



Reference: 08 088

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16 December 2009

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Parkview  
Lot 1. Pier 8/9  
23 Hickson Road  
Walsh Bay NSW 2000

Attention: Matt Crews, Manager, Property Development

Re: Part 3A Concept Plan Application: 60 Charlotte Street, Clemton Park

Dear Matt,

We refer to your correspondence dated 16<sup>th</sup> December 2009 which relates to amended land use yields for several lots, with the most notable changes being the deletion of bulky goods uses on the site (Lot 1). We have assessed the traffic implications associated with these land use changes and the resulting traffic generation for each lot and the overall site is provided in Table 3R in Attachment 1, which may be substituted for Table 3 in our original TMAP report.

It will be noted that there is a reduction of 26% in traffic generation during both weekday peak periods, with a reduction of 40% on Saturdays. These reductions are substantial in both relative and absolute terms and this reflects the low traffic generating nature of residential uses compared with bulky goods uses.

The amendments will therefore result in a commensurate improvement in traffic conditions to those previously assessed. In addition, heavy vehicle movements will be reduced which will improve residential amenity.

We also note that any minor changes to the land use mix as provided would not alter these conclusions. Please contact us should you have any queries.

Yours faithfully,

**TRAFFIX**

Graham Pindar  
**Director**



## attachment 1

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**table 3R: traffic generation for amended concept plan**

| Use                 | GFA or NFA (m <sup>2</sup> ) | Weekday AM Peak                 |                | Weekday PM Peak                 |                | Saturday AM Peak                |                |
|---------------------|------------------------------|---------------------------------|----------------|---------------------------------|----------------|---------------------------------|----------------|
|                     |                              | Rate (Trips/100m <sup>2</sup> ) | Trips (veh/hr) | Rate (Trips/100m <sup>2</sup> ) | Trips (veh/hr) | Rate (Trips/100m <sup>2</sup> ) | Trips (veh/hr) |
| <b>Lot 1</b>        |                              |                                 |                |                                 |                |                                 |                |
| Residential         | 206 units                    | 0.36                            | 74             | 0.36                            | 74             | 0.2                             | 42             |
| Supermarket/Grocery | 4,000                        | 2.0                             | 80             | 6.8                             | 272            | 6.8                             | 272            |
| Specialty Retail    | 4,250                        | 2.0                             | 84             | 4.5                             | 190            | 4.5                             | 190            |
| Commercial          | 2,000                        | 1.5                             | 30             | 1.5                             | 30             | nil                             | nil            |
| <b>TOTAL</b>        |                              |                                 | <b>268</b>     |                                 | <b>566</b>     |                                 | <b>504</b>     |

|              |           |            |           |            |           |          |           |
|--------------|-----------|------------|-----------|------------|-----------|----------|-----------|
| <b>Lot 3</b> |           |            |           |            |           |          |           |
| Childcare    | 75 places | 0.36/child | 26        | 0.32/child | 24        | nil      | nil       |
| Units        | 58 units  | 0.36/unit  | 22        | 0.36/unit  | 22        | 0.2/unit | 12        |
| <b>TOTAL</b> |           |            | <b>48</b> |            | <b>46</b> |          | <b>12</b> |

|              |     |           |            |           |            |          |           |
|--------------|-----|-----------|------------|-----------|------------|----------|-----------|
| <b>Lot 2</b> |     |           |            |           |            |          |           |
| Units        | 336 | 0.36/unit | 120        | 0.36/unit | 120        | 0.2/unit | 68        |
| Shops        | 600 | 2.0       | 12         | 4.5       | 28         | 4.5      | 28        |
| <b>TOTAL</b> |     |           | <b>132</b> |           | <b>148</b> |          | <b>96</b> |

|              |          |          |           |          |           |          |           |
|--------------|----------|----------|-----------|----------|-----------|----------|-----------|
| <b>Lot 5</b> |          |          |           |          |           |          |           |
| High care    | 50 units | 0.1/unit | 5         | 0.1/unit | 5         | 0.1/unit | 5         |
| Normal Care  | 59 units | 0.2/unit | 12        | 0.2/unit | 12        | 0.2/unit | 12        |
| <b>TOTAL</b> |          |          | <b>17</b> |          | <b>17</b> |          | <b>17</b> |



|              |          |           |           |           |           |          |           |
|--------------|----------|-----------|-----------|-----------|-----------|----------|-----------|
| <b>Lot 4</b> |          |           |           |           |           |          |           |
| Units        | 64 units | 0.36/unit | 24        | 0.36/unit | 24        | 0.2/unit | 12        |
| <b>TOTAL</b> |          |           | <b>24</b> |           | <b>24</b> |          | <b>12</b> |

|                                |  |  |                             |  |                             |  |                             |
|--------------------------------|--|--|-----------------------------|--|-----------------------------|--|-----------------------------|
| <b>TOTAL ALL LOTS</b>          |  |  | <b>489</b><br><b>(-26%)</b> |  | <b>801</b><br><b>(-26%)</b> |  | <b>641</b><br><b>(-40%)</b> |
| <b>PREVIOUS<br/>GENERATION</b> |  |  | <b>663</b>                  |  | <b>1093</b>                 |  | <b>1059</b>                 |