

8 February 2021

Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Sir/Madam,

East Walker Street Precinct | Traffic and Transport Response Letter

JMT Consulting has prepared this document to respond to the traffic and transport matters raised following the exhibition of the Planning Proposal for the sites at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (known as the 'East Walker Street precinct'). Two key issues were raised in the submissions as described below:

(i) Impact of the proposal on the nearby Berry Street / Walker Street traffic lights

The Submission by Jamesons Strata Management raised the issue of traffic impacts of the proposal on the nearby intersection of Walker Street and Berry Street. The transport impact assessment prepared by JMT Consulting in August 2020 indicated that the Planning Proposal would result in less than 20 additional traffic movements per hour during the busiest times of the day, or less than one vehicle every three minutes. Not all of these vehicles will travel through the Berry Street / Walker Street intersection, with many vehicles likely to travel north along Walker Street.

Detailed traffic modelling was undertaken which confirmed that queues of no more than 1 vehicle would form at the entry point into the site, therefore not impacting the operation of the traffic lights at the Berry Street / Walker Street intersection. Discussions with Transport for NSW were undertaken during the preparation of the Planning Proposal to confirm the most suitable form of access so as not to impact the operation of these traffic lights. SCT Consulting, the independent transport consultant engaged by North Sydney Council to support the 'Civic Precinct and Surrounds Planning Study' confirmed the minor traffic impacts of the proposal, noting that *"The proposed residential parking provision of 227 spaces, is below the maximum allowable number of spaces permitted under Council's DCP of 369 spaces and results in very low vehicular trip generation and minimal traffic impacts"*¹.

It is important to recognise that the precinct is adjacent to the future Victoria Cross metro station and the North Sydney CBD. For this reason car usage during peak hours of the day is expected to be minimal, with the majority of trips to be made by active or public transport. The proposal also includes a number of initiatives to minimise traffic impacts including the development of a Green Travel Plan and reduced parking rates compared to those recommended by both North Sydney Council (for development in Zone R4) and TfNSW.

¹ Page 29, Civic Precinct and Surrounds Planning Study - Baseline Traffic and Transport Conditions Report (SCT Consulting, 2020)

(ii) Impacts associated with Western Harbour Tunnel (WHT) project

The Submission by Jamesons Strata Management refers to consideration by the Planning Proposal of the Western Harbour Tunnel. The Proponent has undertaken consultation with Transport for NSW on this subject. Despite the very minor increase in traffic associated with the proposal, the WHT Environmental Impact Statement (EIS) has been reviewed. The Traffic and Transport technical working paper goes into significant detail discussing the future operation of the road network as a result of the WHT and future Beaches Link. The working paper notes that the Berry Street / Walker Street intersection is forecast, in the future year 2037, to operate at an acceptable Level of Service D during the critical morning peak hour period. Critically the WHT project is forecast to result in increased vehicles delays of 2 seconds or less at the Berry Street / Walker Street intersection when compared to a 'do minimum' scenario whereby development in the North Sydney CBD continues without the WHT project going ahead. This analysis confirms that the cumulative traffic impacts arising from the WHT project are minimal in the context of the road network surrounding the East Walker Street precinct.

Please do not hesitate to contact the undersigned should you have any questions.

Regards



Josh Milston

Director | JMT Consulting

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