

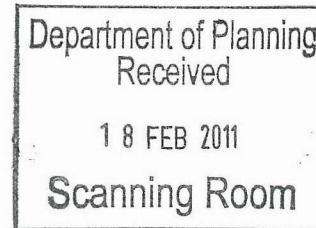


Transport



Michael Woodland
Director
Metropolitan Projects
Department of Planning
23-33 Bridge St
Sydney NSW 2000

Attention: Simon Truong



Dear Mr Woodland,

**CONCEPT PLAN (MP08_0207) & PROJECT APPLICATION (MP10_0219) –
EXHIBITION OF ENVIRONMENTAL ASSESSMENT FOR RESIDENTIAL
DEVELOPMENT AT AVON, BEECHWORTH & ARILLA ROADS, PYMBLE**

I refer to your letter dated 13 December 2010 regarding the residential development at Pymble. Transport NSW appreciates the opportunity to provide input to this application.

Transport NSW has reviewed the *Concept Plan* prepared by Sheridan Planning and the appended *Parking & Traffic Report* and *Access Report* prepared by Gennaoui Consulting and Accessibility Solutions respectively.

Transport NSW requests that a number of matters be resolved to support the objectives, targets and initiatives of the *NSW State Plan 2010*, the *Metropolitan Transport Plan: Connecting the City of Cities*, *Integrating Land Use and Transport* policy package, *Planning Guidelines for Walking and Cycling* and the *Healthy Urban Development Checklist*:

- The Environmental Assessment does not address the Director General's Requirement to "provide an assessment of the implications of the development for non-car travel modes". This requirement needs to be addressed prior to any decision on the *Concept Plan* having particular regard to impacts for bus and rail networks, together with consideration of pedestrian and cycle access;
- TNSW is concerned that the proposed level of car parking is not a minimalist approach and is higher than the maximum requirement. A minimum requirement of 52 spaces is requested;

- In addition to basement level bicycle storage facilities, bicycle racks should also be provided for visitors at ground level, near entrances, in a visible and weather protected location and subject to casual surveillance, in accordance with the *Planning Guidelines for Walking and Cycling*. TNSW notes the *Parking & Traffic Report* identifies 22 bicycle storage spaces as a minimum requirement for Stage 1; and
- The preparation of a sustainable travel plan should be included as part of the draft Statement of Commitments. TNSW directs the applicant to the Roads and Traffic Authority website, <http://www.rta.nsw.gov.au>, for further information on the preparation of travel access guides.

Railcorp will separately provide a submission regarding potential impacts on the existing rail corridor.

Finally, the following key policy documents may be of assistance in finalising the proposal:

- *Metropolitan Transport Plan: Connecting the City of Cities*, NSW Transport and Infrastructure, 2010;
- *NSW Bike Plan*, NSW Government, 2010;
- *Planning Guidelines for Walking and Cycling*, NSW Department of Infrastructure, Planning and Natural Resources, Roads and Traffic Authority, 2004;
- *Section 117 Direction 3.4 – Integrating Land Use and Transport*, NSW Department of Planning, 2005; and
- *Healthy Urban Development Checklist*, NSW Health, 2010.

I trust these comments are of assistance. The contact officer for this matter is Rowena Phua, who can be contacted on 8202 2286 or rowena.phua@transport.nsw.gov.au.

Yours sincerely

 16/02

David Hartmann
A/ Senior Manager
Centre for Transport Planning

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