

21 November 2017

CR2017/003982
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:

- 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 that within 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 reiterate that the traffic generation and impact on the roundabout at this time is still unknown. Roads and Maritime have concerns regarding reduced level of service at the roundabout impacting on safety and efficiency. It is considered that to review the due date of the roundabout upgrade, the following must be completed:

- The Traffic Impact Statement be amended to assess the incremental growth in the residential dwellings and occupation of the town centre, and this impact on the roundabout.
- Developments within the town centre area are to be estimated. It is understood that there are unknowns in regards to land use at this time, however alternate development types can be hypothesised for trip generation.
- Trip distribution from the town centre area is to be shown diagrammatically. It is considered that motorists using development fronting Winepress Road are likely to directly access Wine Country Drive to turn left out, and use the roundabout to travel south. Motorists from Well Street and Tollbar Avenue are likely to directly access the roundabout from Tollbar Avenue to travel south. These will impact on the critical leg of the roundabout, which is the HEx Link Road.

Following completion, Roads and Maritime will be able to review if the trigger for upgrade completion should remain at 725 dwellings, or if the date and number of dwellings could be amended. To assist with providing the requested documentation, Roads and Maritime recommend the following revision to the condition:

- 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 December 2018**, whichever occurs first.

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, consisting of a large, stylized 'P' followed by a horizontal line and a small flourish.

Peter Marler
Manager Land Use Assessment
Hunter Region