

19 September 2022

File No: NTH22/00065/06  
Your Ref: MP10\_0137 MOD 20

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

**Attention: Chris Eldred**

**WINE COUNTRY DRIVE (MR220): MP10\_0137 MOD 20 - RTS - SUBDIVISION OF TOWN CENTRE AND SUBSTAGES 13-16 - HUNTLEE - 1823 WINE COUNTRY DRIVE ROTHBURY**

I refer to the abovementioned Response to Submission re-referred to Transport for NSW (TfNSW) on 6 September 2022 for revised comment.

TfNSW key interests are the safety and efficiency of the transport network, the needs of our customers and the integration of land use and transport in accordance with Future Transport Strategy 2056.

Wine Country Drive (MR220) and Hunter Expressway are classified State roads and Triton Boulevard is a local road. Council is the roads authority for all public roads in the area (excluding Hunter Expressway), in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the re-referred information and provides the following comments to assist the consent authority in making a determination:

- It is understood that modification of consent conditions E7A (ix) and E7A (xi) is sought. These relate to the timing of the construction of a priority-controlled roundabout, and duplication of the link road from the Hunter Expressway.
- Condition E7A (ix) - In an email dated 13 May 2022, TfNSW agreed to the “postponement in the construction of the LILLO (interim treatment) being prior to June 2023 rather than 2022.”
- Condition E7A (xi) – A review of the revised SIDRA model dated 15 August 2022 has determined that an additional 450 lots (being 1,950 lots in total) can be adequately accommodated within the surrounding State road network.
- No objection is raised to the modifications sought in the subject S4.55 proposal.

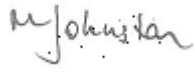
On DPE’s determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Masa Kimura, Development Services Case Officer, on 1300 207 783 or 0407 707 999 or by emailing

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[development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully

A handwritten signature in dark ink, appearing to read 'M Johnston', with a stylized, cursive script.

**Marg Johnston**

Team Leader Development Services  
North Region | Community & Place  
Regional & Outer Metropolitan

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