

Asher Richardson

From: PEGG Brendan J <brendan.j.pegg@rms.nsw.gov.au>
Sent: Monday, 15 April 2019 2:45 PM
To: ross@ttpa.com.au
Cc: TANCEVSKI Aleksandar; KOCOSKI Nicolas; Ruba Osman; Asher Richardson; George Tsaprounis; pdrew@bunnings.com.au; PILLY MOOTANAH Hans R
Subject: RE: Bunnings Tempe - 728-750 Princes Highway, Tempe (Ref. 2017SCL027) (our ref. 17053)
Importance: High

Hi Ross,

Roads and Maritime Services (Roads and Maritime) has reviewed the below material and advises that:

1. Previous discussions between the proponent and Roads and Maritime regarding the removal of on-street parking on Princes Highway were only in relation to the on-street parking south of the Princes Highway/Smith Street/Union Street intersection. Roads and Maritime was not supportive of removing parking at this this location and notes that the current proposal is to remove on-street parking north of the Princes Highway/Smith Street/Union Street intersection (which totals 100m and a loss of five parking spaces), which is an extension of the existing 'No Stopping' zone.
2. After review of the below email and submitted material, Roads and Maritime will support the extension of the existing 'No Stopping' zone north of the Princes Highway/Smith Street/Union Street intersection to 100m on the provision that:
 - a. The applicant is conditioned to provide an additional 13 public spaces in the proposed carpark to ameliorate the impacts to the loss of available parking.
 - b. The applicant is conditioned to provide a door on the south western elevation of the car park, which shall be accessible internally and externally and signposted as such to permit public access to facilitate pedestrian access and egress to Smith Street from the carpark during Bunnings trading hours.
 - c. The signage installation and community consultation shall be at no cost to Roads and Maritime and undertaken by the applicant.

If you have any questions, regarding the above, please let me know.

Kind regards,

Brendan Pegg
Senior Land Use Planner
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Every journey matters

Roads and Maritime Services
27-31 Argyle Street, Parramatta NSW 2150

From: Ross Nettle [mailto:ross@ttpa.com.au]
Sent: Monday, 8 April 2019 10:22 AM
To: KOCOSKI Nicolas; Development Sydney
Cc: PILLY MOOTANAH Hans R; TANCEVSKI Aleksandar; Ruba Osman (rub.osman@innerwest.nsw.gov.au); George Tsaprounis (george.tsaprounis@innerwest.nsw.gov.au); Asher Richardson (asher.richardson@innerwest.nsw.gov.au);

Philip Drew (pdrew@bunnings.com.au)

Subject: Bunnings Tempe - 728-750 Princes Highway, Tempe (Ref. 2017SCL027) (our ref. 17053)

Importance: High

Nick

When the Development Application was first considered by Sydney Eastern City Planning Panel (Carl Scully Chairman), the Panel resolved that an independent traffic consultant be engaged to review the DA Traffic Study. On the 4 April, the Panel considered the outcome of that Traffic Review and again resolved to defer a decision. See attached.

During the earlier discussions with RMS, it was assessed that the parking along the highway in front of the shops etc. south of Union Street was a sensitive issue and RMS was not willing to agree to the removal of this parking.

An assessment has now been made in relation to the parking north of Union Street and the implications of providing 100m of NO PARKING 10am to 7pm 7 days. The attached images reveal that the provision of the required 100m would only involve the removal of 5 parking spaces and these spaces are generally used by taxi drivers operating out of the adjacent taxi depot. Council has issued draft Consent Conditions for the proposed development and one of these conditions requires Bunnings to provide 8 on site parking spaces to be specifically provided and designated for public use (i.e. not Bunnings customer or staff use). The text of this draft condition is as follows:

The door on the south western elevation of the car park shall be accessible internally and externally and signposted as public access to allow pedestrian access to Smith Street from the car park during the Bunnings trading hours.

Reason: To enable residents to utilise the on-site car parking and mitigate the loss of on-street car parking during trading hours.

If RMS is willing to introduce the NO PARKING restriction which enables the 100m requirement, Bunnings will recommend that the Consent Condition be modified to increase the number of public spaces in the Bunnings car park to 13. To me, this outcome would replicate arrangements that RMS has made elsewhere to recompense for the removal of on-street parking on sections of State Road in sensitive traffic areas.

The Planning Panel has given a short time frame for Bunnings and the independent traffic consultant to come up with a resolution to this matter which is the only apparent "sticking point" to the approval of this Development Application. It would be appreciated if RMS could give urgent consideration to this proposal.

Regards

Ross Nettle | Director

TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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