

Planning Agreement Concerns:

- RMS seeks that the draft PA be amended so as to require the identified and agreed mitigation works to be provided by the developer as part of the development. RMS does not support the inclusion of clauses in the draft PA that allow the developer to pay a monetary contribution in lieu of completing works on Appin Road that are required as a result of the future development that the PP will facilitate. For example, RMS is of the opinion that the provision of intersection upgrade works at Appin Road and Church Street must be delivered as works in kind by the developer;
- The draft PA must clearly identify each of the intersection works required, how they will be provided for by the developer as part of the development as well as details on and when they will be provided (e.g. what stage, lot number, etc);
- Should updated modelling, noting the comments in Attachment 2, demonstrate that intersections with Appin Road that service the PP will operate effectively, however identify that upgrading will be required in the future, RMS subject to reviewing and accepting the modelling, would consider the payment of a monetary contribution to assist in funding these intersection upgrade works required. Details on how this contribution has been calculated must be provided. As such, consideration should be given to including the PP as an 'urban release area' so as to ensure satisfactory arrangements are made for the provision of designated State public infrastructure before the subdivision of land occurs;
- RMS does not support the inclusion of requirements in the draft PA relating to the payment of the specified contribution under certain circumstances (i.e. in circumstances where the Developer is unable to reach an agreement with RMS as detailed in Clause 9.19 Intersection upgrades(s) on Appin Road); and
- RMS notes that some of the land that will be affected by future road works is not identified in the draft PA (i.e. Lot 2 and Lot 3 DP 242897). RMS is unclear if all land to be dedicated by the developer should be identified in the draft PA. If so consideration needs to be given to including the road widening lots known as Lot 2 and Lot 3 DP 242897 in the draft PA.