



Reference: 08 088

traffix
traffic & transport planners

16 December 2009

po box 1061
potts point nsw 1335
t: +61 2 8324 8700
f: +61 2 9380 4481
w: www.traffix.com.au
abn: 66065132961

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 16th 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



table 3R: traffic generation for amended concept plan

Use	GFA or NFA (m ²)	Weekday AM Peak		Weekday PM Peak		Saturday AM Peak	
		Rate (Trips/100m ²)	Trips (veh/hr)	Rate (Trips/100m ²)	Trips (veh/hr)	Rate (Trips/100m ²)	Trips (veh/hr)
Lot 1							
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
TOTAL			268		566		504

Lot 3							
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
TOTAL			48		46		12

Lot 2							
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
TOTAL			132		148		96

Lot 5							
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
TOTAL			17		17		17



Lot 4							
Units	64 units	0.36/unit	24	0.36/unit	24	0.2/unit	12
TOTAL			24		24		12

TOTAL ALL LOTS			489 (-26%)		801 (-26%)		641 (-40%)
PREVIOUS GENERATION			663		1093		1059