



Ref 10 151

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13th August 2013

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

Attention: Ian Cady, Associate Director

Re: Section 75W Application Re: Concept Approval (MP10 00112 MOD 1) and 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 Concept Plan Application (MP10 0112) and State 1 Project Application (MP10_0113) 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.

Context

A Concept Plan application was lodged with the Department of Planning and Infrastructure under Part 3A of the EP&A Act in 2010 and was subsequently approved by the Planning and Assessment Commission (PAC) on the 26th September 2012. The application related to the construction of a mixed use development with a maximum FSR of 2.13:1 distributed across seven (7) buildings, with an approximate yield of 537 residential units and 1,210m² of non residential floor space.

A concurrent Project Application was lodged and approved (MP10_0113) by the PAC on the 26th September 2012 for the demolition of all existing structures, the construction of a basement car park, internal roads and 309 residential apartments over 4 buildings.

Subsequent to this approval a Section 75W application was lodged in November 2012 and approved by the PAC to increase the overall FSR from 2.13:1, to 2.28:1 and this resulted in an increase in the development yield from 537 apartments to 593 apartments (an increase of 56 apartments or 10%).



Approved Stage 1 Project Application

The Stage 1 Project Application approved by the PAC in 2012 is summarised in the Environmental Assessment prepared by Urbis. In summary the key elements associated with this approval that are relevant to this application are as follows:

- Demolition of all existing structures;
- Construction of four (4) residential buildings accommodating a total of 309 residential units (50% of the overall yield authorised by the Concept Plan Approval including:
 - 160 one bedroom dwellings.
 - 119 two bedroom dwellings and
 - 30 three bedroom dwellings
- The construction of the basement car park, and
- The construction of the future road network;

The approved Section 75W modification application was approved by the PAC on 3rd June 2013 and modified the Concept Plan Approval to allow a higher FSR, which resulted in a change to the mix and number of apartments across the overall site. Accordingly, the current application seeks to align the Stage 1 Project Approval with the Modified Approval dated 3rd June 2013 by providing additional residential dwellings in the Stage 1 development and this is discussed further below.

Proposed Modification to Stage 1 Project Approval Under Current S75W Application

The proposed Stage 1 modifications are summarised below and are discussed in detail in the documentation prepared by URBIS. The key components of the proposed modifications relevant to this assessment are as follows:

- Demolition of all existing structures;
- Construction of four (4) residential buildings accommodating a total of 340 residential units (57% of the overall yield under the Concept Plan as amended which approved 593 units) including:
 - 169 one bedroom units
 - 171 two bedroom units and
 - With 34 of the above units being adaptable
- Construction of the Basement car park structure and the provision of 335 parking spaces, and
- Construction of the external roadway

The specific modifications proposed compared with the current Stage 1 Project Approval are discussed below. A copy of the relevant plans are provided in **Attachment 1** at a reduced scale.



Stage 1 Parking

Condition C5 of the Concept Plan approval requires the provision of parking in accordance with RMS parking rates for sub-regional centres. In this regard the parking proposed under as part of the Stage 1 development is as per Table 1 below.

Table 1: Parking Requirements for Proposed Stage 1 Development

Type	Yield	Controls	Stage 1 Requirement
Total Residential Yield	340		
Adaptable Units	34	1.0 spaces / unit	34
One Bedroom Rate	140	0.6 Spaces/Unit	84
Two Bedroom Rate	166	0.9 Spaces/Unit	149
Three Bedroom Rate	0	1.4 spaces/Unit	0
Visitor	340	0.2 space/Unit	68
Total			335

The development the subject of this modification application proposes 335 parking spaces. However, it should be noted that we maintain the opinion expressed in Stamford's S75W Modification Application dated January 2013, that greater numbers of parking spaces should be allowed for the site in accordance with the City of Ryde DCP 2010; and also consistent with several recently approved developments of a similar scale in the immediate locality. The proponent therefore reserves its position to seek to vary Condition C5 of the Concept Plan in a future application.

Traffic Generation

Under the approved Concept Plan a 10% increase in dwelling yield was authorised, from 537 units to 593 units. This also increased the traffic generation of the residential component by 10%, from 155 veh/hr to 172 veh/hr, based on the application of the rate of 0.29 trips per unit per hour.

The impacts associated with the current modification are consistent with this approval, with the residential yield under the approved Stage 1 Project Application (309 units) also increasing by 10% (to 340 units). Therefore, there are no traffic implications that arise under the current modification to the Stage 1 Project Approval.

Bicycle Parking

One bicycle space is provided for each unit which is an exceptional level of provision. These spaces are located within the storage areas provided for each unit located within the basement parking levels.



Servicing

Servicing for the ultimate development will occur by council's garbage collection vehicles. Garbage collection will occur within the Brisbane building for all recyclable material; and within the Perth building for general waste. Access to these areas can be achieved by vehicles up to and including an 8.8m MRV. Both of these buildings form part of the Stage 1 development and the proposed servicing is consistent with the Concept Plan approval.

Removalist vehicles will be accommodated within the private road network and within the garbage collection areas at nominated times and in accordance with a proposed loading dock management plan. In this regard, service vehicle access to the dock will be restricted to a maximum size of 8.8m (MRV). A swept path analysis demonstrating compliance with AS2890.2 is provided in **Attachment 2**.

Access by a fire and other emergency vehicles has also been assessed and the internal roadway can accommodate trucks up to a 12.5m HRV which is representative of the largest fire vehicle requiring access.

Access and Internal Design

The access and internal design aspects have been reviewed and comply with AS 2890.1, AS2890.2 and Austroads requirements as appropriate. It is anticipated that a condition will be imposed requiring compliance with AS 2890.1 and AS 2890.2 in relation to the private domain, with compliance with Council and Austroads in relation to the public domain.

In summary, the modifications proposed to the Stage 1 Project Approval are consistent with the current Concept Plan approval (as modified on 3rd June 2013) and hence is considered supportable.

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

Yours faithfully

traffix

Graham Pindar
Director

Encl: Attachments 1 and 2

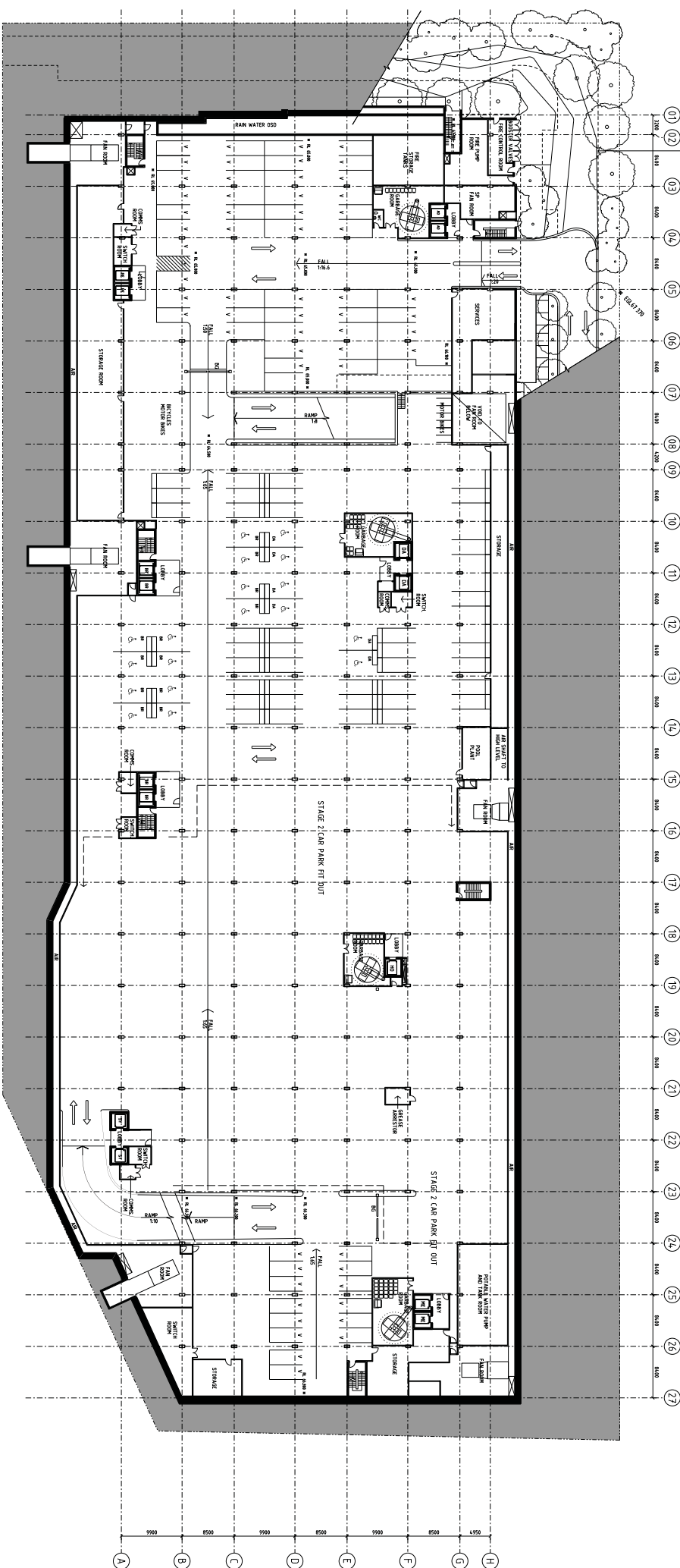


Attachment 1

FUTURE ALLOWANCE FOR
HALE CARBONWAY TYPE 3 ROAD
IN ACCORDANCE WITH STAGED PLANS
APPROVED APPLICATION NO. MP0-0172,
28 SEPTEMBER 2012, SHEET'S NUMBERS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 22

NOTES
1. LAYOUT FOR CAR PARK SPACES AND SERVICE AND UTILITY ROOMS IS INDICATIVE ONLY.

FUTURE ALLOWANCE FOR HALF CARRIAGEWAY TYPE 3 ROAD IN ACCORDANCE WITH STAMPED PLANS APPROVED APPLICATION NO. 4876-012, 26 SEPTEMBER 2012, SHEET NUMBERS 4, 5, 6 OF 57



Project Name

MACQUARIE PARK VILLAGE

Project Address

110-114 HERRING ROAD
MACQUARIE PARK

Project No.

10_030

Client

STAMFORD
LAND CORPORATION LTD

Architect

AJ+C
ARCHITECTS
73 MYRA STREET CHERRYBROOK NSW 2070 AUSTRALIA
PH: +61 (0)2 9571 0022 FX: +61 (0)2 9571 0000 WWW.AJ+C.COM.AU

Project Title

LEVEL B1 PLAN

Drawing Status

NOT FOR CONSTRUCTION

Scale

1:250 @ A1

Drawing No.

DA2001

Issue

E

Key Notes

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE LAYOUT OF CAR PARK SPACES AND SERVICE AND UTILITY ROOMS IS INDICATIVE ONLY.
3. THE LAYOUT OF CAR PARK SPACES AND SERVICE AND UTILITY ROOMS IS INDICATIVE ONLY.
4. THE LAYOUT OF CAR PARK SPACES AND SERVICE AND UTILITY ROOMS IS INDICATIVE ONLY.
5. THE LAYOUT OF CAR PARK SPACES AND SERVICE AND UTILITY ROOMS IS INDICATIVE ONLY.

Site Location Plan

Project Name

MACQUARIE PARK VILLAGE

Project Address

110-114 HERRING ROAD
MACQUARIE PARK

Project No.

10_030

Client

STAMFORD
LAND CORPORATION LTD

Architect

AJ+C
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Project Title

LEVEL B1 PLAN

Drawing Status

NOT FOR CONSTRUCTION

Scale

1:250 @ A1

Drawing No.

DA2001

Issue

E



Attachment 2
