



Ref 10 151v03

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13th August 2014

Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000

Attention: Ian Cady, Associate Director

Re: Section 75W Application Re: Stage 1 Project Approval (MP 10_0113) for a mixed use development at 110-114 Herring Road, Macquarie Park

Dear Ian,

TRAFFIX has been engaged by Stamford Property Services to assess the traffic planning implications of a Section 75W Application to amend a previously approved State 1 Project Application (MP10_0113 as modified by Mod 2 dated 17th May 2014) for the construction of a mixed use development located at 110-114 Herring Road, Macquarie Park. In this regard we have reviewed all relevant documentation provided to us and the findings of our investigations are summarised below.

Approved Stage 1 Project Application

Under the current Concept Plan a total of 639 units are approved, with an associated generation of 184 veh/hr, based on the application of the rate of 0.29 trips per unit per hour during both peak periods.

Under the current Stage 1 approval, 340 units are permitted, representing 53% of the ultimate yield under the approved Concept Plan.

Current Modification

The current Modification as documented in the Project Plan Report prepared by AJC Architects (Revision G Plans) and seeks to increase the development yield under the existing Stage 1 approval from 340 units to 343 units, representing an increase of less than 1% in development yield within the Stage 1 development. Nevertheless, the ultimate yield remains limited to the Concept Plan threshold, so that these three additional units do not contribute to increased traffic at full development under the Concept Plan. These additional 3 units are all two bedroom units.

Traffic Impacts

The increased traffic generation arising from the change will only occur in Stage 1 and will in any event be less than a single vehicle movement per hour during the morning and afternoon peak



periods. This is clearly inconsequential and will be essentially imperceptible, being well within the range of daily traffic fluctuations.

Parking

This amended Stage 1 development application incorporates 343 residential units (an increase of 3 units). Based on the parking rates sought under the current 75W Modification to the Concept Plan (Mod 3 submitted June 2014) and as documented in our letter dated 25th May 2014, these require 343 resident spaces (at 1.0 space per unit) and 35 visitor spaces (at 0.1 spaces per unit). These spaces are provided in the Stage 1 development application plans submitted separately.

In summary, the modifications now proposed to the Stage 1 Project Approval are consistent with the current 75W Modification to the Concept Plan approval (as documented in our letter dated 25th May 2014) and are considered supportable. The changes are very minor and there will be no perceptible change in traffic conditions either within or external to the site.

Please contact the undersigned should you have any queries or require and further information or assistance.

Yours faithfully

trafficx

Graham Pindar
Director