

04 March 2025

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Your Ref: PAE-79803976

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

Attention: Deana Burn

Review of Environmental Impact Statement - SSD-64738258 - Hunter Central Logistics Estate - 1134 John Renshaw Drive, Black Hill

I refer to the abovementioned State Significant Development Application referred to Transport for NSW (TfNSW) on 05 February 2025 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*.

John Renshaw Drive (MR588) is a classified (State) road. Council is the roads authority for all public roads in the area (excluding the M1 Pacific Motorway), in accordance with Section 7 of the *Roads Act 1993*.

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

Upgrade works along John Renshaw Drive

It is understood that external road works (i.e. works within the existing John Renshaw Drive road corridor zoned SP2 Infrastructure) are integral and inherently related to the proposed development. Accordingly, the whole project (as outlined in the EIS and description of the development proposal) is taken to be state significant development pursuant to division 4.7 of the EP&A Act 1979 and therefore requires development consent.

Recommended consent conditions

1. Prior to the issue of any Occupational Certificate (interim or final) for the proposed development, the works being undertaken at the John Renshaw Drive and M1 intersection, being the duplication of John Renshaw Drive, and additional turning lanes off the M1, in relation to development consent DA2020/01497 shall be practically completed and open to traffic.
2. Prior to the issue of any Occupational Certificate (interim or final) for the proposed development, the TfNSW M1 to Raymond Terrace (M12RT) project, between Black Hill Interchange and Tarro Interchange, shall be practically completed and open to traffic.

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3. Prior to issue of any Subdivision Certificate, the developer will be required to enter into a Works Authorisation Deed (WAD) with TfNSW and works on John Renshaw Drive, as shown in the Revised Strategic Design Plan prepared by ADW Johnson (Revision 7) dated 19/11/2024, shall be practically completed and open to traffic.

These works shall tie-in to the traffic signal intersection upgrade completed on John Renshaw Drive for the Black Hill Industrial (BHI) development to the east.

4. A Construction Traffic Management Plan (CTMP) should be prepared and include arrangements relating to internal (on-site) and external temporary traffic management arrangements. Any CTMP, including any relevant Traffic Guidance Scheme (TGS), must be designed by a suitably qualified person who holds the Prepare Work Zone Traffic Management Plan (PWZTMP) accreditation issued by SafeWork NSW, must comply with AS 1742.3 and be prepared in accordance with the TfNSW Traffic Control at Worksites Manual.
5. Should the installation of temporary traffic management be required on the classified (State) road you must apply to TfNSW for a Road Occupancy Licence (ROL). TfNSW does not approve any CTMP or TGS but does display a level of due diligence in reviewing any CTMP as part of the ROL process.

To obtain a Road Occupancy Licence (ROL) please refer to the TfNSW website <https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>

On DPHI's determination of this matter, please forward a copy of the approval 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 development.north@transport.nsw.gov.au.

Yours faithfully



Damien Pfeiffer
Director Development Services
Transport Planning
Planning, Integration & Passenger
Transport for NSW

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