

NEWCASTLE CITY COUNCIL

DEVELOPMENT & BUILDING GROUP

MEMO TO: DAVID PAINE

FROM: JEFF GARRY

DATE: 11th JULY 2011

SUBJECT: DA 08/X003 - TRAFFIC ASSESSMENT – 16, 16A & 16 B
HONEYSUCKLE DRIVE, NEWCASTLE – HONEYSUCKLE CENTRAL
S75.

David,

A traffic assessment of this amendment application (DOP approval) has been completed and the following advice is provided for your attention.

Proposal

The proposal involves small changes to approved building including deletion of two car park accesses.

Assessment Scope

- Section 75W planning report by Insite dated March 2011.
- RTA advice dated 20 June 2011.
- Traffic advice from Better Transport Futures dated 10 March 2011.

Traffic, Parking & Access

The changes to the floor areas for the building are minor and the traffic review carried out by better transport Futures has determined that;

1. The additional traffic generated from the site is minor and will not have an adverse impact on traffic flows.
2. The new car parking requirement for the development is 375 spaces and the proposal provides an excess of 67 spaces (443 total). Therefore the proposal will not generate an on street parking demand in the area.
3. The new proposed single access to the car park is acceptable.
4. The reduction of vehicular accesses to the site will improve pedestrian conditions in the area (less conflict points).

The findings of this traffic review are not challenged and Council has always supported the reduction of vehicular accesses to the site. However reverting to one access will require that appropriate rights of carriageway be applied to the car

parking areas to ensure all vehicles have the legal right to access across adjacent private property to reach their designated parking space.

The slight increase in GFA will also require that a slight increase in bicycle parking be provided as noted in the Insite report.

Recommendation

No objection is raised to the proposed amendment (Section 75 W) to Honeysuckle precinct. Apart from the condition specifying the approved plans the following points within Condition B9 need to be amended to read;

- On-site parking accommodation being provided for a minimum of 375 vehicles, inclusive of 6 disabled parking spaces in accordance with the parking layout standards indicated in Council's adopted Newcastle DCP 2005 (Element 4.1) and Australian Standard AS 2890.1-2004 Parking Facilities – part 1 Off street car parking.
- 112 bicycle storage spaces to be provided in accordance with the requirements of Council's adopted Newcastle DCP 2005 (Element 4.1), with the provision of male / female shower facilities and lockers.

A further dot point needs to be added to Condition B9 which reads as follows;

- The common driveway and manoeuvring aisles being the subject of appropriate reciprocal rights-of-way and the necessary survey plan and accompanying instrument under Section 88B of the Conveyancing Act being registered with the Land Titles Office prior to occupation of the premises, it being noted that the instrument is to provide that the right-of-way is unable to be relinquished, varied or modified without the concurrence of the Newcastle City Council.

Regards

Jeff Garry
CONSULTANT ENGINEER