



22 March 2017

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MJD

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

Attention: Antony Witherdin & Amy Robertson

WINE COUNTRY DRIVE (B82): NOTIFICATION OF SECTION 75W MODIFICATION TO STAGE 1 PROJECT APPROVAL FOR HUNTLEE NEW TOWN, WINE COUNTRY DRIVE, BRANXTON (MP 10_0137 MOD 6)

Reference is made to the Department's email dated 7 December 2016, regarding the submission of additional information to support the modification application to the Huntlee Stage 1 Project Approval which was referred to Roads and Maritime Services (Roads and Maritime) for comment.

Roads and Maritime understands that the modification to the Stage 1 Project Approval seeks to amend conditions relating to:

- The timing of the provision of road infrastructure upgrades
- Requirements for remediation
- The provision of a substation
- Changes to the Overall Stage 1 Masterplan for the addition of two lots

In particular the modification seeks to provide revised timeframes for the upgrade and completion of various traffic intersection and infrastructure works required under Condition E7 Road Network of the Stage 1 Consent (MP10_0137).

Roads and Maritime response & requirements

Roads and Maritime has reviewed the information provided and raises no objection to the proposed amendment in timing delivery of infrastructure as set out below, with the Conditions of Consent to be updated as highlighted below (amended **conditions** in bold, unamended *conditions* in italics, completed ~~conditions~~ with strike-through):

E7. Road Network

a) Road Infrastructure Requirements

The following road infrastructure shall be provided by the proponent during the development of Stage 1 Huntlee.

~~i) The interim Wine Country Drive / Village 1 intersection on the existing Wine Country Drive alignment shall be designed and constructed as an Austroads Type CHR / CHL intersection or seagull, as determined by RMS. (Required prior to any subdivision certificate)~~

ii) Wine Country Drive shall be upgraded to 4 through lanes (2 lanes in each direction with central median) in accordance with the Huntlee Stage 2 - Wine Country Drive Upgrade plans by Northrop, dated 11 November 2016, job number NL151628, Revision 6. The works shall be completed prior to 725 dwellings for which a subdivision certificate has been issued, or 1 June 2018, whichever occurs first.

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

iv) RMS requires that the proponent undertake a further traffic impact assessment prior to the subdivision certificate of more than 1500 lots (dwellings), based on actual counts at the time and 10 year projections, to the satisfaction of RMS.

v) The Wine Country Drive / Main Street (A-3) intersection shall be traffic signal controlled, generally in accordance with the layout shown in the Addendum report dated August 2012. These works shall be completed prior to the construction of any development (besides subdivision) west of Wine Country Drive, with the exception of the sales office, and are to be constructed concurrently with the upgrade of Wine Country Drive to 4 lanes 2 way (as described in Condition E7 a (ii)).

Note: The design and construction of an Austroads Urban Type BAR / BAL intersection to be used as an interim access to the proposed sales office only until the ultimate intersection is constructed.

vi) The Wine Country Drive / Anvil Creek Regional Park intersection shall be a Type CHR / CHL intersection (protected right and left turn bay) and shall be restricted to left in / left out / right in movements. (Prior to opening of the park).

vii) The Wine Country Drive / Village Access 1 (A-5) shall be traffic signal controlled. This intersection would be required prior to 1,000 dwellings for which a subdivision certificate has been issued. The fourth leg of the intersection (Link Road 1) is not to be constructed and operational prior to the intersection being traffic signal controlled and operational. The capacity of this intersection is to be tested again prior to 1,500 dwellings for which a subdivision certificate has been issued.

viii) The Wine Country Drive / Large Lot access (A-9) shall be upgraded to an Austroads Type CHR / CHL intersection or seagull (Prior to any dwelling in R5 zone west of Wine Country Drive)

ix) 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).

x) The HEx Branxton interchange (A-11) shall be upgraded to include:

- A continuous left turn slip lane / ramp from the northbound off ramp onto HEx Link Road.
- A continuous left turn slip lane / ramp from the New England Highway extension to the Hex southbound on ramp.
- Extension of the HEx southbound off ramp to cater for expected queuing.
- Adjustments to line marking are also likely in stages to ensure appropriate operation of the interchange.

(Prior to 1900 dwellings for which a subdivision certificate has been issued.)

xi) The HEx Link Road shall be upgraded to 4 lanes (2 in each direction) between Wine Country Drive and the HEx interchange. (Prior to 1500 dwellings for which a subdivision certificate has been issued).

On the Minister'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

Peter Marler
Manager Land Use Assessment
Hunter Region

