

30 October 2024

File No: NTH24/00406/002

Your Ref: DA/2024/763

General Manager  
Maitland City Council  
PO Box 220  
MAITLAND NSW 2320

**Attention:** Emilia Marshall

**New England Highway (HW9): DA/2024/763, Concept development application including Stage 1 subdivision resulting in 240 residential lots, 559 Anambah Road, Gosforth**

I refer to the abovementioned Development Application referred to Transport for NSW (TfNSW) on 27 September 2024 for comment in accordance with Section 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 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*.

New England Highway (HW9) is a classified State Road and Anambah Road 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 referred information and provides the following comments to assist the consent authority in making a determination:

Stage 1

- No traffic or safety analysis of the River Road and the New England Highway intersection in the event of an emergency (bushfire or flooding) has been considered.
- TfNSW recommends a revised SIDRA model addressing all matters raised in the supporting spreadsheet is submitted.

A copy of TfNSW analysis of the submitted SIDRA model will be provided under separate cover, noting the spreadsheet cannot be uploaded to the portal.

- Further consideration should be given to establishing active transport connections. Current expectations from TfNSW is for minimum 2 metre footpaths and 4 metre shared paths. Pathways should link to activity centres including parks, schools, bus stops and retail/commercial/community facilities. Consideration should also be given to human needs including suitable shelter (e.g. established trees), places to sit, things to see and do, lighting, and crossing facilities.

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[The Healthy Streets framework](#) provides good guidance on what should be considered.

- There has also been limited consideration given to public transport beyond noting existing routes/stops on the New England Highway. Bus stops to support the proposed 262 lots have not been included within the proposed development.

The proposed development should be considered in accordance with the Guidelines for Public Transport Capable Infrastructure in Greenfield Sites, the State Transit Bus Infrastructure Guide and Integrated Public Transport Service Planning Guidelines. This includes ensuring that the roads are capable to support standard buses and that there is adequate pedestrian access to the existing bus stops.

#### Concept masterplan

- In order to support the full development (900 residential lots anticipated under the concept masterplan), signalisation of the Anambah Road/ New England Highway intersection including additional upgrades (e.g. a high angle left-turn slip and right-turn lane on the northern leg, left-turn bay on the western leg and two right turn bays on the eastern leg) is likely needed due to the increased development traffic.

Traffic modelling associated with the future signalisation of this intersection has not been undertaken given it does not form part of the current stage 1 application.

TfNSW does not have any committed funding for the delivery of traffic signals at the Anambah Road/ New England Highway intersection. As such, there will be a threshold for land release if the traffic signals have not been delivered prior to future development stages.

On Council's 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 Holly Taylor, Development Services Case Officer, on 1300 207 783 or 0499 269 213 or by emailing [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully



**Liz Smith**

Manager Development Services North  
Transport Planning  
Planning, Integration and Passenger

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26 June 2025

File No: NTH24/00406/005  
Your Ref: DA/2024/763

General Manager  
Maitland City Council  
PO Box 220  
MAITLAND NSW 2320

**Attention: Emilia Marshall**

**DA/2024/763, 900 Lot Subdivision & Stage 1 Construction (220 Lots), 559 Anambah Road Gosforth**

Thank you for re-referring the abovementioned Development Application to Transport for NSW (TfNSW) on 03 June 2025 for advice in accordance with Section 2.122 of State Environmental Planning Policy (Transport and Infrastructure) 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*.

New England Highway (HW09) is a classified (State) road and Anambah Road and River 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*.

TfNSW has reviewed the additional information provided and is unable to properly assess the potential impacts on the transport network due to insufficient information. TfNSW has identified the following matter for further consideration:

Stage 1

1. A review of the updated SIDRA model, Traffic Note (dated 28 May 2025, author SCT Consulting) and Traffic Impact Assessment (dated 30 August 2024, author SCT Consulting) shows numerous inconsistencies, including but not limited to:
  - a. Trip Generation rates – TIA based on 240 lots, Traffic Note calculations equate to 205 lots & traffic model calculations equate to 215 lots
  - b. Clarification of where eastbound trips reduce between River Road and Anambah Road is required
  - c. U-Turn movements have not been accounted for in the model, noting restricted accesses on New England Highway
  - d. No background growth rate has been applied to any local roads (e.g. Anambah Rd or Shipley Dr). A background growth rate as agreed by Council should be applied to these legs of the roundabout.
  - e. Evidence should be provided that Councils supports River Road to be used as an emergency access

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- f. Clarification, and justification, required regarding if right turn movement from River Rd is to be permanently banned or only during flood events
  - g. River Rd and New England Highway intersection should be assessed with the current intersection configuration
  - h. River Rd and New England Highway intersection analysis base case should be 2028 model, with additional scenarios;
    - 2028 Base Case
    - 2028 Base Case + Development Traffic (Stage 1)
    - 2038 Base Case (Design Horizon)
    - 2038 Base Case + Development Traffic (Stage 1)
    - 2038 Base Case + Development Traffic (Stage 1 + any additional lots approved)
  - i. River Rd/NEH 2028 AM without development traffic shows the intersection fails based on limited gap acceptance. Mitigation measures will be required if this intersection is to be approved as an emergency access.
2. TfNSW recommends a revised SIDRA model and Traffic Impact Assessment is submitted, addressing all matters raised above, and the additional items raised in the supporting spreadsheet.

A copy of the revised TfNSW analysis of the submitted SIDRA model will be provided under separate cover, noting the spreadsheet cannot be uploaded to the portal.

#### Concept Masterplan

3. As previously advised, TfNSW has no committed funding, or project, for the delivery of traffic signals at the Anambah Rd/New England Highway intersection. As such, there will be a threshold for land release if the traffic signals have not been delivered prior to any future development stages.

Considering the above matters raised, TfNSW recommends the applicant to meet with TfNSW and Council to further discuss TfNSW comments in detail.

Should you require further information please contact Bec Shaw, Development Services Case Officer, on 1300 207 783 or 0499 269 213 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  
Transport Planning  
Planning, Integration & Passenger

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