



26 February 2018

Roads and Maritime Reference: SYD17/01530
Council Ref: 63267/17

Executive Manager – Environmental Services
Lane Cove Council
PO Box 20
Lane Cove NSW 1595

Attention: Michael Mason

Public Exhibition of draft Planning Proposal and supporting documents for the St Leonards South Residential Precinct

Dear Mr Mason

I refer to your letter of 30 October 2017 inviting Roads and Maritime Services to provide comment on the abovementioned planning proposal. Roads and Maritime appreciates the opportunity to provide comment and apologises for the delay in providing a submission.

Roads and Maritime has reviewed the submitted documentation and it is noted that the intention of the Planning Proposal is to allow the development of approximately 2,400 residential dwellings and community uses by amending Lane Cove LEP 2009 to implement new planning controls (including zoning, building heights, floor space ratios, lot sizes and land reservation acquisition) for future development in the St Leonards South Precinct. It is also noted the following supporting documents have been developed:

- A Draft Development Control Plan that details development controls for the precinct.
- A Draft Landscape Master Plan that details designs for public and private domain areas and the overall streetscape.
- A Draft Section 94 Contributions Plan that provides a means for funding local infrastructure required as a result of the new development.

It is noted that the site lies within the St Leonards / Crows Nest Planned Precinct which is currently subject to strategic planning investigations including, but not limited to, future development yields, land use zonings, mesoscopic traffic and transport modelling and identification of a Special Infrastructure Contribution to deliver a regional package of traffic and transport infrastructure measures to support the proposed increase in development uplift within the Precinct.

Roads and Maritime has concerns with the subject Planning Proposal proceeding prior to completion of planning investigations for the St Leonards / Crows Nest Planned Precinct. Any Planning Proposal for the subject site should be consistent with the intended outcomes of the strategic planning investigations for the Precinct. The proposal may set a precedent with other land owners within the precinct requesting increased uplifts and land uses inconsistent with the overall vision for the Precinct.

Roads and Maritime Services

Furthermore, Roads and Maritime has concerns in relation to the potential cumulative traffic and transport impacts of this and other future proposals on the surrounding local and regional road and transport network. This proposal should be assessed in the context of the cumulative Traffic and Transport Impact Assessment for St Leonards / Crows Nest Precinct with the level of developer contribution, which has been conditioned in the Gateway Determination, commensurate with an identified Special Infrastructure Contribution for the Precinct. This approach would require a deferral of the proposal until such time that the St Leonards / Crows Nest Planned Precinct planning investigations and Traffic and Transport Impact Assessment (including the precinct wide AIMSUN traffic modelling) is finalised and a funding delivery mechanism and regional package of infrastructure works is identified and adopted.

Until the Traffic and Transport Impact Assessment for the St Leonards / Crows Nest Precinct is finalised, Roads and Maritime considers the traffic modelling / analysis undertaken for the subject Planning Proposal as inadequate and limited in scope, identifying the traffic impacts associated with the proposed development and not the cumulative traffic impacts associated with full development uplift in the Planned Precinct. This approach potentially limits consideration of traffic impacts and attributes potential traffic infrastructure improvements to the subject area only and does not address the cumulative traffic impacts and the regional scale infrastructure response required for full development uplift in the St Leonards / Crows Nest Precinct.

Additional comments relating to the Traffic Impact Assessment for this Planning Proposal are outlined in **Attachment A**.

Thank you for the opportunity to provide advice on the subject proposal. If you require clarification on any issue raised, please contact Tricia Zapanta, Strategic Land Use Planner on 8849 2473 or by email on Tricia.Zapanta@rms.nsw.gov.au.

Yours Sincerely,


per
Greg Flynn
**Senior Manager Strategic Land Use
Sydney Planning**

ATTACHMENT A

- It is noted that a Section 94 Plan has been developed for local road upgrades.
- The Gateway Determination condition relating to satisfactory arrangements for regional infrastructure upgrades has not been adequately addressed as part of this Planning Proposal. Roads and Maritime will require a Precinct-wide cumulative traffic and transport impact assessment that responds to the potential full development yields identified in the St Leonards / Crows Nest Precinct. Specifically, intersections identified as being impacted by this Planning Proposal will need to be assessed to support the **full extent** of future increases in development uplift within the St Leonards / Crows Nest Precinct. These intersections include (but would not necessarily be limited to):
 - Pacific Hwy/Park Road/River Road;
 - Pacific Hwy/ Berry Road;
 - River Road/Canberra Road and;
 - Pacific Hwy/ Canberra Road.
- Proposed new pedestrian crossings and traffic signals need to be modelled to assess cumulative traffic impacts prior to gaining in principle approval from Roads and Maritime.
- In the absence of traffic modelling results for the St Leonards / Crows Nest Precinct, Roads and Maritime questions the assumption that volumes and demand on the Pacific Highway will reduce following the opening of Sydney Metro and Northconnex. Pacific Highway will continue to be an important transport corridor and Roads and Maritime does not support reducing the role or function of Pacific Highway as a movement corridor.
- Traffic and transport improvements recommended in the Cumulative Transport and Accessibility Study (i.e. additional pedestrian crossings across the Pacific Highway) have not been modelled as part of the cumulative traffic study. Improvements in the transport study need to be integrated into and modelled in the traffic model for St Leonards South which should be further integrated into the broader AIMSUN model for the St Leonards / Crows Nest Planned Precinct. Opportunities for grade separated pedestrian crossings/improvements should also be investigated.
- The report recommends improving signal timing and phasing at a number of signalised intersections. Further detail should be provided on the proposed improvements as part of the cumulative traffic and transport impact assessment.
- It is noted the draft DCP restricts vehicular access for development fronting River Road. This is supported on traffic efficiency and safety grounds.