



1 April 2019

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

**Attention: Emma Butcher**

**WEAKLEYS DRIVE (HW9): MP 06\_0199, MOD 2 – 30 LOT SUBDIVISION, LOT: 124 DP: 1180585, 27 CANAVAN DRIVE, BERESFIELD**

Reference is made to the Department's email dated 20 March 2019, 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* as the site area is greater than 20,000sqm.

Roads and Maritime understands the following:

- On 28 September 2008, Major Project approval (MP 06\_0199) was granted for a 90 lot Industrial Business Park subdivision.
- Aldi proposed a warehouse on several lots within the subdivision, and received approval on 23 February 2011 for an Aldi distribution centre. This proposal (MP10\_0042) reduced the number of lots within the subdivision from 90 to 56.
- Also on 23 February 2011, MP06\_0199 was modified (Mod 1) to reduce the number of lots within the concept plan approval to 56 lots.
- The Aldi distribution centre did not proceed, and the land has since been on sold.
- MP06\_0199 Mod 2 seeks the following amendments:
  - To subdivide the land from 1 into 30 lots, and
  - Remove any reference to the number of lots in the concept approval MP06\_0199.

#### 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.

Weakleys Drive (HW9) is a classified State road and Canavan Drive is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*. Roads and Maritime has reviewed the referred information and provides the following comments to assist the consent authority in making a determination:

- Roads and Maritime raise no objection to the subdivision of Lot 124 into 30 lots.
- Roads and Maritime do not agree to the Major Project MP06\_0199 approval being unlimited in the number of lots, as requested by the proponent. The impact on Weakleys Drive of any additional lots above the 90 lot limit is unknown as it has not been analysed.
- Roads and Maritime could consider an increase in the number of lots within the Concept Plan area, subject to a maximum number of lots being specified and a supporting Traffic Impact Assessment being submitted via the Department for review.

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 emailing [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely



Peter Marler  
**Manager Land Use Assessment**  
**Hunter Region**