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09033

6 July 2010

Candalepas Associates
Level 9
219 Castlereagh St.
Sydney NSW 2000

Attention: John Wilkin

Re: Part 3A Application: 7-9 Gibbons Street, Redfern

Dear John,

We note the various traffic planning related matters raised in submissions by Council of the City of Sydney and the RTA concerning the subject application and our response to these is outlined below:

Parking

The parking provision is compliant with Council's DCP which promotes a survey-based approach. With regard to the supermarket, the adopted rate (4.2 spaces/100m²) is generally consistent with many comparable supermarkets recently approved by Council, including Coles at Crown Square (4.5/100m²), Woolworths on the former St. Margaret's site (4.5/100m²) and Aldi at Danks Street (4.4/100m²). This level of provision reflects the more car-dominant nature of supermarkets compared with other retail uses, particularly Aldi supermarkets which involve bulk purchases. Council's cited example of a grocery store at Erskineville Road is in our view quite different. The undersigned was involved in that appeal and it is highly relevant that that store is a very different 'model' in that no trolleys were proposed, it was small (850m²) and it drew on passing pedestrians accessing two nearby railway stations (some 4,000 pedestrian movements per day) who already walk directly past the site. In general, the Erskineville Road grocery store is more in the nature of the Fratelli or Coles stores at Pott's Point (which provide no parking) which are more for small convenience shopping, serving the needs of locals. This is not the type of operation proposed by Aldi and the prospect of Aldi customers walking to the store is in our view reasonably limited, though it is still likely to be significant in this particular location. Furthermore, in the absence of sufficient parking, there will be a potential for on-street parking to occur which would diminish the amenity of the area and place further pressure on on-street parking which is already heavily utilised. This would also impact on the amenity of residents in the locality.

The undersigned also acted for Sydney City Council on a recent appeal in Fountain Street for a Woolworth's store, which was successfully defended for providing insufficient parking and again, a rate of 4.2 spaces/100m² was indicated as being appropriate. In that appeal, surveys were undertaken of the existing Aldi supermarket at Canterbury which is adjacent to a railway line and bus services and is also within the town centre. These surveys also indicated a peak parking



demand of 4.1 spaces/100m². The survey was undertaken in November 2009 and this is arguably the most comparable supermarket in all respects to the subject proposal, with an area of 1,200m².

The parking provided for all other land uses is very moderate, so that the DoP's objectives to suppress car travel are in our view met by the proposal.

The parking for the Lawson Square Towers is somewhat arbitrary. Nevertheless, with 80 spaces replacing 156 currently to serve the same floor area, this will successfully achieve the State Government's policy to promote alternate travel modes for workers.

Driveway Width

The 15m driveway width is an unavoidable outcome of the site constraints. The opportunity to provide a refuge is accepted in principle and this could be conditioned. We note however that this would need to be mountable to enable trucks to access the site.

Loading Dock

We refer to the amended plans provided on 1 July 2010 and advise that we have reviewed these plans to establish whether the loading dock can be satisfactorily accessed by a 12.5m HRV, with both entry and exit occurring in a forward direction. We confirm that this is the case and satisfactory manoeuvrability is demonstrated by the swept path analysis provided in **attachment a**.

We trust that this response satisfactorily deals with all issues raised and request that you contact us should you have any queries.

Yours faithfully,

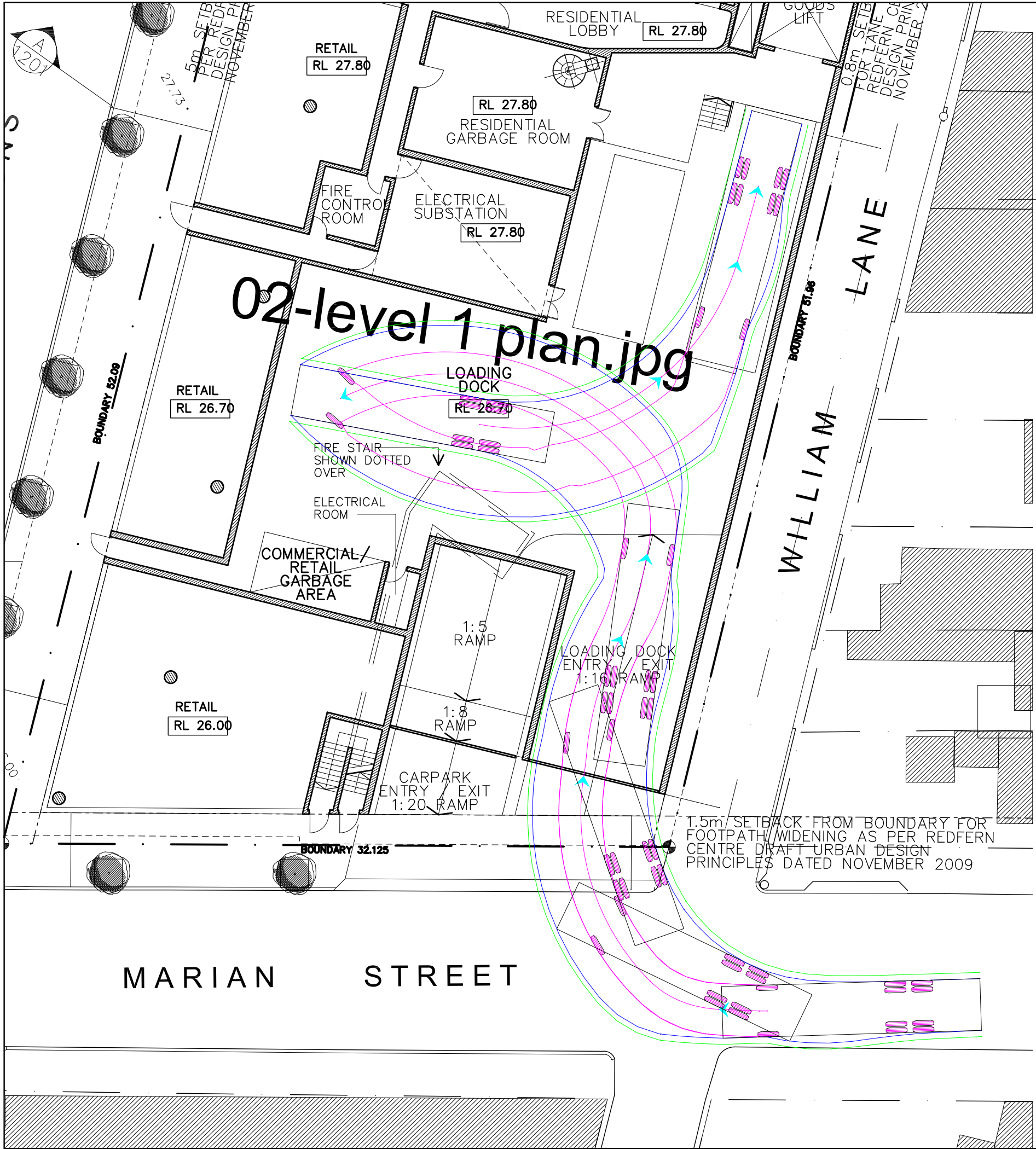
trafficx

Graham Pindar
Director

Encl: Attachment a

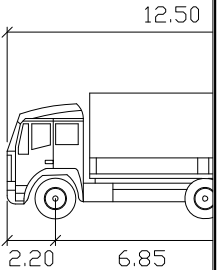


attachment a



notes
This drawing is prepared for information purposes only. It is not to be used for construction.

no. revision note by. date



SU TRUCK
Width
Track
Lock to Lock
Steering Angle

architect
Candalepas Associates
02 9283 7755

client
Lawson Square Pty Ltd

scale
1:200 @ A3
0m 2 4 6 8

project
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REDFERN

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drawing title
12.5M HRV SWEEP PATHS

drawn: checked: date:

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project no.	drawing phase.	drawing no.	rev