



**Transport
for NSW**

Ian Shillington
Consultant Strategic Planner
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

Dear Mr. Shillington,

PP 2020/005 – The Quadrangle Castlecrag Shopping Village Renewal

Thank you for your email dated 8 July 2020, inviting Transport for NSW (TfNSW) to provide advice regarding the subject proposal which is currently under consideration by Council. Legislation came into effect on the 1 December 2019 that brings the former Roads & Maritime Services and Transport for NSW together into an integrated organisation. This response represents the collective views of the integrated organisation.

The subject site falls within the Master Plan of Castlecrag that has been identified in the Willoughby's Draft Housing Strategy and Draft Local Centre Strategy 2036. A potential dwellings target has been identified for Castlecrag under the Draft Housing Strategy. A number of key features in association with the traffic arrangement for proposed redevelopment of the local centre of Castlecrag are also presented in the indicative Master Plan.

The information provided in your email regarding the proposed changes to the planning controls was reviewed in conjunction with the Traffic Review prepared by Colston Budd Rogers & Kafes Pty Ltd dated 19 June 2020. It is considered that the subject proposal is likely to generate low traffic impact on its own. Nevertheless, it is suggested that the Traffic Review be revised to include the cumulative traffic and transport impacts resulting from the proposed rezonings in the local centre of Castlecrag, where the subject proposal is situated. This will assist in providing a clearer understanding of the cumulative impacts of future development on the surrounding road network, particularly at the intersection of Eastern Valley Way / Edinburgh Road and the need, if any, for further intersection improvements.

In addition, the Traffic Review has only considered base year traffic flows (2017 and 2019). It is also suggested that the Traffic Review includes further analysis on the future year scenario 2036, which both the Draft Housing Strategy and Draft Local Centre Strategy are based on.

It is noted that a concept plan has been prepared for the subject proposal and the Traffic Review has demonstrated swept path analysis of various types of vehicles accessing the site. Such analysis should demonstrate consideration has been given to the traffic arrangement as proposed in the indicative Master Plan of the Draft

Housing Strategy and Draft Local Centre Strategy.

Thank you again for the opportunity of reviewing and providing advice for the proposal. 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



7/8/2020

Mark Ozinga

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

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