



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Suite 604, Level 6, 10 Help Street, Chatswood NSW 2067

P (02) 9411 5660 | M 0479 095 329 | W ttpa.com.au | E lachlan@ttpa.com.au

Date: 19 March 2024

Ref: 158/2023

Peter Pereira
Coronation Property Co

Dear Peter,

157-163 Milton Street, Ashbury Traffic: Assessment Letter

Transport and Traffic Planning Associates 'TTPA' has reviewed the plans for the S4.55 modification of the residential development at 157-163 Milton Street, Ashbury with the findings as follows.

Plans Referred to:

- The plans examined have been reproduced in Appendix A.

Approved Development:

The approved development involves the demolition of the existing building and excavation works to provide basement car parking and a level building platform to construct a multi-level residential building comprising 127 units.

The approved development has the provision of 251 car spaces with an additional 25 visitor spaces and 39 bicycle spaces in accordance with the council DCP.

Proposed S4.55 Development:

It is proposed to increase the residential capacity to 133 units with the additional 6 units in the following breakdown:

- 2 x 1-bedroom units
- 4 x 3-bedroom units

The proposed basement alteration and parking provisions to accommodate this increase are as follows:

1. Increase in the number of car parking spaces from 251 to 252, including the following changes:
 - a) Reduction in the number of resident parking spaces from 226 to 225.
 - b) Increase in the amount of visitor parking spaces from 25 to 27.
 - c) Relocation of the car wash bay/service vehicle space away from high traffic junction within the basement.
2. Increase in the number of bicycle parking spaces from 39 to 40.

3. Refinement of the layout and allocation of services and waste in the basement including the following:

- a) The fire pump room was reduced in size.
- b) Fan room relocated from under Building B to an area near visitor parking.
- c) Bin Room 2 and Bulky Waste 2 were reorganised to allow for additional parking.

TTPA Assessment:

The proposed parking provisions against the council DCP requirements are as follows:

Car Parking

	No. of units	Rate	Minimum Required	Provided
1 Bedroom Unit	15	1.0	15	15
2 Bedroom Unit	16	1.2	19	19
3 Bedroom Unit/Terrace	60	1.5	90	107
3 Bedroom Unit with Garage	42	2.0	84	84
Subtotal	133	-	208	225
Visitor	133	0.2	27	27
Total			235	252

Bicycle Parking

	No. of units	Rate	Minimum Required	Provided
Residential	133	0.2	27	27
Visitor		0.1	13	12
Total			39	39

Evidently, the proposed S4.55 modification will remain compliant with the DCP parking requirements.

The additional 6 units in a high-density residential development will result in an additional 0.19 vehicle trips per unit during peak hour periods as per the Guide to Traffic Generating Developments 2013. This would then result in only 1 extra vehicle trip during peak periods which is negligible in the scheme of the development and will not cause any noticeable impact on the surrounding road network.

I trust the above provides the information you require. Should you have any questions or require any further information, please do not hesitate to contact me on (02) 9411 5660.

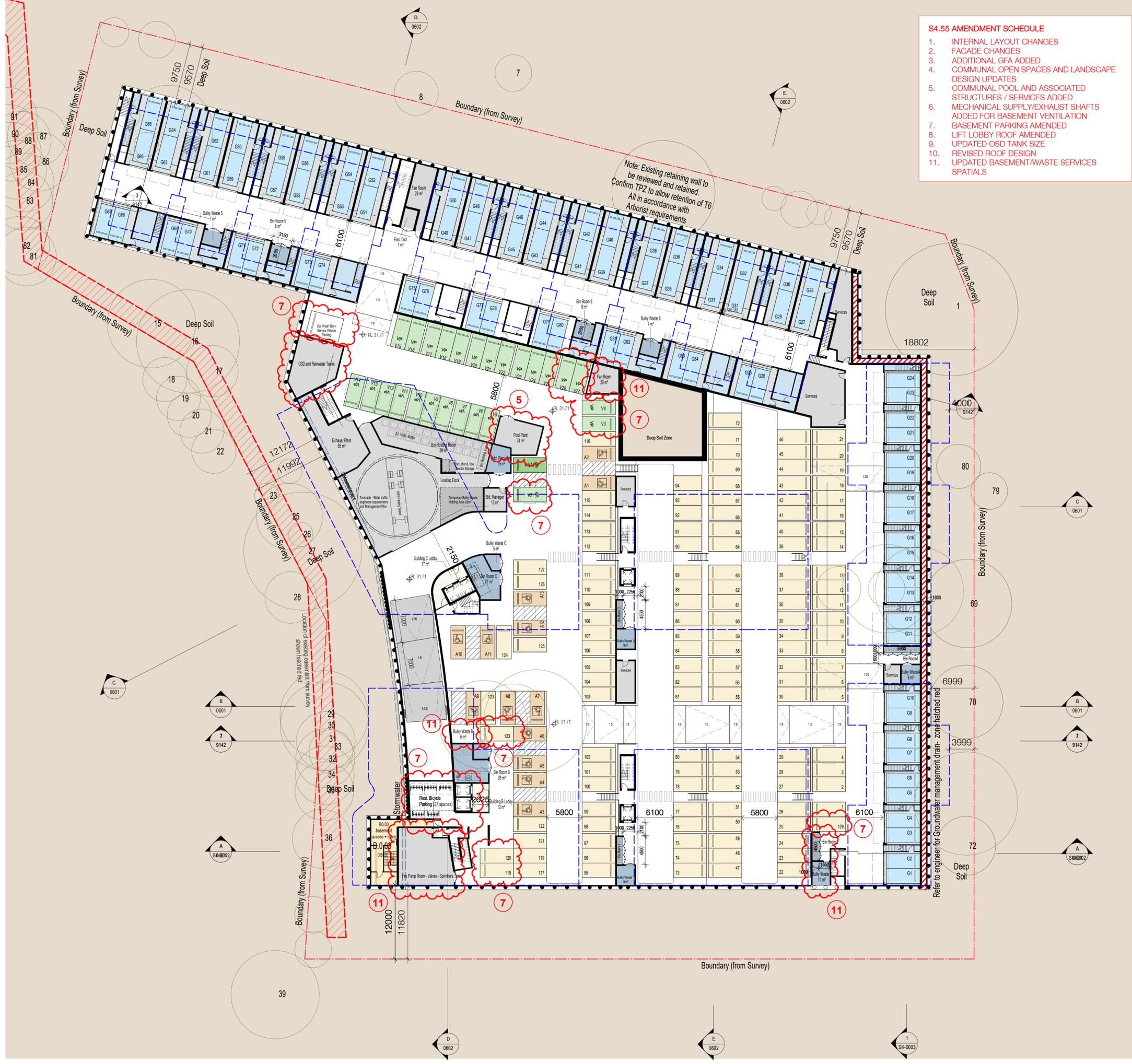


Lachlan Ellson BE(Civil)
Director

Transport and Traffic Planning Associates

Appendix A

Proposed S4.55 Plans



- S4.55 AMENDMENT SCHEDULE**
- INTERNAL LAYOUT CHANGES
 - FAÇADE CHANGES
 - ADDITIONAL GFA ADDED
 - COMMUNAL OPEN SPACES AND LANDSCAPE DESIGN UPDATES
 - COMMUNAL POOL AND ASSOCIATED STRUCTURES / SERVICES ADDED
 - MECHANICAL SUPPLY/EXHAUST SHAFTS ADDED FOR BASEMENT VENTILATION
 - BASEMENT PARKING AMENDED
 - LIFT LOBBY ROOF AMENDED
 - UPDATED OSD TANK SIZE
 - REVISED ROOF DESIGN
 - UPDATED BASEMENT/WASTE SERVICES SPATIALS

Car Parking

TYPOLGY	NO. OF UNITS	MAX RATE	MIN	PROVIDED
1 Bedroom Apartment	15	1.0	15	15
2 Bedroom Apartment	16	1.2	19	19
3 Bedroom Apartment/Terrace	60	1.5	90	107
3 Bedroom Terrace with Garage	42	2.0	84	84
Subtotal	133	-	208	225
Accessible Spaces			13	13
Visitor	133	0.2	27	27
Accessible Spaces			1	1
TOTAL				252

Bicycle Parking

TYPOLGY	NO. OF UNITS	RATE	PROVIDED
Residential (Basement)	133	0.2	27
Visitor (Ground Level)		0.1	13
TOTAL			39

- STANDARD PARKING SPACE (5400x2400)
- ACCESSIBLE PARKING SPACE (5400x2400)
- PRIVATE GARAGE SPACE (5400x2400)
- VISITOR PARKING SPACE (5400x2400)
- ACCESSIBLE VISITOR PARKING SPACE (5400x2400)
- EXTENT OF BUILT FORM ABOVE
- TREE PROTECTION ZONES

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

FOR APPROVAL

Rev	Date	Revision	By	Chk.
1	05.05.2020	Preliminary - DA Set 20%	JS	WG
2	18.05.2020	Preliminary - DA Set 40%	JS	WG
3	29.06.2020	For Review	WG	WG
4	14.07.2020	For Information	JS	
5	21.07.2020	For Coordination	JS	WG
6	28.07.2020	For Coordination	JS	WG
7	11.08.2020	For Coordination	JS	WG
8	27.08.2020	For DA	JS	WG
9	17.03.2021	For DA - Additional Information	JS	WG
10	28.07.2021	Post SOFAC	WG	WG
11	22.08.2021	For Review	WG	WG
12	24.08.2021	Co-ordination	WG	WG
13	26.08.2021	Co-ordination	WG	WG
14	30.08.2021	L&EC Submission	BM	WG
15	19.09.2021	L&EC Submission	BM	AH
16	27.10.2021	L&EC Submission	WG	WG
17	01.11.2023	S4.55 Modification	DC	DC
18	03.11.2023	S4.55 Modification	DC	JT
19	19.01.2024	S4.55 Modification	DC	JT
20	25.01.2024	S4.55 Modification	DC	JT
21	07.02.2024	S4.55 Modification	DC	JT

Client _____

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Basement

Date **07.02.2024** Scale **As indicated** Sheet Size **@ A1**

Drawn **DC** Chk. **JT**

Job No. **6839** Drawing No. **DA-0101** Revision **/ 21**



- S4.55 AMENDMENT SCHEDULE**
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 - COMMUNAL OPEN SPACES AND LANDSCAPE DESIGN UPDATES
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 - REVISED ROOF DESIGN
 - UPDATED BASEMENT SERVICES & WASTE SPATIALS

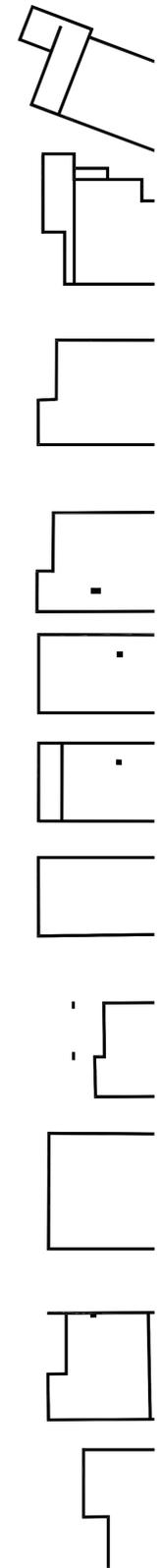
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7	11.05.2020	For Coordination	JS	WG
8	27.08.2020	For DA	JS	WG
9	22.08.2021	For review	WG	WG
10	23.08.2021	Co-ordination	WG	WG
11	24.08.2021	Co-ordination	WG	WG
12	26.08.2021	Co-ordination	WG	WG
13	30.08.2021	L&EC Submission	BM	WG
14	18.09.2021	L&EC Submission	BM	WG
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18	04.12.2023	Draft S4.55 Modification	DC	JT
19	13.12.2023	S4.55 Modification	DC	JT
20	25.01.2024	S4.55 Modification	DC	JT
21	07.02.2024	S4.55 Modification	DC	JT
22	12.03.2024	S4.55 Modification	DC	JT

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Client _____

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Ground Floor

Date **12.03.2024** Scale **1 : 300** Sheet Size **@ A1**

Drawn **DC** Chk. **JT**

Job No. **6839** Drawing No. **DA-0110** Revision **/ 22**

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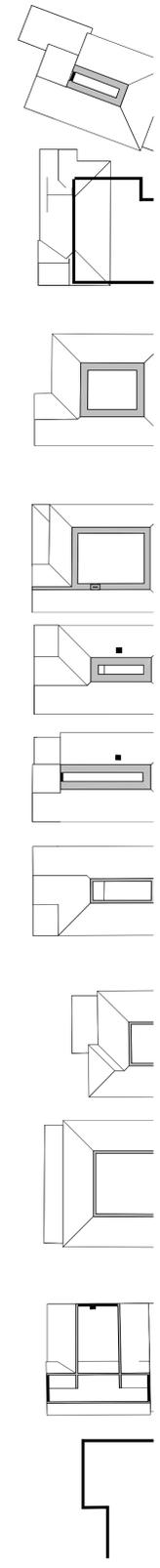
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10	18.09.2021	L&EC Submission	BM	AH
11	27.10.2021	L&EC Submission	WG	WG
12	01.11.2023	Draft S4.55 Modification	DC	DC
13	03.11.2023	S4.55 Modification	DC	JT
14	04.12.2023	Draft S4.55 Modification	DC	JT
15	13.12.2023	S4.55 Modification	DC	JT
16	25.01.2024	S4.55 Modification	DC	JT
17	07.02.2024	S4.55 Modification	DC	JT
18	12.03.2024	S4.55 Modification	DC	JT

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Client

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Level 1

Date
12.03.2024

Scale
1 : 300

Sheet Size
@ A1

Drawn
DC

Chk.
JT

Job No.
6839

Drawing No.
DA-0111

Revision
/ 18



- S4.55 AMENDMENT SCHEDULE**
1. INTERNAL LAYOUT CHANGES
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Client

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Level 2

Date
12.03.2024

Scale
1 : 300

Sheet Size
@ A1

Drawn
DC

Chk.
JT

Job No.
6839

Drawing No.
DA-0112

Revision
/ 17

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 - LIFT LOBBY ROOF AMENDED
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 - REVISED ROOF DESIGN
 - UPDATED BASEMENT SERVICES & WASTE SPATIALS

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7	27.08.2020	For DA	JS	WG
8	30.08.2021	L&EC Submission	BM	WG
9	18.09.2021	L&EC Submission	BM	AH
10	01.11.2023	Draft S4.55 Modification	DC	DC
11	03.11.2023	S4.55 Modification	DC	JT
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Client _____

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Level 3

Date: 12.03.2024 Scale: 1 : 300 Sheet Size: @ A1

Drawn: DC Chk: JT

Job No: 6839 Drawing No: DA-0113 Revision: / 15



- S4.55 AMENDMENT SCHEDULE**
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Client _____

Coronation Property

Project
ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name
Overall Plan - Level 4

Date: 12.03.2024 Scale: 1 : 300 Sheet Size: @ A1

Drawn: DC Chk: JT

Job No: 6839 Drawing No: DA-0114 / 16 Revision: _____



- S4.55 AMENDMENT SCHEDULE**
1. INTERNAL LAYOUT CHANGES
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8	22.08.2021	For review	WG	WG
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Coronation Property

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ASHBURY STAGE 2
 149-163 MILTON STREET
 ASHBURY NSW 2193

Drawing Name _____

Overall Plan - Level 5

Date: 12.03.2024 Scale: 1 : 300 Sheet Size: @ A1

Drawn: DC Chk: JT

Job No: 6839 Drawing No: DA-0115 Revision: / 16

165-171 MILTON ST
 (NOT PART OF DA)