

13 December 2024

File No: NTH24/00835/001
Your Ref: SSD-63475709

Director
Department of Planning, Housing & Infrastructure
NSW Major Projects Portal

Attention: Ryan Lennox

Review of Environmental Impact Statement – SSD-63475709 – Mingara Recreation Club – Seniors Housing - Lot 13 DP1204397; 14 Mingara Drive Tumby Umbi

I refer to the abovementioned State Significant Development Application referred to Transport for NSW (TfNSW) on 21 November 2024 for comment in accordance with section 56 (2)(b)(i) of *Environmental Planning & Assessment Regulation 2021*.

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 the *Future Transport Strategy*.

Wyong Road (MR335) is a classified (State) road and Mingara Drive is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and considers that the impacts are considered acceptable based on the assessment undertaken and noting proposed improvements to active and public transport facilities and connections in the area to support mode shift.

TfNSW supports opportunities to reduce private car travel and improve mode choice. DPHI should be satisfied the development has considered adequate, safe and connected active and public transport infrastructure to the site, including end of trip facilities.

On 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 Tim Chapman, Development Services Case Officer, on 1300 207 783 or 0412274356 or by emailing development.north@transport.nsw.gov.au.

Yours faithfully



Liz Smith
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Planning, Integration & Passenger

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