

Malcolm McDonald - RE: Wahroonga Estate Concept Plan: Request for Council Comments

From: "Greg Piconi" <gpiconi@kmc.nsw.gov.au>
To: "Malcolm McDonald" <Malcolm.McDonald@planning.nsw.gov.au>
Date: 13/01/2012 12:27 PM
Subject: RE: Wahroonga Estate Concept Plan: Request for Council Comments
CC: "Antony Fabbro" <afabbro@kmc.nsw.gov.au>, "Rthna Rana" <rrana@kmc.nsw.gov.au>, "Joseph Piccoli" <piccoli@kmc.nsw.gov.au>

Hi Malcolm

As discussed this letter has been forwarded to Council's Planning Department and they may respond separately.

However, Council supports the modification and resolved to adopt the minutes of the Traffic Committee meeting at its meeting on 8 November 2011. The report included the recommendation to not support any upgrade to the intersection of Kissing Point Road and The Comenarra Parkway as originally proposed and for funding for these works to be allocated to the intersection of Fox Valley Road and the Pacific Highway.

Consequently, the modification MP 07_0166 MOD 2 is supported with regard to the deletion of the requirement for the upgrading of the traffic signals at Kissing Point Road and The Comenarra Parkway.

Greg Piconi
Director Operations
9424 0796

From: Malcolm McDonald [mailto:Malcolm.McDonald@planning.nsw.gov.au]
Sent: Friday, 13 January 2012 1:02 PM
To: Greg Piconi
Subject: Wahroonga Estate Concept Plan: Request for Council Comments

Hi Greg

As discussed, please see attached a letter from the Department that was sent to Council on 16 December.

The Department seeks Council's comments on a modification application for the Wahroonga Estate Concept Plan to remove the requirement for the Proponent to upgrade the Comenarra Parkway/Kissing Point Rd intersection.

The Department has requested the Council's comments by next Friday, 20 January.

Please give me a call if you have any queries.

Regards
Malcolm

Our Reference SYD11/00002/02
DP&I Reference: MP07_0166 MOD 2
Contact: Chris Goudanas
Telephone: 02 8849 2965



Transport
Roads & Maritime
Services

Team Leader
Strategic Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Malcolm McDonald

**APPLICATION TO MODIFY WAHROONGA ESTATE REDEVELOPMENT CONCEPT PLAN
APPROVAL – MP 07_0166 MOD 2**

Dear Sir/Madam,

I refer to your correspondence dated 16 December 2011 (MP07_0166 MOD2) regarding the proposed modifications to the concept plan approval for the Wahroonga Estate Development, which was referred to the Roads and Maritime Services for comment.

The modification seeks the amendment of condition B7(1) to remove the requirement for the Proponent to upgrade the Comenarra Parkway / Kissing Point Road / intersection. The funding for those works is proposed to be redirected towards the upgrade of the Pacific Highway / Fox Valley Road intersection.

RMS has reviewed the proposed modifications and raises objection for the following reasons:

1. The developer is in the process of finalising a binding deed of agreement for the project. The agreement is to outline the extent of work including lane configuration, timing of works and costs. All works are paramount to service the traffic impacts induced by the Development.
2. As the scope of works and associated road work costs have not been defined, the redirection of monies may result to the unjust redirection of potential benefits and network efficiency deterioration in the area. Redirection cannot occur until the value of benefits derived or redirected is quantified.

Any modification to the scope of works required to service the Development may jeopardise the efficient operation of the road network.

Roads and Maritime Services

LEVEL 11, 27-31 ARGYLE STREET PARRAMATTA NSW 2150
PO BOX 973 PARRAMATTA CBD NSW 2124 DX 28555
www.rms.nsw.gov.au | 13 22 13

I trust that the above clarify RMS's position on the matter. Further enquiries on this matter can be directed to the undersigned on phone 8849 2965.

Yours faithfully



Chris Goudanas
Land use Planning and Assessment Manager
Transport Planning, Sydney Region

20 March 2012

Our Reference: SYD12/00322
DP&I Reference: MP07_0166 MOD 2
Contact: Owen Hodgson
Telephone: 02 8849 2012



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Team Leader
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Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Malcolm McDonald

**APPLICATION TO MODIFY WAHROONGA ESTATE REDEVELOPMENT CONCEPT PLAN
APPROVAL – MP 07_0166 MOD 2**

Dear Sir/Madam,

I refer to your correspondence dated 16 December 2011 (MP07_0166 MOD2) and our letter dated 20 March 2012, regarding proposed modifications to the concept plan approval for the Wahroonga Estate Development, which was referred to the Roads and Maritime Services (RMS) for comment.

The modification seeks the amendment of condition B7(1) to remove the requirement for the Proponent to upgrade the Comenarra Parkway / Kissing Point Road intersection. The funding for those works is proposed to be redirected towards the upgrade of the Pacific Highway / Fox Valley Road intersection.

RMS notes that Ku-ring-gai Council does not require the proposed upgrade to the junction of The Comenarra Parkway and Kissing Point Road and requests that the funding for these works be transferred to the junction of Fox Valley Road and the Pacific Highway.

RMS supports Council's request to transfer the value of these works to the Fox Valley Road and Pacific Highway intersection, as this will provide a greater network efficiency solution.

RMS has reviewed the proposed amendment of condition B7(1) and suggests the following wordage:

B7 Agency road requirements

- (1) A binding Deed of Agreement is to be entered into between the Proponent and the RMS prior to issue of the first Occupation Certificate for the staged expansion and refurbishment of the Clinical Services Building on the site. The Deed is to:

Roads and Maritime Services

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PO BOX 973 PARRAMATTA CBD NSW 2124 DX 28555
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- a. detail the road upgrade works to be undertaken by the Proponent, including:
- i. reconstruction of (including upgrading of the existing traffic signals to) the intersection of The Comenarra Parkway and Fox Valley Road;
 - ii. intersection improvements where Fox Valley Road intersects with site accesses;
 - iii. widening The Comenarra Parkway to provide two traffic lanes in each direction between Fox Valley Road and Browns Road;
 - iv. widening Fox Valley Road between The Comenarra Parkway and the northern boundary of the site to accommodate two travel lanes in each direction. In addition, two southbound travel lanes must be provided along Fox Valley Road from the Pacific Highway to the site.
 - v. reconstruction of (including upgrading of the existing traffic signals to) the intersection of Fox Valley Road and the Pacific Highway, to include:
 1. a left turn slip lane from Pacific Highway to Fox Valley Road
 2. dual right turn lanes from Fox Valley Road to Pacific Highway
 3. a left turn lane from Fox Valley Road to Pacific Highway
 4. three lanes northbound ;

These works are to be generally in accordance with the attached plan Drawing Number RTA-07 Rev2 prepared by NORTHROP.

- b. outline the arrangements for the Proponent and RMS to negotiate the scope, value and timing of any WIK towards the estimated total cost of upgrading the Pacific Highway and Fox Valley Road intersection referred to above; and
- c. outline the extent of road upgrade works to be undertaken by the Proponent, including lane configuration, timing of works and estimated costs.

Roads and Maritime Services (RMS) has reviewed the desktop estimate and land resumption estimate for the proposed upgrade of the Fox Valley Road and Kissing Point Road junction and noted that the civil works rates used were consistently lower than those currently being charged by contractors constructing road works for RMS.

RMS suggests that the amount of \$745,000 is a more realistic amount to be transferred from the proposed upgrade of the Comenarra Parkway/Kissing Point Road junction to the proposed upgrade of the Fox Valley Road/Pacific Highway junction. The initial contribution, including property acquisition, as indicated in the draft Transport Infrastructure Deed was \$309,833.

Therefore the total contribution to be made by the developer for the upgrade of the Fox Valley Road/Pacific Highway junction is \$1,054,833.

Subject to an application from the developer and RMS funds being made available, RMS may be able to assist the developer in completing the works at Fox Valley Road/Pacific Highway junction. Further discussions on this issue can be undertaken during the negotiation of the Transport Infrastructure Deed.

I trust that the above clarify RMS's position on the matter. Further enquiries on this matter can be directed to Owen Hodgson on phone 8849 2012.

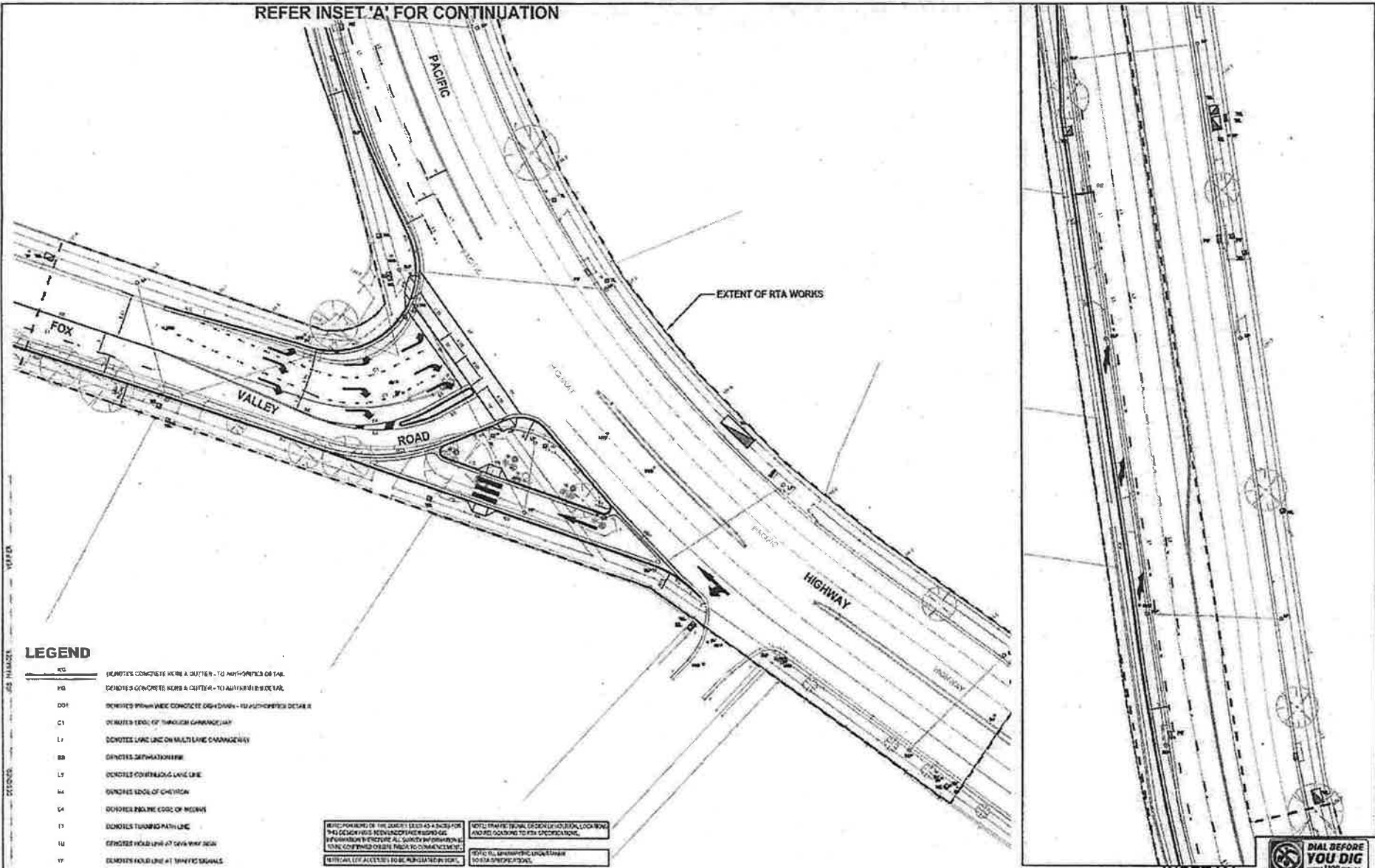
Yours faithfully

A handwritten signature in black ink, consisting of several overlapping loops and a horizontal line extending to the left.

Chris Goudanas
Land use Planning and Assessment Manager
Transport Planning, Sydney Region

7 September 2012

REFER INSET 'A' FOR CONTINUATION





LEGEND

- KG DENOTES CONCRETE KERN & CUTTER - TO AUTHORITY OR TAB
- KG DENOTES CONCRETE KERN & CUTTER - TO AUTHORITY OR TAB
- DOH DENOTES BROWNE & CONCRETE DOH DRAIN - TO AUTHORITY OR DETAIL
- C1 DENOTES END OF THROUGH GABRIELWAY
- L1 DENOTES LANE LINE ON MULTI LANE GABRIELWAY
- BB DENOTES BROWNE & CONCRETE
- L1 DENOTES CONTINUING LANE LINE
- K4 DENOTES END OF CENTERLINE
- GA DENOTES END OF ROAD
- L1 DENOTES TURNING PATH LINE
- U DENOTES HOLD LINE AT TRAFFIC SIGNAL
- U DENOTES HOLD LINE AT TRAFFIC SIGNAL

NOTES: THE DRAWING IS A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE ROADWORKS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.

INSET 'A'
NOT FOR CONSTRUCTION



1. ISSUE APPROVED BY		DATE	BY	CHK	CLIENT	PROJECT MANAGER	PROJECT		DRAWING TITLE	JOB NUMBER
1	ISSUE FOR APPROVAL	14/03/03	MM	MM	AUSTRALASIAN CONFERENCE ASSOCIATION LIMITED	 PROPERTY GROUP	 NORTHROP	WARRIOONGA ESTATE EXTERNAL ROAD WORKS	INTERSECTION TREATMENT FOX VALLEY ROAD & PACIFIC HIGHWAY (ULTIMATE)	09112 - 03
2	ISSUE FOR DESIGN OF ROADWORKS	14/03/03	MM	MM						