



6 February 2018

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

Attention: Emma Butcher

MP06_0031 MOD4, THE DAN LAND, 290 TO 302 MINMI ROAD, FLETCHER

Reference is made to the Department's email dated 15 January 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands the development to be for the following amendments to the existing Major Project approval MP06_0031:

- Replace 6 of 8 super lots with residential lots and reconfigure remaining residential lots to create 112 residential lots and 2 super lots in Stage 10,
- Increase the total number of lots from 400 to 413 lots (including 2 super lots) across the entire estate,
- Provide an amended road layout including deletion of cul-de-sac and the creation of 2 internal loop roads,
- Indicative shared pedestrian and cycle ways,
- Associated changes to conditions.

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.

In accordance with the *Roads Act 1993*, Roads and Maritime has powers in relation to road works, traffic control facilities, connections to roads and other works on the classified road network. Minmi Road Fletcher is a local road. Council is the roads authority for this road and all other public roads in the area.

Roads and Maritime has reviewed the information provided and raises no objection to the proposed amendments to the Major Project conditions as it is considered there will be no significant impact on the classified road network.

Advice to Council

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

- Roads and Maritime has no proposal that requires any part of the property.
- The Department should Condition 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.

On the Department's 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

A handwritten signature in black ink, appearing to be 'Peter Marler', with a stylized circular flourish at the start.

Peter Marler
Manager Land Use Assessment
Hunter Region