



16 July 2018

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

Attention: Emma Butcher

**NEWCASTLE LINK ROAD (MR82 / A15), MAIN ROAD (MR527 / B89) & MINMI ROAD (RR7771):  
MP10\_0090 MOD 3 – RESPONSE TO SUBMISSIONS**

Reference is made to the Department's email dated 1 May 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*.

Roads and Maritime understands the modification to be for the following amendments to Condition 1.31 of MP10\_0090 Instrument of Approval, with the amendments in bold.

- Requiring the microsimulation analysis to be undertaken once for the entire development, prior to the release of Stage 2 (Link Road South Precinct):

*Intersection analysis and micro-simulation modelling to determine the impact of the proposal on the existing regional and local road network. **Micro-simulation modelling is only required to be undertaken once incorporating the entire development, prior to the release of Stage 2 (Link Road South Precinct) unless otherwise agreed with the RMS.***

- Removal of the reference to providing timing for upgrades of key intersections:

*~~'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.'~~*

- Removal of the reference to upgrades to the road network:

*~~Details of any proposed upgrades to the road network, including timing and funding arrangements, to accommodate the proposed development. This is to include identification of suitable **connection points for pedestrian and cycle links across Minmi Road and Newcastle Link Road.**~~*

Roads and Maritime response

Roads and Maritime has reviewed the information provided and make the following comments:

- **Special Infrastructure Contributions (SIC)** - Any funds noted within the draft SIC as being collected towards an upgrade of the Newcastle Link Road and Minmi Road intersection should not be considered as either fully funding or part funding that intersection upgrade until such time that the draft SIC is finalised and adopted. Until such time that the SIC has been resolved and costings undertaken, it is not

known whether SIC funding will cover the full cost of the works. Roads and Maritime recommend that the microsimulation be undertaken to identify the impact of the development on the intersections and surrounding road network, and identify any potential apportionment of costs being met by the developers of any sites within the Cameron Park Area's 1 & 2 Urban Release Area's (URA), Edgeworth 2 URA within the Lake Macquarie LGA, and the southern URA's in the Newcastle LGA (Maps 001B and 002A from the Newcastle LEP 2012) that currently do not have consent for residential subdivisions.

- **Microsimulation** - The proponent has agreed to undertake the microsimulation modelling. The condition states that this modelling is to determine the impact on the existing regional and local road network, which does not limit the analysis to the Link Road & Minmi Road intersection.

Roads and Maritime recommend to satisfy the condition, the scope of the project to include the intersections within the following area:

- Newcastle Link Road from west of the Cameron Park Drive intersection to east of the Minmi Road intersection,
- Minmi Road between the Newcastle Link Road and Main Road,
- Main Road from west of Minmi Road to east of Neilson Street.

The analysis is to also model each intersection to determine upgrades (interim or ultimate) required to accommodate the increased demand created by the development.

Roads and Maritime considers that the microsimulation analysis needs to be updated at the commencement of each stage, unless it can be proven through the Traffic Report required for each stage that the findings of the microsimulation analysis are still relevant.

- **Intersection upgrades** – Roads and Maritime do not agree with the modification of Condition 1.31 to remove the requirement to upgrade key intersections or the road network.
- **The fourth leg** - Roads and Maritime comment that the fourth leg of the intersection is essentially a driveway to the future development on the northern side of the Newcastle Link Road, and as such, Roads and Maritime maintain that the developer shall fully fund this component of the upgrade.

It is noted that this leg does not currently connect into the land, as the leg terminates approximately 30 metres south of the property boundary.

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 Marc Desmond on 0475 825 820 or by email at [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au)

Yours sincerely



Peter Marler  
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Hunter Region**