



Ms Emma Butcher
Planning Officer
Modification Assessments
NSW Department of Planning and Environment
PO Box 39
SYDNEY NSW 2001

**Minmi Link Road Concept Approval (MP 10_0090 MOD 3) -
Modification Notification**

Dear Ms Butcher

Thank you for your letter 15 December 2017 requesting Transport for NSW (TfNSW) review and comment on the Modification for the concept approval for the subject development. Roads & Maritime Services will provide a separate response.

The focus of the subject modification application is to remove the condition to upgrade the Newcastle Link Road / Minmi Road intersection and the need for traffic assessment.

Roads & Maritime Services has previously reviewed and provided comment on the Concept Plan approval, maintaining that a traffic and transport assessment be submitted with the first development application and for each of the development stages (as indicated in Condition 1.31 of the Concept Plan Approval). TfNSW supports this position.

The overarching principal should be that development traffic will not result in unacceptable operation for the aforementioned intersection. Traffic analysis should be undertaken to demonstrate the operation of the existing intersection with current traffic conditions and additional demand from the development. This analysis is to be undertaken in close consultation with Roads & Maritime Services.

It is acknowledged that this intersection is within the draft Hunter Special Infrastructure Contribution scheme (SIC), currently on public exhibition. Funding collected through the SIC would only partially offset the cost of any infrastructure identified in the infrastructure schedule with the remainder funded by other means including direct allocations by NSW Government. Currently, there is no funding allocated for the upgrade of this intersection.

TfNSW would not support the removal of the condition requiring the intersection to be upgraded unless it could be shown that the existing intersection can operate with an acceptable level of service to Roads & Maritime standards.

Notwithstanding the above, even though the intersection is included as an item in the draft Hunter Region State Infrastructure Contribution scheme, the fourth leg of the intersection which provides direct access to the development should be fully funded by the developer.

If you have any further questions, Mr Lee Farrell, Transport Planner at TfNSW, would be pleased to take your call on (02) 8265 9943. I hope this has been of assistance.

Yours sincerely



9/2/2018

Mark Ozinga

**Principal Manager, Land Use Planning and Development
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