

469- 483 Balmain Road, Lilyfield

Kotevska, Svetlana <Svetlana.Kotevska@innerwest.nsw.gov.au>

Thu 08/06/2017 17:11

To: Daya Perez <Daya.Perez@rochegroup.com.au>;

Cc: Manoski, Simon <Simon.Manoski@innerwest.nsw.gov.au>; Dawson, Gill <Gill.Dawson@innerwest.nsw.gov.au>; Michael File <Michael@fileplanning.com>; wes@rochegroup.com.au <wes@rochegroup.com.au>;

Dear Daya,

Further to Council's letter dated Tuesday 6<sup>th</sup> June, 2017, please advise your traffic and transport consultant of the following matters that were raised in Council's assessment of the original Planning Proposal so that they have an opportunity to address these initial traffic and transport issues in a revised Traffic Report.

The following additional information is required to fully assess the traffic and transport implications of this proposal:

- predicted origin/destination information, projected onto the intersection of Alberto Street and Balmain Road, particularly in relation to potential right turn movements out of Alberto Street. This information should be considered in relation to elements such as sightline limitations at the intersection; conflict with Balmain Road bike routes and pedestrian activity
- anticipated mode share (linked to origin/destination data) and the capacity of existing public transport services to cater for this demand
- proximity of the proposed car park egress to the Alberto Street/Balmain Road intersection
- further detail on parking quantum, layout and management is required to permit accurate assessment
- quantification of traffic volumes and directions associated with existing uses. The report does not state what the existing traffic generation of the site is and how this would compare with the proposed development

The plans do not clearly identify where underground parking would be accessed from apart from stating Alberto Street. Council's Traffic and Transport Planners consider access off Fred or Cecily Streets a safer option as there are traffic signals at the relevant Balmain Road intersection and no traffic lights at the Alberto Street/Balmain Road junction. This would alleviate Council's concerns about pedestrian safety due to poor sightlines, turning movements as well as protecting residents more effectively by reducing potential pedestrian and vehicular conflicts. It would also be consistent with objective 2 and 5 of Leichhardt's Integrated Transport Plan.

A Traffic and Parking Assessment should include traffic and parking analysis for weekends (Saturday mid-day) that outlines how the development could minimise impact on local traffic and potential conflicts with other activities on nearby sites such as the Callan Park primary entry that is located directly opposite the subject site. The assessment should take into account the site's proximity to:

- Callan Park and weekend events that occur on site
- weekend markets at Orange Grove and Rozelle Public School
- sporting events at Leichhardt Oval

Note that in our recent letter dated Tuesday 6<sup>th</sup> June, 2017 we noted that separate access to the employment and residential uses would be required. As such the most appropriate street must be selected for access purposes.

Thank you

Svetlana Kotevska

**Svetlana Kotevska** | Executive Strategic Planner (Tue Wed Thur)

**Inner West Council**

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**Ashfield Service Centre:** 260 Liverpool Road, Ashfield NSW 2131

**Leichhardt Service Centre:** 7-15 Wetherill Street, Leichhardt NSW 2040

**Petersham Service Centre:** 2-14 Fisher Street, Petersham NSW 2049



*Council acknowledges the traditional Aboriginal owners of this land.*

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