

Subject: FW: TfNSW Response RE: Inquiry New proposed Hungry Jacks site access inquirers

Hi Evan,

As the consent authority, Council will determine if a referral to TfNSW is required once a DA is lodged. Schedule 3 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (TISEPP) details what development is classified as 'traffic-generated' and should be referred to TfNSW for comment under s.2.122. I've attached a link to this information below.

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021 - NSW Legislation](#)

[State Environmental Planning Policy \(Transport and Infrastructure\) 2021 - NSW Legislation](#)

In terms of future access to **Lewis Street** specifically, Council is both the roads and consent authority and concurrence would not be required from TfNSW as it is not a classified road.

Kind regards,

Brendan Croft

Development Services Case Officer (West)

Transport Planning

Planning, Integration and Passenger

Transport for NSW

transport.nsw.gov.au

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Afternoon Brendan

Thank you for your time on the phone and the below email. I appreciate your help in this instance. Just to confirm though if we remove any access off Horatio st and only utilise Lewis st for access that would not require council to consult transport NSW for an approval as such and council can approve that access off Lewis st directly?

Thanks again for your help
Regards
Evan Hayes
Hayes Construction Company

Hi Evan,

Thanks for your time on the phone earlier this afternoon.

As discussed, an entry/exit access point on Horatio Street (Castlereagh Highway HW18) as the illustrated on the draft plans submitted via email for the construction of a fast-food commercial development (Hungry Jacks) would introduce additional conflict points on the classified (State) road. Access to the classified road may also introduce operational impacts and reduce efficiency of existing and future traffic movement. As the subject site is a corner lot, with frontage to both the classified road and local road network adjacent to the existing 4-way Horatio Street (HW18) / Lewis Street intersection, Transport for NSW's (TfNSW) preference is that all vehicular access to the future development be provided from Lewis Street (local road). Note, TfNSW's position is consistent with the objectives of 's.2.119 Development with frontage to a classified road' within the *State Environmental Planning Proposal (Transport & Infrastructure) 2021 (TISEPP)*.

As stated over the phone, any proposed access to the classified (State) road network requires concurrence from TfNSW prior to Council approval by virtue of s.138(2) of the *Roads Act 1993*. Following lodgement of a DA, the consent authority (Council) may request comment from TfNSW via a formal referral under s.2.122 'Traffic-generating development' of the TISEPP, even if the proposed development only seeks direct access via the local road network. It is recommended that any future DA lodgement be accompanied with supporting documentation addressing any potential impacts to both the classified road network and local road network (i.e. a Traffic Impact Assessment). For further information on DA lodgement, you are advised to speak with the consent authority in the first instance.

Hope this information of assistance.

Kind regards,

Brendan Croft

Development Services Case Officer (West)

Transport Planning

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Good morning

Happy new year.

We have a site in Mudgee NSW at 63 Horatio st (See concept Plans attached) I am emailing to inquire regarding access to our site. I have talked to a few of the Councillors at Mid Western Regional Council who advised I get a response in regards to Transport NSW having any issues if our access was on Lewis st as indicated in the plans before we lodge a DA. We originally had the access off Horation st but the council thought access would be better off their local road and easier re the DA process so we changed it accordingly

Is this something you can advise me on please?

Thanks in advance

Kind Regards,

Evan Hayes
Hayes Construction Company
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Building Practitioner: BUP0003396

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Childcare up to \$5,000,000 Medium Density Childcare up to \$5,000,000

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Contract houses up to \$800,000 Contract houses up to \$500,000

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