

22 December 2017

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Level 28, 200 George Street
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Attention: Amanda Blake – Development Manager

RE: Planning Proposal – Coonara Avenue Business Park, 55 Coonara Avenue, West Pennant Hills –
Response to Council

Dear Amanda,

I refer to the site at Coonara Avenue Business Park, West Pennant Hills and the Hills Shire Council and the Request for Information (RFI) from the Hills Shire Council dated 21 November 2017.

In this regard, we have been instructed to:

- Respond to the “Traffic” matters raised in Council’s letter.

Having regard for the above, Council’s RFI letter states the following:

5. Community Benefit and Traffic Assessment

Condition (d) of the Gateway Determination requires more information regarding community benefits and further analysis to be completed in regards to identifying traffic and transport accessibility options for Cherrybrook precinct and additional supporting information for local infrastructure. This requires an updated supporting Traffic Assessment to address this condition.

Enquiries are being made with the Department of Planning and Environment to what is needed to satisfy condition (d) and further discussion will be needed on potential improvement options.

It requested that this be addressed prior to the commencement of Public Exhibition of the planning proposal.

In response, we provide the following:

Condition 1(d)

Update the planning proposal to provide more information regarding community benefits associated with the proposal, including the identification of traffic and transport accessibility improvement options for the Cherrybrook precinct and additional supporting information for local infrastructure to be provided, and updated supporting studies as identified in Council's report dated 25 July 2017.

In relation to, ‘updated supporting studies as identified in Council's report dated 25 July 2017’, we note an updated traffic report by ARC Traffic + Transport was submitted to Council on 5 July 2017.

In response to the requirement for, ‘identification of traffic and transport accessibility improvement options for the Cherrybrook precinct and additional supporting information for local infrastructure’, the ARC report provides the following:

- In relation to traffic improvements, Section 1.4.2 discusses the Intersection of Castle Hill Road & Coonara Avenue & Edward Bennet Drive. It references the (draft) Hills Corridor Strategy (the Corridor Strategy) and that the Corridor Strategy indicates that the intersection will be upgraded, it provides details of the upgrade and notes the intention is to provide ‘Diamond’ phasing as opposed to the ‘Split’ phasing. In

terms of traffic, this upgrade will provide a community benefit; however, the ARC report notes that, “*the final design/phasing of the intersection has not been determined at this time*”.

Whilst it is accepted that development in the Cherrybrook precinct (which the Site is a part of) will result in a cumulative increase in traffic, the ‘isolated’ site analysis undertaken demonstrates that:

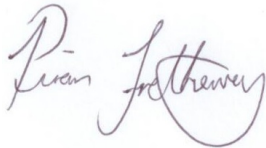
- Overall traffic volumes will decrease due to the Proposal and the switch from employment uses to residential uses on the Site, and
- Even having consideration for the ‘tidal’ flow changes resulting from a switch from employment to residential, the SIDRA analysis (in isolation) indicates that the intersection performance is unchanged during the AM peak and improves during the PM peak.

ARC’s analysis which was accepted by Council (refer Page 39 of Council’s report dated 25 July 2017), which concludes that Mirvac’s Proposal does not rely upon upgrades. Therefore, any request for contributions from the Site to the upgrade of this intersection on a vehicle traffic basis is unacceptable.

- In relation to transport improvements, the ARC report refers to the infrastructure associated with the Cherrybrook precinct at Section 1.6.1, and Sections 3.3 & 3.4 cover Public Transport and Pedestrian & Cycle Links (both of which refer to Section 1.6.1). Section 3.3 talks of options for buses to enter the Site.

We trust the above is of assistance and please contact the undersigned should you have any queries or require further information in relation to the above.

Yours sincerely,



Director – Ason Group

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