



5 May 2010  
Ref 09115

Department of Planning  
GPO Box 39  
SYDNEY NSW 2000

Attn: Mr Michael Goodland

Dear Michael,

**DEVELOPMENT APPLICATION NUMBER MP09-016**  
**PROPOSED RESIDENTIAL DEVELOPMENT**  
**23 BENNELONG PARKWAY, WENTWORTH POINT**  
**TRAFFIC ASSESSMENT**

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I refer to your letter dated 13 April 2010 requesting additional information in respect of the subject development proposal. This advice has been prepared in response to your request for a cumulative traffic assessment of all developments in the area.

The cumulative traffic implications of this and all other development proposals in the area were assessed in a *Masterplan* Traffic Assessment Report which was approved by the Minister of Planning on 18 December 1998.

Additional *Masterplan* traffic assessments were subsequently undertaken as part of the *Sydney Olympic Park Draft Post-Olympic Masterplan (June 2001)* and in the *Harbourside State Masterplan (July 2003)* which provided a detailed traffic assessment of all potential future residential, retail and commercial developments expected to be undertaken on the peninsula.

It is also pertinent to note that the current proposal for 581 units on Lot 3 represents only a minor percentage of the total population of Wentworth Point. The Homebush Bay West DCP established the density for Wentworth Point (formerly Homebush Bay) which considered road capacity. The proposed development is within the density control, and therefore should not create any greater cumulative impacts than originally planned.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Robert Varga  
Director/Varga Traffic Planning Pty Ltd