

9 February 2023

File No: NTH23/00029/01  
Your Ref: PP-2021-2262 - Ref-1928

The Director  
Department of Planning and Environment  
NSW Major Projects Portal

Attention: Trent Wink - trent.wink@planning.nsw.gov.au

**RE: PP-2021-2262 - Rezone land to R2 Low Density Residential and E2 Environmental Conservation - 505 Minmi Road Fletcher**

I refer to your email dated 18 January 2023 requesting input from Transport for NSW for the abovementioned development rezoning proposal.

**Roles and Responsibilities**

Our 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*.

Newcastle Link Road (MR82) is a classified State road and Minmi Road is a local road. Council is the roads authority for both roads and all other public roads in the area (excluding the M1 Pacific Motorway), in accordance with Section 7 of the *Roads Act 1993*.

**Transport for NSW Response**

TfNSW has significant interest in any development related traffic impacts affecting the M1 Pacific Motorway and Newcastle Link Road. Relevant developments, both determined and currently under assessment, are as follows:

- 67 Minmi Road Minmi – 314 lot subdivision - DA2015/10393 – City of Newcastle LGA
- 144 Woodford Road Minmi – 876 Lot Subdivision – DA2018/01351 – City of Newcastle LGA – Likely S8.2 Review application
- 10 Woodford Road Cameron Park – 1078 Lot Subdivision – DA/2087/2018 - Lake Macquarie City Council LGA – Recently submitted S8.2 Review application.
- 140 Minmi Road Cameron Park - 594 Lot Subdivision - DA/1936/2016/A – Lake Macquarie City Council LGA

There is also an overarching conceptual approval for this precinct approved by the Planning Assessment Commission in August 2013 under MP10\_0090.

TfNSW has recommended the preparation of a wholistic regional traffic and transportation analysis for each of the above developments to fully appreciate the impacts upon the State

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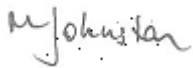
Road network. Regional context can only be understood via a Microsimulation analysis as this is not available through SIDRA modelling.

Therefore, TfNSW requests that a consistent approach be followed for this Planning Proposal, with a Microsimulation model prepared by suitably qualified person/s to determine the impacts of the development upon the State Road network, including cumulative traffic from surrounding proposals.

TfNSW highlights that in determining the application under the *Environmental Planning and Assessment Act 1979*, it is the Consent Authority's responsibility to consider the environmental impacts of any roadworks which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of project approval.

If you have any further enquiries regarding the above comments, please do not hesitate to contact Masa Kimura, Development Services Case Officer or the undersigned on 1300 207 783 or via email at: [development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au)

Yours faithfully,



**Marg Johnston**

Team Leader, Development Services  
Community and Place | Region North  
Regional & Outer Metropolitan  
Transport for NSW

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