

From: Andrew Wilson [andrew@merccapital.com.au]

Sent: Wednesday, 27 September 2017 4:45:58 PM

To: Stewart Seale; Bronwyn Inglis

CC: Tony Merhi; fred.gennaoui@tdg.co.nz

Subject: RE: Public Authority comments for planning proposal 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill (12/2016/PLP)

Stewart / Bronwyn,

Thank you for referring the submissions from RMS and Endeavour Energy.

We would like to meet with you both and Andrew King or Stephen Barnes to discuss submissions received by Council during the exhibition and notification period including the RMS submission. Can you please let me know some times that you are all available for a meeting over the next 2 weeks prior to our traffic engineer going on leave from 13 October. Thank you.

The recommendation from RMS to defer the Planning Proposal in our view is made without a complete knowledge of the circumstances of the case and is unnecessary. In particular, there is no need to defer the Planning Proposal given the following circumstances:

- The cumulative traffic and transport assessment for Castle Hill south raised by RMS will be completed within a week or two as far as we understand. Further, the timeframe needed to finalise and implement it is far short of the lead times needed for finalisation and gazettal of the LEP amendment (min. 3 months) followed by preparation, assessment and determination of a Development Application (min. 9 months) followed by detailed design and construction of development envisaged in the Planning Proposal (2 years).
- The Draft DCP and Draft VPA provisions are purposefully drafted in a way that anticipate a cumulative traffic study across Castle Hill south with potential options for road upgrades to cater for increased densities as discussed in the past. In particular, the Draft VPA has a generous contribution that is for road and traffic management works as well as public domain works.
- The existing road network has capacity to accommodate the Planning Proposal without any road upgrades as demonstrated in the attached advice prepared by TDG and previously provided to Council.

Our traffic engineer TDG has provided the following initial response to each of the 5 points in

Attachment A of the RMS response follows:

1. Public transport share is embodied in the adopted trip generation rates for the analysis at the high end of the RMS published figures in TDG 13/4a. The 85% rates of 0.28 trips per unit and 0.18 trip/unit have been adopted to estimate the trip generation during the morning and afternoon peak hour respectively of the proposed high density residential buildings. These rates take into account proximity to railway stations. (Castle Hill station is scheduled to be operating in the first half of 2019 before the development envisaged in the PP would be completed and occupied.)
2. No comment. A matter for Council.
3. The traffic counts were carried in late February 2017.
4. Noted and should be addressed in the Castle Hill South study.

5. The 907 spaces include 355 for retail (35) and commercial (320). High requirements for office and retail is required by Council. The trip generation used for these land use take into account proximity to new railway station.

Given the above, the deferral of the Planning Proposal as recommended by RMS in our view is unnecessary, and the plan should proceed to be finalised in accordance with the timeframe in the Gateway Determination.

We look forward to discussing the submissions with you at a meeting in the near future before our traffic engineer goes on leave on 12 October. Thank you.

Regards,

ANDREW WILSON
DEVELOPMENT MANAGER
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From: Bronwyn Inglis [<mailto:binglis@thehills.nsw.gov.au>]
Sent: Friday, 22 September 2017 5:41 PM
To: Tony Merhi <tony.merhi@merccapital.com.au>; Andrew Wilson <andrew@merccapital.com.au>
Subject: Public Authority comments for planning proposal 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill (12/2016/PLP)

Dear Tony and Andrew,

Please find attached a copy of the comments provided by the Roads and Maritime Services and Endeavour Energy in relation to the Planning Proposal for 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill (12/2016/PLP), for your information.

The advice from Endeavour Energy included a number of guidelines / fact sheets which are also attached for your information.

Please note that I have not yet received comments from Transport for NSW or Sydney Water. I will forward them to you when I receive them.

I have received comments from the Office of Environment and Heritage who have raised no issues.

Please contact me on 9843 0531 if you need to discuss.

Yours sincerely,
Bronwyn Inglis



Bronwyn Inglis | Senior Town Planner
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