



Roads and Maritime Reference: SYD16/01576

27 February 2017

Planning Panels Secretariat
GPO Box 39
Sydney NSW 2001

Attention: Mr Martin Cooper

EXHIBITION OF PLANNING PROPOSAL TO REZONE LAND AND AMEND FLOOR SPACE RATIO CONTROLS AT 67 – 73 LORDS ROAD, LEICHHARDT

I refer to your letter of 11 November 2016 inviting Roads and Maritime Services to comment on the proposed abovementioned planning proposal. Roads and Maritime appreciates the opportunity to provide comment and apologies for the delay in providing a submission.

Roads and Maritime has reviewed the exhibition planning proposal and provides the following advisory comments for consideration in the determination of the proposal:

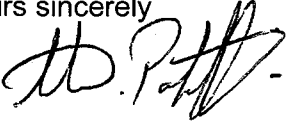
1. The planning proposal has been assessed in isolation of similar zonings (High Density Residential) occurring on Lords Road and Kegworth Street (Parramatta Road Urban Transformation Program) with associated cumulative traffic impacts and identifying the need (if any) for localised intersection improvements to mitigate the cumulative impacts. Consideration should be given to undertaking a cumulative transport assessment based on similar type zonings occurring on the abovementioned local roads, including traffic analysis of the following intersections:
 - Lords Road/Tebbutt Street
 - Kegworth Street/Tebbutt Street
 - Forster Street/ Marion Street
2. The Planning Panel should ensure that the assessment of the planning proposal is based on the maximum yield permissible under the proposed planning controls (i.e. FSR and Height Limits).
3. The proposed realignment of the western-end of Lords Road and associated reduction of the road pavement to 6.5 metres requires referral and endorsement of the Inner West Council's Local Traffic Committee. The proposed reduction in the width of the road pavement to 6.5 metres should be able to accommodate the swept path of 12.5 metre long Heavy Rigid Vehicles (i.e. Garbage and Removalist vehicles).

Roads and Maritime Services

4. The proposed shared zone vehicle and pedestrian shared zone on-site between Lords Road and Davies Road should be designed and constructed in accordance with Roads and Maritime Technical Direction 2016/001 (**TAB A**).

Thank you again for the opportunity of providing advice on the subject proposal. If you require clarification of any issue raised, please contact James Hall – Senior Transport Planner on 8849-2047 or email: James.Hall@rms.nsw.gov.au.

Yours sincerely

per: 

Greg Flynn
Program Manager, Land Use