

Megan Munari
Principal Coordinator Forward Planning
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Attention: Kayla Atkins

Dear Ms. Munari

Planning Proposal, draft Development Control Plan and draft Voluntary Planning Agreement – 55 Coonara Avenue, West Pennant Hills (Lot 61 DP 737386)

Thank you for your letter dated 1 May 2019 inviting Transport for NSW (TfNSW) to review the subject proposal during the public exhibition process. The proposal has also been referred to Roads and Maritime Services for review in accordance with the Gateway condition. Roads and Maritime will provide a separate submission in this regards.

The relevant documents in association with the planning proposal have been reviewed. It is noted that the proposal acknowledges the site is within reasonable distance to the Cherrybrook Station and is serviced by bus services along Coonara Avenue. In this regards the following matters are identified for consideration:

- Assessment of transport demand other than private vehicles
- Connectivity with bus services and active transport linkage

Detailed comments in relation to the above matters are summarized in **Attachment A**.

Thank you again for the opportunity of providing comments on the subject application. If you require any further information, please don't hesitate to contact Billy Yung, Senior Transport Planner, via email at billy.yung@transport.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



31/5/2019

Mark Ozinga
**Principal Manager, Land Use Planning and Development
Customer Strategy & Technology**

CD19/04027

Assessment of transport demand

Comment:

There are two traffic studies prepared for the planning proposal, however, both of the studies focused on assessing the traffic implications of private vehicles. Limited information is provided to assess the impact of other transport users, in particular bus and active transport including pedestrian and cyclist. The proposal would have a potential public transport demand of more than 400 people based on average people per household and existing travel patterns based on the ABS's Census data for West Pennant Hills.

Recommendation:

An assessment of public and active transport demand should be carried out to examine the adequacy of existing facilities in the vicinity of the site and any mitigation measures identified should be considered to be included in the draft VPA.

Connectivity with bus stops and active transport linkage

Comment:

Coonara Avenue is currently configured with one traffic lane on each direction and served with parking lane on both sides. There are currently three bus stops located on the northbound direction of Coonara Avenue where the subject site fronts. Consideration should be given to the increase pedestrian crossing demand to access these bus stops which provide the necessary bus services connecting with Cherrybrook Station. On the southbound direction, there are currently two bus stops provided on Coonara Avenue. The preliminary concept indicates that future dwellings would locate along the site frontage on Coonara Avenue.

Recommendation:

The planning proposal should consider the need for improved pedestrian facilities on and along Coonara Avenue to accommodate the future demand as a result of the proposed development. In the subsequent design phases, it is recommended to promote through site links where new cycle and walking routes provide connectivity within the local neighbourhood.

Access to public open space

Comment:

The planning proposal is accompanied by a preliminary concept that indicates a public road connection between Coonara Avenue and the proposed public open space including the synthetic turf playing field. It is reasonable to assume the playing field would be accessible for sports activities held by schools or local sport clubs.

Recommendation:

In the subsequent design phases, the design of this public road should consider accommodating larger vehicles such as buses for use during events.