



18 March 2018

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

Attention: Casey Joshua

WINE COUNTRY DRIVE & HUNTER EXPRESSWAY LINK (MR220): MP10_0137 MOD 10, RESPONSE TO SUBMISSIONS - MODIFICATION TO HUNTLEE STAGE 1, WINE COUNTRY DRIVE, BRANXTON

Reference is made to the Department's email dated 28 February 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*.

On 31 October 2018, Roads and Maritime met with the developer, and understands the Mod 10 proposal to be for the following modifications to Major Project approval for Huntlee New Town Stage 1 (MP10_0137):

- Delay the requirement to upgrade the intersection of Wine Country Drive/Hex Link Road (A-1) from 750 dwellings to 1,000, or from 1 December 2018 to 1 June 2020 (whichever occurs first),
- Proposed interim left in left out intersection on the HEx Link Road, between the Hunter Expressway and Wine Country Drive.

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.

Wine Country Drive is a classified State road. Council is the roads authority for this and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*. On 3 November 2018, Roads and Maritime provided advice to the Department, providing in-principle support to the proposed amendments as detailed above through the following proposed amendments to the consent conditions:

E7. Road Network

a) Road Infrastructure Requirements

*iii) The Wine Country Drive / HEx Link Road (A-1) intersection shall be upgraded, to a 2 lane circulating roundabout prior to ~~725~~ **1000** dwellings for which a subdivision certificate has been issued, or ~~1 December 2018~~ **1 June 2020**, whichever occurs first.*

Roads and Maritime has reviewed the analysis and considers the proposed amendment to the condition will result an acceptable impact to the efficiency of the intersection. Roads and Maritime recommend that the WAD process commence immediately, as no further extensions to the lot threshold will be considered.

*x) HEx Link Road / Village 1 North access (A-6) intersection and link road shall be constructed during Stage 1. The intersection shall be a 2 lane circulating roundabout or traffic signals (intersection type to be determined by RMS). Further modelling will be required to provide the best outcome for the future operation of this intersection. The link road shall be one lane in each direction, allowing for a future additional one lane in each direction. (Required prior to the subdivision certificate of more than 1500 lots in Village 1). **An interim intersection such as a left-in / left-out can be provided prior to 1500 lots with the agreement of RMS, however this will be subject to upgrade to a roundabout or traffic signals prior to the subdivision certificate of more than 1500 lots in Village 1 unless otherwise agreed with RMS.***

Roads and Maritime consider the interim intersection will have minimal impact to the classified road network. Should the Department approve the proposed interim intersection and recommended road works, Roads and Maritime concurrence is required in accordance with Section 138 of the *Roads Act (1993)*. The works are to be designed in accordance with the *Austroads Guide to Road Design 2009* (with Roads and Maritime supplements) and relevant Australian Standards to the satisfaction of both Roads and Maritime and Council.

As road works are required on Wine Country Drive and the HEx Link Road (MR220), Roads and Maritime will require the developer to enter into a WAD with Roads and Maritime. Roads and Maritime would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the *Roads Act*, as applicable, for all works under the WAD (Attachment A).

Comment: It is requested that the Department advise the developer that the Conditions of Consent do not guarantee Roads and Maritime's final consent to the specific road work, traffic control facilities and other structures or works, for which it is responsible, on the road network. Roads and Maritime must provide a final consent for each specific change to the classified (State) road network prior to the commencement of any work.

The WAD process, including acceptance of design documentation and construction, can take time. The developer should be aware of this and allow sufficient lead time within the project development program to accommodate this process. It is therefore suggested that the developer work through this process as soon as possible with the Roads and Maritime.

- All road works under the WAD shall be completed prior to issuing any Occupation Certificate for the development.
- All works associated with the subject development shall be undertaken at full cost to the developer and at no cost to Roads and Maritime or Cessnock Council, and to Council's requirements.

The Response to Submissions documentation, by Ethos Urban dated 14 November 2019, does not make comment on the amendment to the delivery of the A-1 intersection. It is considered that as Roads and Maritime supported the proposal, no further comment is required on the Modification.

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 Marc Desmond on 0475 825 820 or by emailing development.hunter@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Marler', with a stylized flourish at the end.

Peter Marler
Manager Land Use Assessment
Hunter Region