

RP&A.B Cameron
Reference: ECM5816039
Phone: 02 4974 2637



2 January 2019

Casey Joshua
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By email: Casey.Joshua@planning.nsw.gov.au

Dear Casey,

MINMI LINK ROAD CONCEPT APPROVAL (MP10_0090 - MOD3)

I refer to your email to Council's Steven Masia dated 19 December 2018 and I thank you for providing the opportunity for Council to review and comment on the applicant's further response to submissions prepared by Winten (No. 21) Pty Ltd, dated 18 December 2018.

The following advice is provided on the basis of the applicant's proposed further amendment to Condition 1.31 and the proposed additional condition as detailed in the abovementioned Winten letter.

It is noted that Winten have agreed to undertake the required micro-simulation traffic modelling and have engaged a traffic consultant to undertake such modelling with a meeting with the Roads and Maritime Services (RMS) scheduled for 18 January 2019.

It is also noted that Winten have lodged development applications with City of Newcastle (DA2018/01351) and Lake Macquarie City Council (DA-2087/2018) for subdivision of all their remaining land holdings related to MP10_0090. Such applications, proposing over 2,000 new allotments, have been lodged without the required micro-simulation modelling contrary to existing Condition 1.31.

The knowledge to be gained from a comprehensive micro-simulation model that addresses the entire Minmi Link Road Estate and surrounds will be important and necessary for the RMS and the respective consent authorities when considering and determining the respective development applications.

It is considered appropriate and important that the micro-simulation modelling is completed and the scope of required upgrading works to the local and classified road network (both existing and proposed roads) including the timing for these works having regard to the proposed staged release of lots is fully understood before the respective development applications can be determined.

We remain of the opinion that existing Condition 1.31 was imposed by the Planning Assessment Commission (PAC) to aid and properly inform the RMS and the consent authority of the expected impacts of the development(s) on traffic and access and any necessary mitigation measures and, therefore, we do not support the proposed amendments to this condition.

Based on the reasons above, we also do not support the inclusion of the proposed additional condition in Part D of Schedule 2 of the approved Concept Plan (MP10_0090).

To assist the applicant, RMS, City of Newcastle and Lake Macquarie City Council in furthering our respective considerations of the above-mentioned development applications it would be greatly appreciated if the Department (or the PAC) would finalise considerations of the s75W application (MP10_0090 MOD3) lodged 10 January 2018 and make a determination in regards to this application in the near future.

Should you have any questions in relation to the above please contact me on (02) 4974 2637 or bcameron@ncc.nsw.gov.au, or Steven Masia on (02) 4974 2054 or smasia@ncc.nsw.gov.au following his return from leave on 29 January 2019.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Brian Cameron', with a long horizontal flourish extending to the right.

Brian Cameron
SENIOR DEVELOPMENT OFFICER