



BUSINESS PAPER

ORDINARY MEETING OF COUNCIL

To be held on

Wednesday, 12 April 2017
9am

at

Armidale Council Chambers

Members

Administrator, Dr Ian Tiley

SUPPLEMENTARY AGENDA

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Item: 7.1.3 **Ref:** AINT/2017/06124
Title: DA-124-2011-03 Condition 34 - Cycleway design review **Container:** DA-124-2011/C
Author: Greg Meyers, Director Planning and Environmental Services
Attachments: Nil

RECOMMENDATION:

That Council not require the existing footway along Box Hill Drive to be upgraded as required by condition 34 of the Notice of Determination for DA-124-2011/C as amended and dated 21 August 2015.

Introduction:

Development Application 124-2011 for a staged 39 lot residential subdivision was first approved on 27 September 2011 subject to some 55 conditions.

Condition 34 required an upgrade of the existing footpath to a shared pedestrian and cycle path. This condition was originally required at stage 1 but was deferred to the final stage (Stage 3B) due to concerns raised by the applicant and the justification of this condition on them. The application has been modified on several occasions and the current condition 34 (in part), reads as follows:

Upgrade of the existing footpath along the northern side of the Erskine Street and the western side of Box Hill Drive to a concrete (100mm thick) shared pedestrian and cycle path of minimum width 2.5m from the northern side of the pedestrian refuge at the Erskine Street/Box Hill Drive intersection to the existing driveway entrance to 86 Box Hill Drive and signposted in accordance with Austroads Guide to Road Design, particularly Part 6: Roadside Design, Safety and barriers, Part 6A: Pedestrian and Cyclists Paths and Part 6B: Roadside Environment.

The applicant is now at this last stage and in December 2015 sought to have the condition altered from an off road shared pedestrian/cycle path to an on road cycleway only, or deleted altogether. At that time the matter was considered and the applicant was advised that their request was not supported.

On Friday 24 March 2017, a site inspection was undertaken with the developers to again discuss this matter. This report is presented to Council to determine the request.

Report:

As outlined above, DA-124-2011 relates to a staged 39 Lot Residential Subdivision known as the Peterson Estate accessed from Erskine Street via both Box Hill Drive and Fittler Close.

The development is now in its last stages (Stage 3B) and condition 34 – shared pedestrian/cycle path is presented to Council for review.

Condition 34 requires the existing pedestrian path to be upgraded to a shared pedestrian/cycle way requiring the width of the path to be increased from 1.2m to 2.5 m as the Armidale Dumaresq Council – Armidale Bicycle Strategy 2011, identifies Box Hill Drive as an “Off Road Cycle way”, connecting the top end of Box Hill Drive to the East West pedestrian/cycle route along Dumaresq Creek.

The existing pedestrian path is located on the western side of Box Hill Drive commencing south of the entry point into Ken Thompson Lodge which is an Aged Care facility consisting of 62 Residential Care Beds and 34 Retirement Living Units. The footpath is currently used by nursing staff and family members to take some of the residents for walks using various forms of mobility aids.

The southerly extension of the existing footpath crosses a narrowed box culvert section of road which is physically fenced either side. South of this location the existing footpath continues toward Ishbell Drive then onto Erskine Street. None of the residential properties on the western side of Box Hill Drive and south of Ken Thompson Lodge have frontage to the existing pedestrian footpath. Ishbell Drive provides access to some 39 residential properties. The same number approved via this Development Application.

The land north of Ken Thompson Lodge on either side of Box Hill Drive is predominantly zoned R2 Low Density Residential with some R1 General Residential immediately north of the Lodge. The future development of these areas will require significant infrastructure extension not the least Box Hill Drive as it is a gravel single lane road. These constraints along with other environmental and servicing constraints will impact on the timing for future development and demand on a shared pedestrian and cycle way path.

Tierney Consulting Engineers on behalf of the developers offered to provide on-road cycleway markings similar to that in Taylor Street and other on-road cycleway areas. However, Box Hill Drive has diminishing widths as it heads to the north, commensurate with the number of properties it serves and does not lend itself to an on-road cycleway. Other matters were identified (*below*) by Tierney Consulting Engineers in support of their view that the condition is onerous and unreasonable in the circumstances:

We note the following, which have a bearing on this matter:

- 1. There are no house frontages on the west side of Box Hill Drive from the entry to Ken Thompson Lodge to Erskine Street, so that side will have minimal use for street car parking.*
- 2. On the eastern side, south of the Peterson Estate there are no house frontages as far as Erskine Street, but there are four lots facing Box Hill Drive immediately south of Peterson Drive itself.*
- 3. We have discussed this matter with a representative of Ken Thompson Lodge and they would be content if their aged residents, pedestrians or those in wheelchairs, were not sharing the western footpath with cyclists.*
- 4. The provision of a dedicated off-road cycle pavement, and its ongoing maintenance does not appear consistent with the current limited state of development of Box Hill Drive and its current function as a local access road. We understand that Council's roads strategy is such that Box Hill Drive is unlikely to become an arterial or distributor road in the medium term.*
- 5. The road carriageway in this developed part is 13 metres wide.*
- 6. Council's bicycle strategy may not reflect the current circumstances in Box Hill Drive.*
- 7. The requirement of condition No. 34 for the construction of a concrete paved cycleway over a length of approximately 340 metres, with additional improvements in Erskine Street, seems onerous in the context of community expectations in this neighbourhood and the substantial external and lead-in public works already undertaken by our client for this development, which has a frontage to Box Hill Drive of 200 metres.*

Community Engagement and Internal Consultation

On Friday 24 March 2017 the Administrator, Group Leader – Service Delivery and Director Planning and Environmental Services met one of the Developers on site to inspect and discuss

this matter. Subsequent to this the Acting Director Regional Infrastructure followed up the Armidale Bicycle Strategy and further met with the Group Leader – Service Delivery regarding the condition.

Financial Implications

The cost required by the developer is estimated to be significant as to achieve the 2.5m width the box culvert would need to be widened and whether the existing footpath can be used is questionable due to the 100mm thick specification.

The shared pedestrian and cycleway would become a maintenance liability to Council in the future and with the future development in the area being questionable, the need for such an investment and ongoing maintenance as this stage with no real expected increased usage is considered unreasonable.

Good Governance

The process of considering legitimate requests for review of conditions of consent must follow a specific process and the developers are currently following that process.

Integrated Planning and Reporting Framework

The current Community Strategic Plan promotes healthy lifestyles for our residents which is supported through the existing but underutilised pedestrian footway.

Sustainability Assessment

The cost benefits to the community for the widening of the existing footway to a shared pedestrian/cycle way, its expected future/additional use and future maintenance costs challenges the financial sustainability for the future.

Item: 7.3.4 **Ref:** AINT/2017/06178
Title: Armidale Regional Airport - New England Highway roundabout funding
Container: ARC17/1497
Author: Peter Dennis, Chief Executive Officer
Attachments: 1. Ministerial correspondence - Funding for New England Highway roundabout at Armidale Regional Airport

RECOMMENDATION:

That the correspondence from the Minister for Infrastructure and Transport to the Hon Barnaby Joyce MP confirming Australian Government funding of \$1 million for construction of a roundabout on the New England Highway at Armidale Regional Airport be noted and the Minister for Infrastructure and Transport and the Hon Barnaby Joyce be thanked for this financial support.

Introduction:

The Minister for Infrastructure and Transport the Hon Darren Chester MP has advised the Deputy Prime Minister and member for New England the Hon Barnaby Joyce MP that Australian Government funding of \$1 million for construction of a roundabout on the New England Highway at Armidale Regional Airport has been confirmed.

Report:

The Australian Government is working with the NSW Government to formalise implementation arrangements for the project. Council will be required to develop a Project Proposal Report for Minister Chester's consideration.

The roundabout is central to the subdivision and development of adjoining industrial land on the western side of the highway at the airport.

Detailed design for the project is underway and is planned to be completed by the end of June 2017.

Council requires Development Application approval for its industrial subdivision for which the roundabout is a component. This process has commenced. All documentation associated with Development Consent will be required to be in place prior to the NSW Government's Roads and Maritime Services approving the project.

The roundabout project is hoped to commence in 2017/18, dependent on funding being in place to allow construction to commence.

Community Engagement and Internal Consultation

The roundabout has been well publicised. The Coalition Government committed to provide funding during the 2016 election.

Financial Implications

The estimated cost of the roundabout is \$3.1 million. The Australian Government has committed \$1 million towards the construction of the roundabout and the NSW Government has committed \$1 million towards the project.

Good Governance

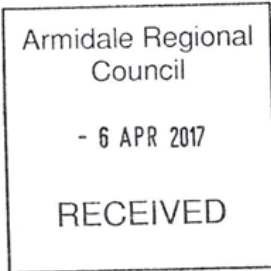
Specification and design of the proposed roundabout has been overseen by the NSW Government's Roads and Maritime Services.

Integrated Planning and Reporting Framework

Armidale Regional Council's Airport Master Plan makes allowance and provision for the new roundabout. The Airport Master Plan was prepared in support of the CSP strategic objective '*to upgrade the Armidale Regional Airport to ensure that it maintains regional status*' and also supports the dual strategic objectives of '*increasing tourism activity*' and '*stimulating economic activity*'.

Sustainability Assessment

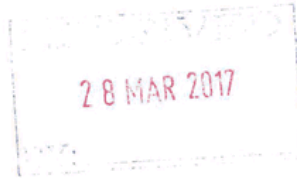
When completed the project is expected to be the catalyst for the creation of over 300 jobs within the next decade and will derive significant benefits for the wider New England region.



The Hon Darren Chester MP
Minister for Infrastructure and Transport
Deputy Leader of the House
Member for Gippsland




PDR ID: MC17-000521



21 MAR 2017

The Hon Barnaby Joyce MP
Deputy Prime Minister
Minister for Agriculture and Water Resources
Member for New England
PO Box 963
TAMWORTH NSW 2340


Dear Deputy Prime Minister

Thank you for your letter of 6 February 2017, on behalf of Dr Ian Tiley, Administrator of the Armidale Regional Council (the Council), regarding Australian Government funding towards the planned roundabout on the New England Highway. I regret the delay in responding.

The Australian Government's election commitment of \$1 million towards the construction of a roundabout at Armidale Airport has been confirmed. The Australian Government is working with the NSW Government to formalise the implementation arrangements for the project.

I expect that the NSW Government will contact the Council shortly to progress the development of the Project Proposal Report for the project for my consideration. Dr Tiley may wish to raise this matter with the Hon Melinda Pavey MP, NSW Minister for Roads, Maritime and Freight.

I trust this information will be of assistance to Dr Tiley.

Yours sincerely

DARREN CHESTER