

04 November 2025

File No: NTH24/00244/007  
Your Ref: SSD-65595459

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

**Attention: Teresa Gizzi**

**Revised Response to Submissions (SSD-65595459), Hunter Indoor Sports Centre, Lot 2380 DP755247, Lot 2379 DP755247, Lot 2378 DP755247 and Lot 2377 DP755247, 2 Monash Road and 24 Wallarah Road New Lambton**

I refer to the abovementioned State Significant Development Application referred to Transport for NSW (TfNSW) on 18 August 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*.

Turton Road (MR326) is a classified State road and Monash Road and Young Road are local roads. 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*.

This response supersedes TfNSW's most recent correspondence dated 24 September 2025.

TfNSW has reviewed the additional information provided addressing matters previously raised by TfNSW, and provides the following comments to assist the consent authority:

**1. Site Access Strategic Design**

- a. TfNSW has reviewed additional information supplied by the applicant. TfNSW advises that the proposed driveway location can be maintained with a left-in/left-out access arrangement and installation of appropriate 'Left only' regulatory signage for exiting vehicles.

**2. Traffic Modelling**

- a. As the access location has been agreed upon, TfNSW will commence review of the updated modelling comments provided by the applicant on 18 November 2024.

**3. Plan 250106-DA-030-01 Rev 3**

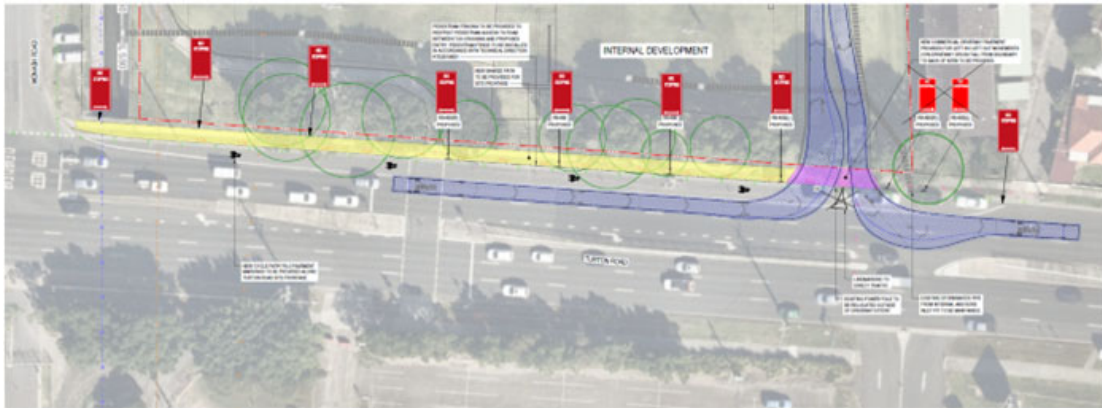
The plans should be updated to include the following;

- a. Remove any references to a left turn lane into the site access.
- b. Amendment of the 'No Stopping' signs and additional added as per sketch below.

---

OFFICIAL

Alternatively, use of the NS1 line marking may be more practical and reduce the number of no stopping signs required.



- c. The small painted island at the driveway entrance impacts the on-road cycle area and should be pushed back into the driveway layback area.
- d. A left only sign and pavement arrow should be installed in the driveway layback for exiting traffic.
- e. No U-turn signage should be installed on the central median at the intersection with Monash Road to deter this movement.

#### 4. Traffic Management Plan (TMP)

- a. The TMP Section 17.2 notes the Lane Closures Controls will include car park closure, no left turn and boom gate. As noted in the TfNSW response dated 18 November 2024, boom gates or manned entry would likely create queuing onto Turton Road and would not be supported.
- b. Traffic Guidance Scheme TGS4004.DFT V01.2025 – Turton Rd (NISC Car Park) – Lighttower Location: It is recommended that a new development have appropriate lighting to cover all events without the use of temporary lighting. A lighting strategy should be developed.

#### 5. Events

- a. All events must be managed in accordance with the [TfNSW Guide to Traffic and Transport Management for Special Events](#).#
- b. Further consideration should also be given to impacts of this proposal on other existing developments, including existing events within the precinct, to ensure relevant collaboration and co-ordination is undertaken to mitigate cumulative impacts on the transport network.

#### 6. Green Travel Plan (GTP)

- a. Any GTP should include a Travel Access Guide (TAG) to promote implementation and encourage the use of the services and facilities provided. Reference can be made to the document – [How To Create A Travel Access Guide](#).
- b. The reviewed GTP does not include wayfinding signage for existing public transport hubs and distance/routes to those hubs.

---

OFFICIAL

TfNSW is available to review any further information submitted in relation to the development application or to meet with DPHI and the Applicant to further discuss TfNSW comments. Should you require further information please contact Kate Leonard, Development Services Case Officer, on 1300 207 783 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au)

Yours faithfully



Liz Smith  
Manager Development Services North  
Technical Advice & Development Services  
Transport Planning  
Planning, Integration & Passenger

---

OFFICIAL