



Roads and Maritime Reference: SYD17/00627

9 March 2018

Manager Strategic Planning  
Burwood Council  
PO Box 240  
Burwood NSW 1805

Dear Ms Luo

**PLANNING PROPOSAL TO INCREASE FLOOR SPACE RATIO AND BUILDING HEIGHT FOR NOS 42 – 50 AND 52 – 60 RAILWAY PARADE, BURWOOD (BURWOOD PLAZA)**

I refer to the planning proposal to increase the floor space ratios and height limits for the above sites to permit a total of commercial floor space of approximately 28,500sqm and 15,000sqm of retail space and 1044 apartments and 100 serviced apartments (approximately 740 apartments more than the current planning controls permit).

The proponent's traffic consultant (Road Delay Solutions) submitted an updated traffic impact assessment in late November 2017 in response to the previous Roads and Maritime submission of 2 June 2017.

However, as Council would be aware, subsequent to the submission of 2 June 2017, Roads and Maritime provided advice in a letter of 31 August 2017 advising Council that the Department of Planning and Environment (DPE) announced that Burwood has been identified as a priority precinct and is working in collaboration with Transport for NSW (TfNSW) and Roads and Maritime in the transport assessment and associated identification of transport infrastructure improvements to be potentially funded partly through a Special Infrastructure Contribution (SIC).

In light of the above, Council were also advised in letter of 31 August 2017 that as the relevant planning authority for the subject planning proposal (Burwood Plaza), Council should give consideration for the proposal to be incorporated into the cumulative transport study for the nominated priority precinct and for the proponent to provide a contribution commensurate with any future SIC applied to the precinct.

It is understood that the subject site is located within the transport study area commissioned by DPE for the Burwood priority precinct and associated boundaries of the strategic and mesoscopic modelling (AIMSUN) with the tender for this study currently being finalised and is expected to commence in the first half of 2018.

Roads and Maritime is the view that the above transport study commissioned by DPE will be beneficial to not only identify the cumulative transport impacts of all future known residential and employment uplift within Burwood, associated mitigation measures and funding mechanism but also undertake an independent peer review of the transport study undertaken by the proponent of the planning proposal (Burwood Plaza) including the NETANAL modelling.

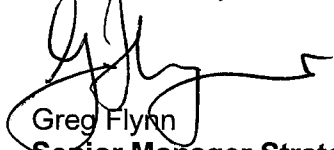
**Roads and Maritime Services**

It should be noted that Roads and Maritime have not used NETANAL for more than 10 years and no longer has the software to open, validate and peer review models utilising this particular software. Similarly TfNSW also does not have the software to open NETANAL models. It is our understanding from past experience using this particular software it has some limitations for use as a mesoscopic model, which Roads and Maritime are willing to discuss in detail.

Nevertheless, should Council as the relevant consent authority wish to proceed with the determination of the planning proposal (Burwood Plaza) ahead of the cumulative transport study commissioned by DPE for the Burwood priority precinct, Council will need to consider the transport impacts of the proposal including identification of local and regional road impacts, mitigation measures including land components and associated funding mechanism

If you wish to discuss this matter further, please contact James Hall – A/Senior Strategic Land Use Coordinator on 0418-962-609 or [james.hall@rms.nsw.gov.au](mailto:james.hall@rms.nsw.gov.au) .

Yours sincerely

A handwritten signature in black ink, appearing to read 'Greg Flynn', with a stylized flourish extending to the right.

Greg Flynn  
**Senior Manager Strategic Land Use**