

6 October 2021

General Manager
Maitland City Council
PO Box 220
MAITLAND NSW 2320

Attention: Brian Gibson

NEW ENGLAND HIGHWAY (HW09): DA/2020/1388, STAGED MASTERPLAN SUBDIVISION AND CONSTRUCTION OF STAGE 1, 51 STATION LANE LOCHINVAR

I refer to the abovementioned Development Application re-referred to TfNSW on 15 July 2021 by Maitland City Council (Council) for revised comment.

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 Future Transport Strategy 2056.

The New England Highway (HW09) is a classified State road and Station Lane 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:

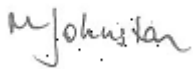
- The subject development is located within the Lochinvar Urban Release Area (URA), with the *ultimate* traffic management scheme identified in Map 3 Road & Traffic Facilities in Council's Lochinvar Section 94 Contributions Plan 2014.
- Under DA/2019/958, the Terriere Drive / New England Highway intersection was upgraded to a seagull intersection. This was an *interim* treatment in the URA and determined to sufficiently operate for up to 190 new allotments. This apportionment was entirely taken up by this subdivision application.
- Constraints in the orderly development of the URA are acknowledged such as the limited connections available through the Southern Ring Road and no signalised intersection at Terriere Drive and the New England Highway.

- Cumulative development within the URA has identified traffic movements in excess of that initially projected at the intersection of Station Lane and the New England Highway. Until such time that orderly development and / or the *ultimate* development scenario eventuates, this traffic, safety and efficiency impact appears to be an *interim* development scenario.
- TfNSW supports a requirement for a further Traffic Impact Assessment (TIA), should Council consider it appropriate, to understand the cumulative impacts and any interim solutions required to support activation of the URA. Noting however, Council needs to determine the appropriate planning mechanisms / funding arrangements to manage out of sequence development.
- TfNSW recommends within the subject TIA to determine the impact of the *interim* development scenario on the intersection of:
 - Terriere Drive and the New England Highway
 - Station Lane and the New England Highway and U-turn facility currently under construction.

This needs to include a cumulative assessment of all other active and proposed developments potentially accessing this intersection, as well as their estimated time of delivery / release and dwelling construction.

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 Masa Kimura Development Services Case Officer, on 02 4908 7688 or 0407 707 999 or by emailing development.hunter@transport.nsw.gov.au.

Yours sincerely



Marg Johnston

Team Leader Development Services - North
Regional & Outer Metropolitan