

**THE HILLS SHIRE COUNCIL**

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ABN No. 25 034 494 656

16 May 2016

Bruce Colman  
Director, Land Release  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Our Ref: FP183

Attn: Karl Harb, Student Planner

Dear Bruce

**Box Hill Precinct Mt Carmel Road SEPP Amendment and Transport for NSW/Roads and Maritime Services Submission – Width of Collector Roads**

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I am writing in response to the request received on 29 April 2016 from the Department for additional comments on proposed amendments to State Environmental Planning Policy (The Hills Growth Centre Precinct Plan – Relocation of Mount Carmel Road) with respect to width of collector roads within the Precinct in response to comments received from Transport for NSW and RMS.

Having reviewed the Transport for NSW/RMS submission provided to Council, the following comments are provided:

1. Concern is raised that this issue was not raised by Transport for NSW/RMS and subsequently addressed by the Department during the Precinct Planning Process for the Box Hill Precinct (completed over 3 years ago). The determination of the required width and arrangement of collector roads within the Precinct should have been a key outcome of the Precinct Planning Process following consultation with and input from the relevant authorities, rather than an issue to be retrospectively considered as part of a later SEPP Amendment, which primarily relates to the realignment of Mt Carmel Road;
2. The retrospective widening of collector roads to 21 metres (requiring additional land-take) or the adjustment of the road section to accommodate a 3 metre wide parking lane along the entirety of collector roads is not supported. While this outcome may resolve the issues raised by Transport for NSW/RMS, it would hinder a number of the outcomes identified within the Precinct Planning Process relating to the verge width, public domain and tree planting scheme. It would also place an unreasonable burden on developers within the precinct to construct additional areas of road pavement, in excess of that already established as a result of the Precinct Planning;
3. It is considered that the most reasonable solution (and simplest to implement) is to nominate specific locations for bus stops in consultation with the relevant authorities (including bus companies) and allow for localised narrowing of the verge at these

locations to accommodate an extra 700mm of road pavement in addition to the parking lane, providing enough room for buses to pull in and other traffic to pass. It is noted that this is consistent with the position provided by the Proponent. This would apply equally to collector roads generally, as well as those within the business park, noting that the lane widths nominated on the plans provided do not match those included in the DCP. For example, Mt Carmel Road has a 9 metre wide carriageway on either side of a 4m wide median island. A 3m wide kerbside lane for buses to stop would still leave two 3m wide through/ trafficable lanes with no additional widening or land-take required;

4. With respect to funding arrangements for the proposed signalised intersection of Windsor Road and Mt Carmel Road, this improvement was identified within the traffic and transport analysis (GHD - February 2011) commissioned by the Department to inform the Precinct Planning Process. It is noted that the RMS participated in the planning for the Box Hill Precinct and the work to determine future intersection treatments. Any improvements to the state road network are the responsibility of RMS and these improvement works will not (and cannot) be funded under the Contributions Plan (these intersections are shown on the maps accompanying the Contributions Plan for information purposes only as they will form part of the future road network). Noting that these improvements will not be funded through the Contributions Plan, Council would support these intersections being funded either by RMS or through the Special Infrastructure Contributions Scheme (providing this is not at the expense of any items already identified for SIC funding).

If you have any questions in relation to this matter please contact Nicholas Carlton, Forward Planning Coordinator on 9843 0416.

Yours faithfully



**Stewart Seale**  
**MANAGER FORWARD PLANNING**