



Our ref: STH04/00227/15
Contact: Andrew Lissenden 4221 2769
Your ref: TRIM 4985

2 July 2018

Carolyn Whitten
Wollondilly Shire Council
BY EMAIL: council@wollondilly.nsw.gov.au;

MACQUARIEDALE ROAD, APPIN PLANNING PROPOSAL – ASSESSMENT OF ADDITIONAL INFORMATION

Dear Carolyn

Roads and Maritime Services (RMS) refers its letter dated 6 March 2018 and to subsequent emails from Gerry Beasley dated 2 May 2018, 23 May 2018 and 28 May 2018 (refer to Attachment 1) that provide additional information to address the traffic related issues raised by RMS that are associated with the above Planning Proposal (PP).

RMS has reviewed the additional information provided focussing on the impact to the state road network. For this development, the key state road is Appin Road (which includes the north south section of Appin Road through the village of Appin and the east west section known as Church Street).

RMS as a result of its assessment notes the following:

- Council has previously sought advice from RMS to assist in its assessment of the submitted PP;
- The additional information that has been provided includes an amended Traffic Impact Assessment (prepared by GTA Consultants, Reference N148780, Issue B, dated 2/05/18), updated SIDRA modelling (with reference 180418-N14870), a concept roundabout layout plan for the intersection of Appin Road/Church Street (prepared by GTA Consultants, Drawing No. 14S1076000-06-01-P3, Sheet 1 of 1, dated 29.01.15) and draft Planning Agreement (with reference 14367706.1). Copies of the above information are provided in Attachment 1;
- The PP (as amended) seeks to rezone land in Appin (on the western side of Appin road) from its current zoning RU2 Rural Landscape zone to R2 Low Density Residential, R3 Medium Density, E2 Environmental Conservation and RE1 Public Recreation resulting in an additional 220 residential lots;
- The rezoning will contain three precincts. Access to the northern precinct (40 lots) is via the local road network (Heritage Drive and Armstrong Road) to an existing roundabout at the intersection of Armstrong Road/Appin Road. Access to the central precinct (67 lots) is via the local road network (Sportsground Parade and Rixon Road) to an existing roundabout at the intersection of Rixon

Road/Appin Road as well as via the local road network (Sportsground Parade and Macquariedale Road) to the intersection of Macquariedale Road/Appin Road. Access to the southern precinct (113 lots) will be split between the proposed new roundabout at the intersection of Appin Road and Church Street and the existing intersection of Appin Road and King Street;

- The PP identifies that works are required within Appin Road; and
- The draft Planning Agreement (PA) that forms part of the PP in part proposes a monetary contribution of approximately \$2.5 million in lieu of the physical construction of required intersection upgrade works on Appin Road by the developer.

Noting the comments above, and based on the information that has now been provided, RMS provides the following comments:

- The PP will increase volumes on Appin Road and bring forward the need for future midblock capacity upgrades on Appin Road, particularly between Church Street and Kellerman Drive, Rosemeadow. While the PP on its own will not necessitate the upgrades, RMS believes consideration should be given to identifying the land as an urban release area under the Wollondilly Local Environmental Plan 2011 (WLEP 2011) in order to collect contributions to future state road upgrades (similar to land in Picton, Tahmoor and Thirlmere), or an alternate suitable planning mechanism; and
- The PP will impact on existing intersections on Appin Road. While RMS notes the developer's traffic impact assessment, concept design and PA does seek to address some intersection upgrades, RMS is not satisfied appropriate and constructible upgrades have been identified and is not satisfied with the proposed arrangements outlined within the PA. In this regard:
 - o Attachment 2 details RMS' concerns with the amended traffic impact assessment and associated SIDRA modelling and as such requires a refinement of the modelling to understand the need for upgrades;
 - o Attachment 3 details RMS' concerns relating to concept design recognising that RMS needs to be satisfied compliant designs can be constructed within the land available prior to rezoning the land. Attachment 3 also details a minor zoning matter which will need to be addressed; and
 - o Attachment 4 details RMS' concerns with the arrangements proposed within the draft PA.

RMS requests that the finalisation of any PP or associated PA be placed on hold until additional information has been provided that adequately addresses the issues above. This ensuring that the PP and draft PA once implemented correctly reflect the works required to be provided by the developer in Appin Road as part of any future development applications lodged.

RMS will reconsider the PP and PA once the above issues are addressed to its satisfaction. If you have any questions please contact Andrew Lissenden on (02) 4221 2769.

Yours faithfully



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