



5 March 2018

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

Attention: Emma Butcher

NEWCASTLE LINK ROAD (A15): MP10_0090 MOD 3, MINMI LINK ROAD CONCEPT APPROVAL, SECTION 75W MODIFICATION

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 Section 75W (s75W) modification application to be for amendment to Condition 1.31, to remove requirements for further traffic and access assessment prior to lodgement of subdivision applications.

Roads and Maritime response

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. The Newcastle Link Road is a classified (State) road and Minmi Road is an unclassified Regional road.

Condition 1.31 of MP10_0090 Instrument of Approval states:

1.31 The first development application for subdivision within each stage of the proposed development is to include a revised traffic and transport impact assessment prepared in consultation with Transport for NSW and the relevant Council(s). Each traffic assessment must include:

- *Details of traffic generation and distribution from all land uses proposed within that stage including retail, sporting facilities and education facilities.*
- *Intersection analysis and microsimulation modelling to determine the impact of the proposal on the existing regional and local road network.*
- *Proposed timing for upgrades of key intersections, in particular Newcastle Link Road / Woodford Street / Cameron Park Road and Newcastle Link Road / Minmi Road in accordance with RMS requirements.*
- *Details of any proposed upgrades to the network, including timing and funding arrangements, to accommodate the proposed development. This is to include identification of suitable pedestrian and cycle links across Minmi Road and Newcastle Link Road.*

This s75W application seeks to modify the condition to read:

Proposed Condition 1.31 The first development application for subdivision within each stage of the proposed development is to include a revised traffic and transport impact assessment prepared in consultation with Transport for NSW and the relevant Council(s). Each traffic assessment must include:

- *Details of traffic generation and distribution from all land uses proposed within that stage including retail, sporting facilities and education facilities.*
- *Details of any proposed connection points for pedestrian and cycle links across Minmi Road and Newcastle Link Road.*

Roads and Maritime has reviewed the information provided and objects to the proposed amendments to Condition 1.31. The development requires analysis and microsimulation modelling to identify impacts of the proposal on existing regional and local roads (as per the wording of the condition), and not exclusively to the Newcastle Link Road and its intersections.

It is noted that this development (in later stages) will be directly connected to this intersection through the fourth leg opposite Minmi Road. This, and the resultant traffic load as a result of the connection, shall be modelled to assist in determining the appropriate intersection upgrade.

Newcastle Link Road analysis

Roads and Maritime are currently undertaking a Corridor Strategy of MR82. This strategy will include analysis of the Newcastle Link Road. It is worth noting that the timeframe for delivery of this strategy will be early 2019.

Roads and Maritime are proposing to undertake a staged analysis of this strategy, anticipating the results of the Newcastle Link Road section of the strategy being available in the second half of the year. It is considered that on completion of the strategy, the outcomes of the analysis may be used towards satisfying Condition 1.31. Whilst this strategy may result in the applicant not having to undertake the analysis for the Link Road, it does not remove the requirement for the other roads within the area.

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



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Hunter Region