

28 January 2021

TfNSW Reference: SYD13/00195/04

Council Reference: MP 07_0166 MOD 6 & 7

Department of Planning, Industry and Environmental
GPO Box 39
SYDNEY NSW 2001

Attention: Manwella Hawell

MODIFICATIONS FOR MP 07_0166 MOD 6 & MP 10_0070 MOD 7 FOR WAHROONGA ESTATE - 185 FOX VALLEY ROAD, WAHROONGA

Dear Sir/Madam,

Reference is made to Department's correspondence dated 18 December 2020, regarding the abovementioned modification application which was referred to Transport for NSW (TfNSW) to review and comment.

TfNSW has reviewed the submitted information and provides the following comments for Department's consideration:

MOD 6 to Major Project Concept Approval MP07 0166: Condition B7 – Agency road requirements:

B7 Agency road requirements:

1) *The Proponent is to undertake detailed road upgrade works and make payment of specified monetary contributions prior to the issue of Occupation Certificates for the nominated staged development of the site or as otherwise specified below:*

a) *the road upgrade works to be undertaken by the Proponent, include:*

- I. *Upgrade to the Main Hospital Entry intersection - prior to Occupation Certificate for Stage 1A Hospital.*

TfNSW Comments: TfNSW agrees with this condition, as remained unchanged.

- II. *Upgrade of the intersection of The Comenarra Parkway and Fox Valley Road - to be completed by end April 2021.*

Note: The intersection is to be provided with an eastbound kerbside approach lane of 210m and a northbound kerbside departure lane of 85m.

TfNSW Comments: The design and construction of the intersection upgrade of The Comenarra Parkway and Fox Valley Road should be consistent with the requirements agreed with and approved by TfNSW.

- III. *Provision of traffic signals, without a dedicated right turn bay, at the intersection of Fox Valley Road and the road adjacent to the school - to be completed prior to occupation of stage 6 (Senior School) of SSD5535 or end June 2025, whichever is the sooner.*

TfNSW Comments: TfNSW does not support the proposed traffic signals without a dedicated right turn bay from the safety perspective.

TfNSW raised objection to the request of modification of Condition G11 (a) of SSD 5535 MOD 3 in the TfNSW response, dated 17 December 2020. And TfNSW notes that the proposed traffic signal is an important element of the subject development and is required to manage the additional traffic and to provide a safe pedestrian and vehicle access to/from the site. As such, the execution of the WAD (works authorisation deed) with TfNSW for the proposed signalised intersection should not be delayed.

Giving the nature of dense vehicle arrival and departure rates associated with the student pickup and drop-off activities during school time, the peak flow factor should be adjusted to represent the dense arrival and departure rates in SIDRA modelling.

Furthermore, due to the close proximity, the proposed traffic signals at the new intersection for Wahroonga Adventist School access will be coordinated with the traffic signals at the Sydney Adventist Hospital main entry. Same cycle time of 110 seconds therefore should be used in SIDRA modelling.

TfNSW notes that the Proponent is also requesting to delete the condition of providing two southbound travel lanes along Fox Valley Road (*Condition B7 IV of MP 07_0166*). The traffic modelling for the proposed Fox Valley Road and School Access intersection therefore should be undertaken with layout of single southbound travel lane along Fox Valley Road.

As such, the traffic model should be updated to address the above issues and submitted to TfNSW for review and approval.

- IV. *Two southbound travel lanes along Fox Valley Road from the Pacific Highway to the development site, including reconstruction (or upgrade to a signalised intersection) of the existing roundabouts at the Fox Valley Road/Ada Avenue intersection and the Fox Valley Road/Lucinda Avenue intersection - prior to Occupation Certificate for the Shannon Building (Stage 3 of MP 10_0070 issued for Staged Alterations and Additions to Sydney Adventist Hospital).*

TfNSW Comments: TfNSW notes that the improvement works of two southbound travel lane along Fox Valley Road are part of the binding Deed of Agreement committed by the Proponent to be entered. However, it is up to Council to determine whether this condition is to be deleted, as Fox Valley Road is cared and managed by Council.

- V. *Widening The Comenarra Parkway to provide two traffic lanes in each direction between Fox Valley Road and Browns Road - prior to Occupation Certificate for the SAN Residential Project (DA 0453/12).*

TfNSW Comments: TfNSW does not support to delete this condition, as the improvement works of providing two traffic lanes in each direction along Comenarra Parkway between Fox Valley Road and Browns Road are part of the binding Deed of Agreement committed by the Proponent to be entered.

b) *the monetary contributions to be provided by the Proponent include:*

- I. *A monetary contribution to RMS towards the upgrading the Pacific Highway and Fox Valley Road intersection, comprising an amount of \$309,833 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index); and*
- II. *A monetary contribution to RMS in the amount of \$670,000 (subject to indexation from the base date 1 July 2012 consistent with the Bureau of Transport and Communications Economics Road Construction and Maintenance Price Index) toward the upgrade of the Pacific Highway and Fox Valley Road intersection in lieu of upgrading The Comenarra Parkway and Kissing Point Road intersection.*

Note: The above monetary contributions are to be paid to the RMS by end-June 2021.

TfNSW Comments: TfNSW has no objection to this proposed changes.

MOD 7 to Major Project Approval MP 10 0070 - E1 Transport and Access:

Prior to issue Occupation Certificate road upgrade works relative to the stages of the hospital development as outlines in the Accessibility of Transport, Traffic and Parking Implications, prepared Transport and Traffic Planning Associates and dated July 2010 shall be undertaken. These works include:

Stage 1:

- a) Initial upgrade at The Comenarra Parkway / Fox valley Road intersection.*
- b) Install No Parking along Fox Valley Road in accordance with the requirements of the Ku-ring-gai Traffic Committee and Council.*

Stage 2:

- a) Upgrade the hospital access intersection with an additional egress land (LT slip lane).*

Stage 3:

- a) Ultimate upgrade at The Comenarra Parkway/ Fox Valley Road intersection.*
- b) Upgrade scheme at Pacific Highway/ Fox Valley Road intersection.*

The modification request of March 2020 sought to delete Condition E1 of the Project Approval.

Condition E1 was based on the original assessment of the cumulative traffic generation of the various development components associated within the central hospital precinct.

Most of the required works have either been completed and/or are underway. Accordingly, the modification sought to incorporate the project approval works within the frame of the overarching Concept Approval so that all previously approved (and future) projects have a single point of reference.

TfNSW Comments: TfNSW does not support to fully remove this condition as it would fully remove proponent's obligation to undertake required road upgrade works. TfNSW would not object to change these conditions with a definite timeframe for delivery rather than fully delete them, which would ensure that all necessary road works are undertaken.

If you have any further questions, Mr. Felix Liu would be pleased to take your call on 8849 2113 or email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely,



Pahee Rathan

Senior Land Use Assessment Coordinator