



TRAFFIC SOLUTIONS PTY LTD

Reference No: 20.21.068

21 October 2021

Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124.

Dear Sir,

**Preliminary Traffic and Parking Assessment- Proposed Residential Development,
2a Gregory Place, Harris Park**

Traffic Solutions Pty Ltd has been engaged by 2a Gregory Place Pty Ltd to provide the department with an assessment of the traffic and parking implications of a residential development proposing 483 apartments.

This assessment has been undertaken with reference to concept plans prepared by Stanistic Architects project number 14004, drawing Numbers CD0001 – CD 0007, CD 1001 – CD 1007, CD2001 – CD 2009, CD3001 – CD3002 and CD 4001 – CD4007, dated 3 September 2021.

We understand that the application is a State Significant Development Application (SSDA) under SEPP (State and Regional Development) 2011 and is to be lodged under Division 6A of the SEPP (Affordable Rental Housing) 2009 for 'Build to Rent' Housing.

The proposal is for a development with an FSR of 2.5:1 and 483 dwellings. Car parking is to be provided in accordance with the SEPP (ARH) 2009.

Our office has previously provided a Preliminary Traffic Assessment for the subject site. This assessment included SIDRA modelling of the intersection of Hassall Street and Gregory Place for a number of development scenarios from a yield of 750 apartments to 2500 apartments.

It concluded that the intersection at the time operated at a satisfactory level of service; that at 750 apartments the network would be approaching capacity under the current road configuration and at 2500 apartments the network would be at capacity if vehicular movements were limited to left in and left out of Gregory Place.

The proposed yield is below the scenarios modelled. We advise that based on previous modelling of greater yields, the network can support this proposal.

Our office has also reviewed the access provisions into the site. We confirm that the separation of resident and commercial vehicles is appropriate, and that waste and loading/unloading is dealt with entirely within the site boundaries, within the basement.

Traffic Solutions Pty Ltd, PO Box 9161, Bathurst NSW 2795

Ph: 02 6331 0467 • Email: craig@trafficsolutions.com.au

ABN 63 074 165 263

We will provide a detailed report with the EIS Submission including current traffic count data (undertaken in June 2021 pre-covid lockdown). We will provide a detailed Traffic Impact Assessment Report that will include a detailed SIDRA Modelling of the intersection of Hassall Street and Gregory Place and any required mitigation to the road network to support the development traffic plus background traffic growth to 2031.

The detailed Traffic Impact Assessment will also include the following:

- Assess the adequacy of the proposed parking provisions, this includes reference to Council's Code, the Roads and Maritime Services guidelines and the SEPP (Affordable Rental Housing) as applicable.
- Assess the layout of the proposed parking area, manoeuvring areas and the adequacy of the access driveway.
- Assess the layout of the proposed site to see if a standard garbage truck can access the site.
- Assess the adequacy of any loading facilities.
- Prepare vehicle swept turning paths.
- Undertake a sight distance assessment for the proposed driveway in accordance with AS/NZS 2890.1:2004.

Should you require any additional information or clarification of the contents of this letter please contact me on the numbers provided.

Yours sincerely



Craig Hazell
Director