



28 July 2022

TfNSW Reference: Syd21/00845

Jonathan Busch
SCT Consulting
Level 10, 99 Mount Street
North Sydney NSW 2060

Dear Mr Busch,

DERRIWONG ROAD DURAL – PRE PLANNING PROPOSAL MEETING

We appreciate the opportunity to provide comment on the above pre planning proposal as discussed at the meeting with Transport for NSW (TfNSW) on 30 June 2022.

TfNSW has reviewed the presentation and notes provided and notes the revised proposal intends to:

- Be lodged with Council as a new planning proposal for approx 100-105 dwellings;
- Identify land to be dedicated for a future local road bypass and;
- Proponent will deliver a corridor design and reservation for a future local road bypass including an intersection with Old Northern Road for the section within the site and ownership only.

Detailed comments on the proposal are provided at **Attachment A** for your consideration prior to submitting the proposal for Council's consideration. Please note that the comments provided are of a preliminary nature. They are not to be interpreted as binding upon TfNSW and may change following review of the formal planning proposal referred from the appropriate planning authority.

It is strongly recommended the proponent seeks the appropriate preliminary approvals on the proposal from Council and Department of Planning, Industry and Environment prior to undertaking further detailed studies.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Tricia Zapanta would be pleased to receive your email via development.sydney@transport.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pete Mann'.

Pete Mann
A/ Senior Manager, Strategic Land Use
Land Use, Network & Place Planning, Greater Sydney

Transport for NSW

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Attachment A: Detailed Comments on the Pre-Planning Proposal for Derriwong Road Dural (July 2022)

1. TfNSW notes the proponent's intention to submit a new planning proposal following confirmation from DPIE of their non-support for the previous planning proposal for Derriwong Road.
2. TfNSW understands that the development concept for approx. 100 lots remains the same with the primary change to this revised planning proposal being the requirement by the proponent to identify land components to enable dedication of land for a future local road bypass. This work will be undertaken by the proponent as part of a site-specific traffic impact assessment and will include a corridor design and reservation for the southern section of the future local road bypass only, from Derriwong Road (at the site's northern boundary) to Old Northern Road.
3. TfNSW has reviewed the presentation and offers the following preliminary comments to the pre-planning proposal -
 - TfNSW has concerns that the future corridor design and reservation is being identified only within the subject site and as a separate exercise to the remaining corridor. Given Council has undertaken various traffic assessments in support of a future bypass, work to identify a corridor design and reservation should be undertaken and completed by Council in its entirety, ensuring that traffic assessment gaps which were previously identified by TfNSW are addressed. Should Council decide that the southern section of the proposed bypass (subject of this pre planning proposal) can be determined by the proponent, TfNSW will need a level of assurance that the proposed corridor design and reservation for the southern section has been appropriately assessed taking into account future land use and traffic growth along the entire corridor.
 - In light of the above concerns, TfNSW reiterates previous advice outlining the need for a regional land use and transport assessment that assesses future development uplift and associated traffic and transport improvements required to support housing growth as a prerequisite to the consideration of future planning proposals in this locality. TfNSW is of the view this work should precede any rezoning of land for housing and encourages Council, not the proponent, to undertake this work prior to this proposal being considered. This will ensure that the ultimate corridor design/reservation and associated land components for the local road bypass (and other potential transport improvements) have been identified in the event the subject site creates a precedence for other rezonings in the surrounding area. A particular concern for TfNSW is the ultimate form of the bypass' intersection with Old Northern Road which will depend on the scale of future development uplift at this location.
 - Consultation with SINSW should be undertaken prior to the lodgement of a planning proposal with Council to clearly identify their concerns with a future bypass adjacent to their site and to inform a future corridor design that addresses their road safety and traffic efficiency concerns.