



6 October 2017

CR2017/002979
SF2016/062114
MJD

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

Attention: Ingrid Berzins

**WINE COUNTRY DRIVE (B82): NOTIFICATION OF MOD8 TO STAGE 1 PROJECT APPROVAL
FOR HUNTLEE NEW TOWN, WINE COUNTRY DRIVE, BRANXTON (MP 10_0137 MOD 8)**

Reference is made to the Department's email dated 4 August 2017, 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 alterations to the layout of sub-stages 6 to 13, involving:

- A revised street layout;
- A revised residential subdivision layout;
- A revised open space layout;
- Relocation of the school site;
- A revised staging plan;
- Amending the consent to detail the number of dwellings instead of the number of Lots; and
- Change to timing of an intersection upgrade.

The developer is required to upgrade the intersection of Wine Country Drive, HEx Link Road, Bridge Street and Tollbar Avenue (which is the new access road into the Huntlee Town Centre) from a single lane circulating roundabout, as per the following Consent Condition:

Roads and Maritime Services

- 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.

This modification (Mod 8) is requesting the upgrade threshold to be increased from prior to the 725th dwelling, to being delivered prior to the subdivision certificate being issued for the 900th dwelling.

Roads and Maritime response

Roads and Maritime note the Huntlee Town Centre, the only development application lodged thus far is for a 164 place child care centre. Other potential developments within this area are:

- Service Station
- Medical Centre
- Supermarket
- Small retail
- Commercial
- Café
- Tavern

There are several other vacant sites within this area without a defined use at this time, which may be developed prior to the 900 lots and impact on the roundabout.

Roads and Maritime have reviewed the submitted traffic report and note that the traffic generation applied to the Tollbar Avenue leg of the roundabout appears to be that generated by the service station alone. Other sites may possibly contribute trips to the roundabout, for example motorists from other uses including the Child Care Centre and Medical Centre may turn left onto Wine Country Drive and use the roundabout to perform a u-turn to head south, which would oppose the high left turn volume from HEx Link Road, increasing delays and queue length. This movement is considered more likely than negotiating the narrow local road to the signals.

As a result, Roads and Maritime recommend that the applicant consider either of the following options:

- The threshold remain at 725 dwellings, and as further development is proposed and approved within the Town Centre, a traffic report be submitted to show that the additional trips can be accommodated within the capacity of the intersection.
- The developer considers a staged upgrade to the roundabout where a full development scenario of the Town Centre is produced, and a reasonable catchment expected to use the roundabout agreed upon. Following this, the roundabout can be modelled to determine if interim upgrades can be provided to extend the life of the roundabout.

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

A handwritten signature in black ink, appearing to be 'P. Marler', with a large loop at the start and a horizontal stroke at the end.

Peter Marler
Manager Land Use Assessment
Hunter Region