

16 January 2023

File No: NTH22/00316/04

Your Ref:

Department of Planning, Industry & Environment  
Planning and Assessment  
Level 2, 26 Honeysuckle Drive  
Newcastle NSW 2300

**Attention: Paul Maher**

**THE LAKES WAY (MR 692): NORTH TUNCURRY URBAN RELEASE AREA, POST-EXHIBITION AGENCY CONSULTATION**

I refer to the abovementioned Planning Proposal referred to Transport for NSW (TfNSW) on 31 May 2022 for comment (post-exhibition) and TfNSW's previous response (issued pre-exhibition) to DPE on 1 July 2021.

The supporting TIA relies on the delivery of upgrades identified within an adopted Section 7.11 contributions plan along The Lakes Way and Wallis Lake Bridge to accommodate the proposed rezoning. Given the timing of these works and suitability of a local plan to collect sufficient funds for the construction of State Infrastructure are not guaranteed, TfNSW is not in a position to support the abovementioned traffic assumptions.

In light of the above, TfNSW does not object to the progression of the Planning Proposal provided the following matters are addressed and included in the amendment to the Great Lakes Local Environmental Plan (LEP) 2014:

1. A local provision, consistent with the following draft clause is provided:

***Amendment of Great Lakes Local Environmental Plan 2014 —***

***Subdivision of land in the North Tuncurry Urban Release Area***

- 1) *This clause applies to development on land identified as "North Tuncurry" on the [Urban Release Map](#).*
- 2) *Development consent must not be granted to the subdivision of land zoned R2 Low Density Residential to which this clause applies unless —*
  - (a) *Two additional lanes 1.3km length on Lakes Way (Manning Street) between 250 metres north of Chapmans Road to Grey Gum Road have been constructed and are operational; or*
  - (b) *The agreement of Transport for NSW has been provided.*

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- 3) *Development consent must not be granted to any development on the land to which this clause applies where the granting of consent would result in the total number of residential lots exceeding 600 unless –*
    - (a) *Works to improve the capacity of the Wallis Lake Bridge have been constructed and are operational; and*
    - (b) *The agreement of Transport for NSW has been provided.*
  - 4) *Development consent must not be granted to the subdivision of land zoned E3 Productivity Support, E1 Local Centre or E4 General Industrial to which this clause applies unless –*
    - (a) *The agreement of Transport for NSW has been provided.*
  - 5) *This clause does not prescribe a development standard that may be varied under this Plan.*
2. The matters provided in the proponent’s draft letter of offer dated 23 December 2022 (as reviewed by TfNSW) form part of a State Voluntary Planning Agreement.

TfNSW welcomes the opportunity to be involved in future discussions with DPE, Council and the proponent to ensure that suitable access arrangements on the classified road network and the internal local road network are in place to support the future proposed development.

Following DPE’s finalisation of this matter, please forward a copy of the post-exhibition report to TfNSW for our records. Should you require further information please contact [REDACTED] or by [REDACTED]

Yours faithfully

[REDACTED]

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