefore 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.

As raised in Roads and Maritime's previous correspondence dated 10 January 2018 in response to the SEARs request Roads and Maritime identified the potential for the planned traffic controls signals ('TCS') at Honeysuckle Drive and Steel Street to be upgraded to provide a fourth (north) leg. The signalised T-

intersection has now been completed and Roads and Maritime recommends that the additional leg be constructed by the developer to accommodate left-in / left-out and through movements for future occupants of the development to both the northeast (subject site) and northwest of the intersection. Accordingly, it is recommended that DPE consider the proposed design be amended to include access from a northern leg to promote efficient and safe travel for all road users and future occupants of the site.

Advice to DPE

Roads and Maritime recommends that DPE consider the following advice and seek further clarification or comment about the following matters from Council (the relevant roads authority) before 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 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

cc. General Manager, Newcastle City Council