

2 June 2023

File No: NTH22/00147/05

Your Ref: PP-2022-3152, RZ-2-2022

Chief Executive Officer  
Lake Macquarie City Council  
PO Box 1906  
HRMC NSW 2310

**Attention:** Joanne Dunkerley

**Mandalong Road and Dora Street (217): PP-2022-3152, RZ-2-2022, Description of DA, L: 8450/-/DP1250919, 35 McCullough Street Cooranbong and 30 Maguire Drive Cooranbong**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 15 May 2023 for comment. It is understood that this application is to amend the land zoning, height of buildings and minimum lot sizes

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*.

Mandalong Road and Dora Street (217) are classified (State) roads, Freemans Drive (392) is a classified (Regional) road. McCullough Street & Maguire Drive 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 referred information and requests that further modelling be provided to enable a full assessment of the traffic implications on nearby State Road Network.

The phasing and pedestrian volumes used for Freemans Drive at Alton / Central Rd intersection appears incorrect, there is an approved plan with phasing that will be implemented. The phasing for the Freemans Drive / Patricks Drive intersection should match the approved plan for the site.

The proposed Local Environmental Plan (LEP) amendment has the potential to generate an increase in traffic along the broader classified road network. The Supplementary Traffic Advice does not demonstrate how traffic will be distributed through the network, nor does it show the impact to the connections to the State Road network, particularly the intersection of Mandalong Road and Dora Street.

TfNSW is unable to complete a full assessment at this time and provide a final response on this planning proposal due to insufficient information regarding traffic implications on State Road network. It is requested that the potential uplift in demand for traffic infrastructure be addressed prior to the determination of the planning proposal.

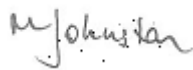
On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for our records. Should you require further information please contact Kane Hitchcock, Development Services Case Officer, on 1300 207 783 or by emailing

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[development.north@transport.nsw.gov.au](mailto:development.north@transport.nsw.gov.au).

Yours faithfully

A handwritten signature in dark ink, appearing to read 'M Johnston', with a stylized, cursive script.

**Marg Johnston**

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

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