

Planning Proposal
for a
Proposed Mixed-Use Development

**10 Monash Road & 2 College Street,
Gladesville**

TRAFFIC AND PARKING ASSESSMENT REPORT

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Ref 13151

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1. INTRODUCTION

This report has been prepared to accompany a Planning Proposal for a mixed-use development to be located at 10 Monash Road and 2 College Street, Gladesville (Figures 1 and 2).

The development envisaged by the Planning Proposal comprises a new mixed-use residential/retail/commercial development with a 12m-15m height limit. Car parking and loading is to be provided in a new basement car parking area generally in accordance with Council's requirements.

Vehicular access to the site is to be provided via a new entry/exit driveway directly out onto College Street.

The purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:

- describes the site and provides details of the Planning Proposal
- reviews the road network in the vicinity of the site, and the traffic conditions on that road network
- estimates the traffic generation potential of the Planning Proposal, and assigns that traffic generation to the road network serving the site
- assesses the traffic implications of the Planning Proposal in terms of road network capacity
- review the geometric design features of the proposed basement car parking and loading facilities for compliance with the relevant codes and standards
- assesses the parking and loading implications of the Planning Proposal.



