

11 April 2025  
File No: NTH24/00645/002  
Your Ref: PP-2023-2323

General Manager  
Maitland City Council  
PO Box 220  
MAITLAND NSW 2320

**Attention: Adam Kennedy**

**Raymond Terrace Road (MR104): Planning Proposal (PP-2023-2323) to amend Maitland Local Environmental Plan 2011, Lot 2 DP1145, 107 Haussman Drive Thornton**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 29 August 2024 seeking agency consultation in accordance with Condition 3 of the gateway determination, dated 7 May 2024, and the Supplementary Traffic Impact Assessment (TIA) referred to TfNSW on 4 March 2025.

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*.

Raymond Terrace Road (MR104) is a classified State Road and Haussman Drive and all other roads within the site location are local roads. Council is the roads authority for these roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the Traffic and Parking Impact Assessment (TPIA) prepared by McLaren Traffic Engineering, dated 08 October 2022; Supplementary Traffic Impact Assessment (TIA) prepared by McLaren Traffic Engineering, dated 24 November 2022 and relevant supporting documentation for the Planning Proposal.

TfNSW is supportive of the Planning Proposal progressing and provides the following comments for consideration:

1. Two options for access off Haussman Drive have been presented. The preferred access option would allow right turns and left turns into the site, and left turns out of the site.
2. It is acknowledged that the alternative access arrangement, being left in/left out only has not accounted for a formalised U-turn facility north of the site. It is therefore recommended that the preferred access option be captured in the future precinct wide Development Control Plan (DCP).
3. The Traffic Impact Assessment identifies existing capacity issues at the intersection of Haussman Drive/Raymond Terrace Road, and that the development will contribute to additional traffic demand.

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Consideration should be given to developer contributions towards the future upgrade of this intersection to address the impacts of the proposed development.

4. It is observed that a secondary access point, intended to provide safe emergency ingress and egress, is proposed off Raymond Terrace Road. TfNSW does not support direct access to Raymond Terrace Road, however, would be supportive of this arrangement if it is only to be used in the event of emergency evacuation (e.g. is managed in consultation with the RFS to be locked unless required for evacuation purposes).

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



**Holly Taylor**

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

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