

Matthew Todd-Jones

From: Christopher Pelcz [REDACTED]
Sent: Thursday, 2 May 2019 1:37 PM
To: Matthew Todd-Jones
Subject: FW: RMS - St Leonards South Planning Proposal
Attachments: proposed-special-infrastructure-contribution-st-leonards-and-crows-nest-....pdf

Hi Matthew,

Please find attached RMS' latest advice regarding the Planning Proposal for the Commission's consideration.

Thank you.
Chris.

Christopher Pelcz | *Coordinator – Strategic Planning*



From: PRASAD Nav N
Sent: Tuesday, 30 April 2019 2:05 PM
To: Craig Wrightson; Martin Terescenko
Cc: DAVIS Rachel A; HALL James C ; LANGFORD Colin W; WHALAN Mary P; SMITH Peta A; MARSDEN Cheramie J
Subject: RE: RMS - St Leonards South Planning Proposal

Hi Craig and Martin,

I refer to the emails that were sent to Colin Langford regarding the St Leonards South Planning Proposal.

I apologise for the delay in responding.

RMS has reviewed the comments in your emails and note that the South St Leonards Precinct Planning Proposal lies within the St Leonards/Crows Nest Planned Precinct.

Council would be aware that a draft Special Infrastructure Contributions Plan was recently exhibited by the Department of Planning and Environment for comments. I have attached the brochure prepared by The Department of Planning and Environment that provides further information on the Proposed Special Infrastructure Contribution for St Leonards and Crows Nest.

It is noted that in the gateway determination dated 2 September 2016, item 1g states '*that the planning proposal is updated to include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategic planning review for the St Leonards and Crows Nest Station Precinct.*'

Considering this condition, provided that Council has included a satisfactory arrangements clause (to be levied on the residential component) that is commensurate with the draft SIC, Roads and Maritime would raise no further objection to the planning proposal proceeding prior to the St Leonards and Crows Nest Planned Precinct being finalised.

Should you have any further questions regarding this matter, please contact Nav Prasad on ph. [REDACTED]
[REDACTED]

Regards

Nav Prasad
Senior Land Use Planner (PSC)
Strategic Land Use | Sydney Planning
[REDACTED]
[REDACTED]

Roads and Maritime Services
Level 5 27 Argyle Street Parramatta NSW 2150

From: Craig Wrightson
Sent: Monday, 3 December 2018 8:56 AM
To: LANGFORD Colin W; WHALAN Mary P
Cc: Martin Terescenko
Subject: RMS - St Leonards South Planning Proposal

Morning, thanks again for sorting out the 88 Christie Street referral.

We had held off sending this email believing the St Leonards / Crows Nest 2036 Plans would have provided more RMS insight for the whole area and St Leonards South Planning Proposal. But given the St Leonards South Planning Proposal is to be separately considered by the Independent Planning Commission it is appropriate to have specific commentary from the RMS on St Leonards South.

At the meeting of 24 September 2018 regarding it was agreed that Council would provide details of the proposed street layout for the St Leonards South planning proposal, potential for improving capacity of the Berry Road/Pacific Highway intersection and potential for additional lane capacity on River Road.

St Leonards South – Layout

In developing this planning proposal Council engaged various consultants and undertook considerable community consultation to determine best practice for the precinct. As part of these investigations a traffic study was undertaken to determine the quantity of dwellings this precinct could accommodate without adversely affecting the surrounding traffic network. This study determined that the precinct could accommodate 2400 dwellings.

The street layout and pedestrian links were developed from these studies and a new road link between Park Road and Berry Road was included along with an east/west active transport link. This will enable traffic from the entire precinct including developments fronting Park Road to be able to access the Pacific Highway/Berry Road traffic lights. While also providing pedestrians improved access to St Leonards Station. The precinct also includes two travelling lanes, two parking lanes, a shared user path on one nature strip and footpath on the other for all north/south roads.

I have attached a copy of the street layout for this planning proposal.

Increased Exit Capacity for Berry Road/Pacific Highway traffic lights

To improve the exit capacity from Berry Road to the Pacific Highway, Council's proposal removes all on street parking on Berry Road between Marshall Avenue and Pacific Highway. This will allow for the

provision of 60m of dual lane capacity for this intersection. There is potential for the no parking zone to be increased if necessary.

There is also the potential to put a Land Reservation on the property titles of either 58-64 or 66 Pacific Highway should the RMS require additional land to adjust the configuration of this intersection.

Scope for a 3.5m River Road Land Reservation along River Road

River Road currently has sufficient width for two lanes of travel in each direction. Should the RMS require additional lane capacity on the northern side of River Road, Council agrees to remove all on street parking from Greenwich Road to the Railway line if necessary. Also a 10m setback has been zoned for all development sites with frontages along River Road. This setback will provide the opportunity for a Land Reservation should the RMS require additional land to increase capacity or adjust the configuration of River Road.

Look forward to your response.

Martin Terescenko | *Executive Manager*



[Redacted signature block]

Craig Wrightson | *General Manager*



[Redacted signature block]

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