

Planning Proposal for a  
Proposed Mixed Use Development

**5-9 Gordon Avenue,  
Chatswood**

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**TRAFFIC AND PARKING ASSESSMENT REPORT**

26 August 2020

Ref 17698

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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 5-9 Gordon Avenue, Chatswood (Figures 1 and 2).

The planning proposal involves the rezoning of the land from *R3 Medium Density Residential* to *B4 – Mixed Use*, increasing the permissible FSR from 0.9:1 up to 6:1 and the subsequent increase of height controls from 12m up to 90m. The site is situated approximately 650m walking distance south of Chatswood Railway Station & Bus Interchange and is within easy walking distance to the Chatswood CBD.

The planning proposal envisages the construction of 103 new residential apartments above commercial/retail tenancies on the lower levels.

Off-street parking will be provided in a new basement car parking area located beneath the building and will ultimately be designed to comply with Council and *SEPP 65* requirements as well as the relevant Australian Standards. Vehicular access to the site is to be provided via a new entry/exit driveway located at the northern end of the Hammond Lane site frontage.

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

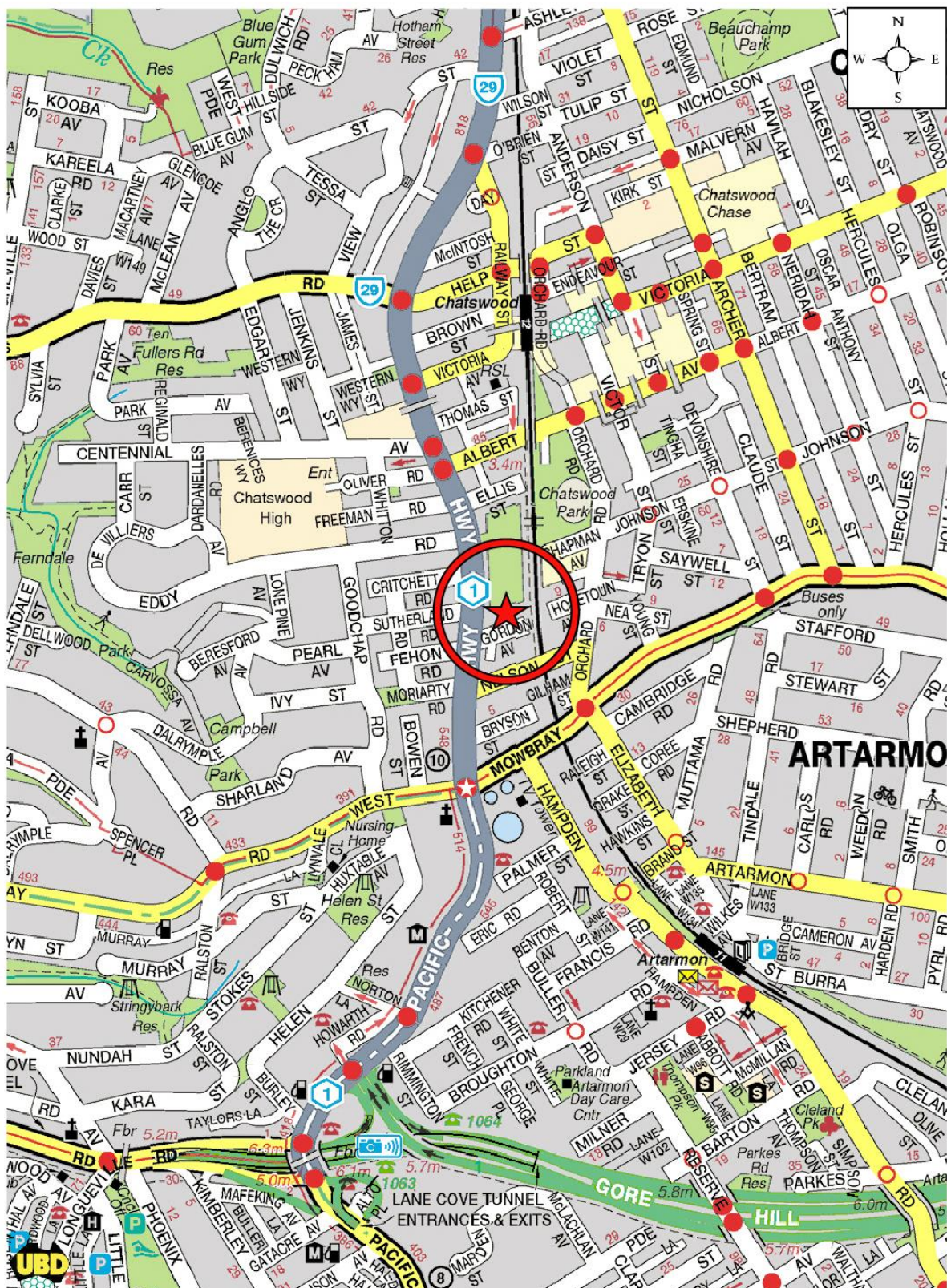
- describes the site and provides details of the planning proposal
- reviews the road network in the vicinity of the site, and the traffic conditions on that road network
- reviews the public transport services available in the vicinity of the site
- estimates the traffic generation potential of the 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

- reviews the geometric design features of the proposed car parking and loading facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking and loading provided on the site.

This planning proposal is consistent with the population growth envisaged by the *Chatswood CBD Planning and Urban Design Strategy (CCPUDS)*. It is noted in this regard that the “*Future Conditions Report*” undertaken by Arup in collaboration with Willoughby City Council and TfNSW compared the growth scenarios presented in the *CCPUDS* to the TfNSW base forecast to ascertain the likely impact on the future transport network. The “*Future Conditions Report*” found that:

- travel demand in Chatswood will increase significantly over the next 20 years
- Sydney Metro is a key driver for travel patterns in future years, leading to *increased public transport mode shares* and a *significant uplift in the number of passengers using Chatswood Interchange*
- despite the mode shift towards public transport, private vehicle trips will also increase in the horizon years, however results suggest that the road network has the capacity to accommodate the uplift
- the differences between the base and uplift scenarios on the road network occurred predominantly on the internal road network within the CBD, and
- the base and uplift scenarios had similar impacts on the surrounding arterial roads, such as the Pacific Highway and Mowbray Road.

In summary, the future conditions report found that the *CCPUDS* will have an impact in the same order of magnitude as the current TfNSW base forecast, and that the future transport network will be able to accommodate this demand.



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LOCATION  
FIGURE 1





## 2. PLANNING PROPOSAL

### Site

The subject site is located on the north-eastern corner of the Gordon Avenue and Hammond Lane intersection. The site has street frontages of approximately 42m in length to Gordon Avenue and approximately 49m in length to Hammond Lane. The subject site occupies an area of approximately 1,522m<sup>2</sup>. A recent aerial image of the site and its surroundings is reproduced below.

The site is currently zoned *R3 Medium Density Residential* and is situated approximately 650m walking distance south of Chatswood Railway Station & Bus Interchange via a dedicated off-road path parallel to the railway line. The site is currently occupied by a residential unit development comprising 10 x 2 bedroom units and 5 x 3 bedroom units.



Off-street parking is provided in a basement car parking area, with vehicular access to the car parking facilities provided via an entry/exit driveway located at the western end of the Gordon Avenue site frontage.

## Existing Planning Controls

The primary instrument that governs the mass and scale of the development on the site are contained within the *Willoughby Local Environment Plan 2012 (WLEP 2012)*.

As noted in the foregoing, the subject site is currently zoned *R3 Medium Density Residential* and subject to a maximum FSR of 0.9:1, with a height limit of 12m.

## Planning Proposal

The planning proposal involves the rezoning of the land from *R3 Medium Density Residential* to *B4 – Mixed Use*, increasing the permissible FSR from 0.9:1 up to 6:1 and the subsequent increase of height controls from 12m up to 90m. The proposed changes to the planning controls have the potential to achieve approximately 103 apartments, with a potential mix as follows:

1 bedroom apartments:	36
2 bedroom apartments:	64
3 bedroom apartments:	3
<b>TOTAL APARTMENTS:</b>	<b>103</b>

A number of commercial/retail tenancies are also proposed on the lower levels of the new building with a cumulative floor area of approximately 1,522m<sup>2</sup> as follows:

Retail shops:	545m <sup>2</sup>
Commercial suites:	977m <sup>2</sup>
<b>TOTAL:</b>	<b>1,522m<sup>2</sup></b>

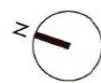
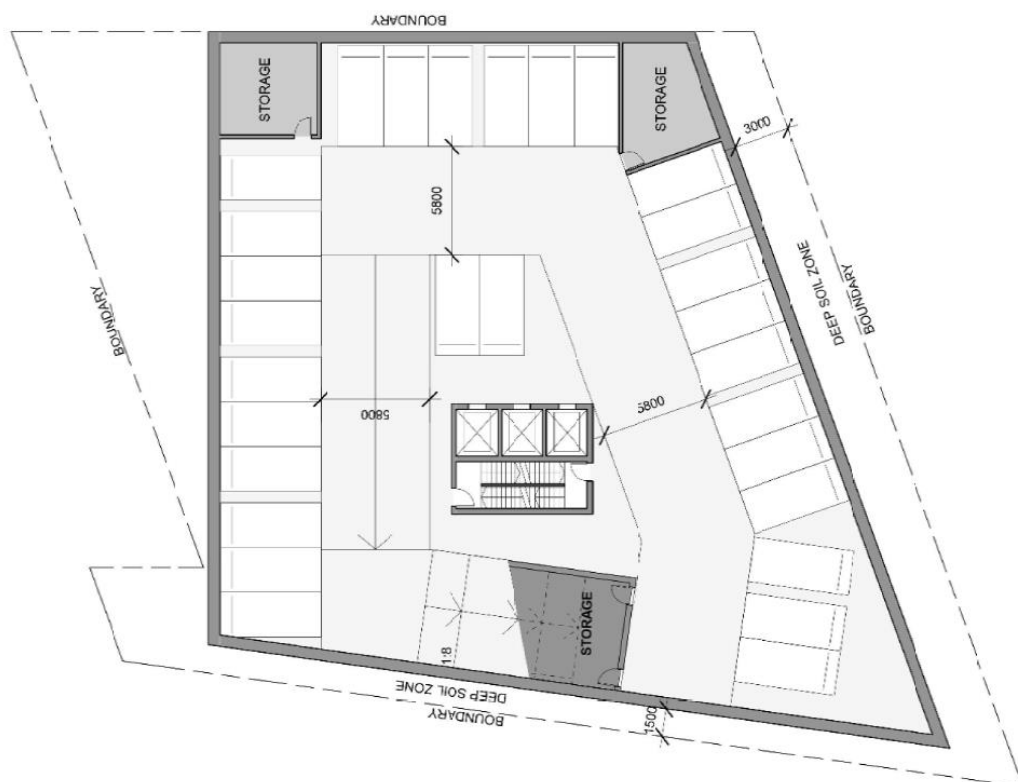
Off-street parking will be provided in a new basement car parking area and will ultimately be designed to comply with Council and *SEPP* requirements, as well as the relevant Australian Standards. Vehicular access to the site is to be provided via a new entry/exit driveway located at the northern end of the Hammond Lane site frontage.



Loading/servicing for the proposed development is expected to be undertaken by a variety of commercial vehicles up to and including 8.8m long MRV medium rigid trucks. A dedicated service area is to be provided on the ground floor level at the rear of the retail tenancies which includes hammerhead turning area, thereby allowing all service vehicles to enter and exit the site in a forward direction at all times.

In this regard, it is noted that the dedicated loading area has been designed to accommodate up to 2 trucks simultaneously (i.e. – 1 x MRV truck & 1 x SRV truck) and/or light commercial vehicles which is considered more than sufficient given the small scale of the proposed commercial/retail tenancies, and the relatively infrequent need for residential users to access the loading docks.

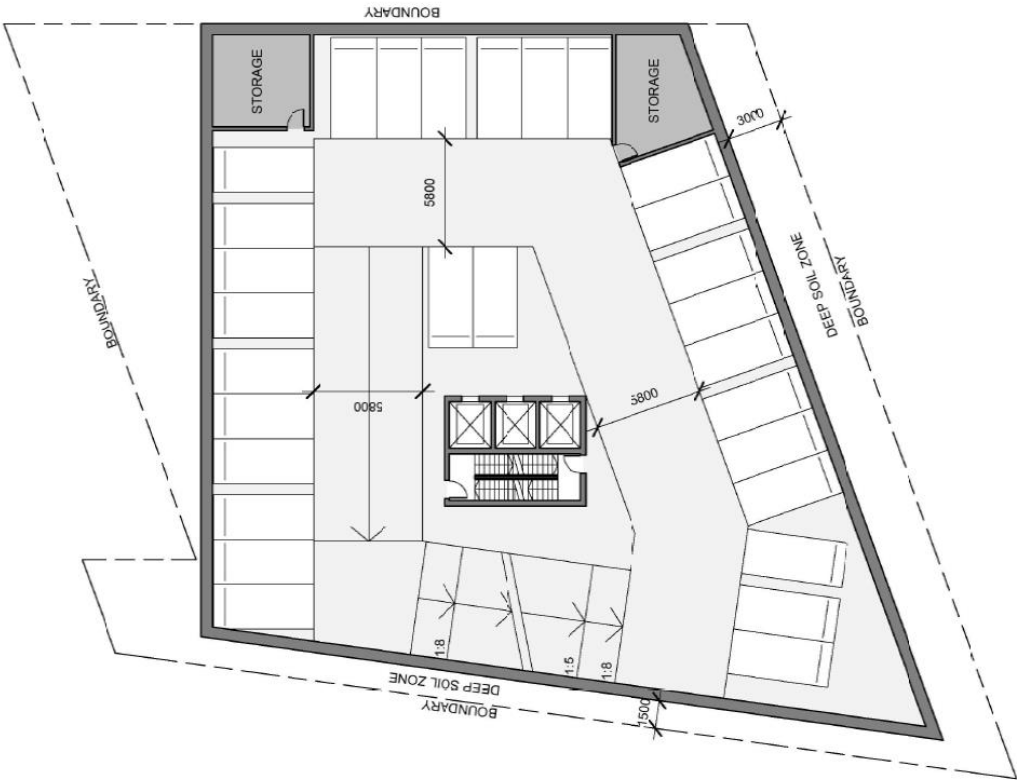
Concept plans of the planning proposal have been prepared by *WMK Architecture* and are reproduced in the following pages.



Bottom Basement Floor plan @ 1:250

5-9 Gordon Avenue, Chatswood

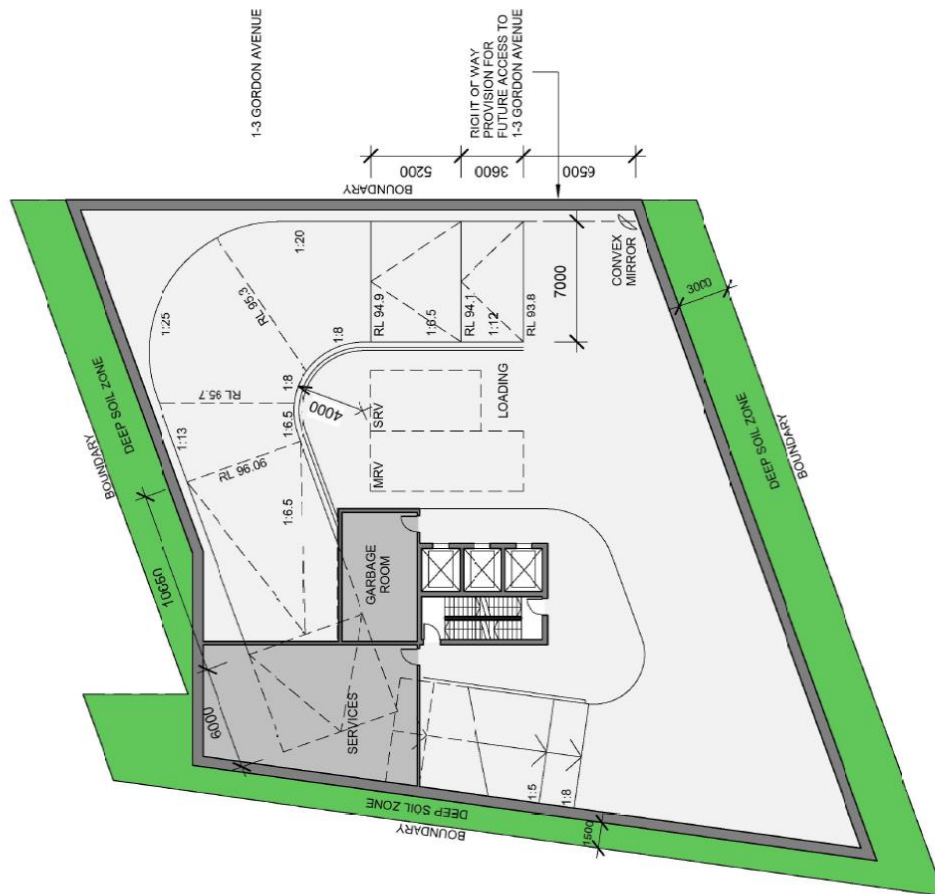
38



Typical Basement Floor plan @ 1:250

5-9 Gordon Avenue, Chatswood





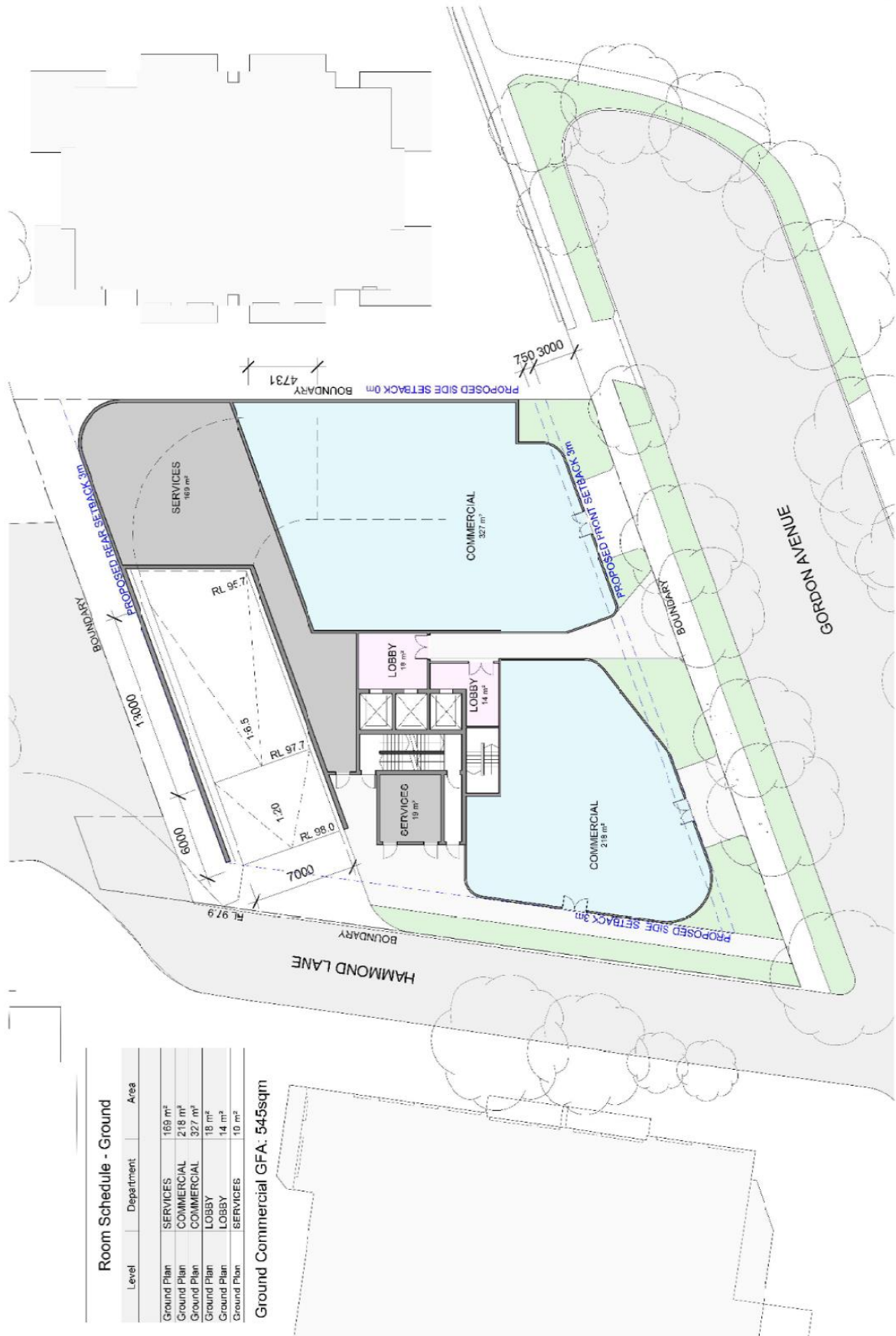
Basement 01 Floor plan @ 1:250

5-9 Gordon Avenue, Chatswood



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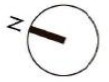




Room Schedule - Ground

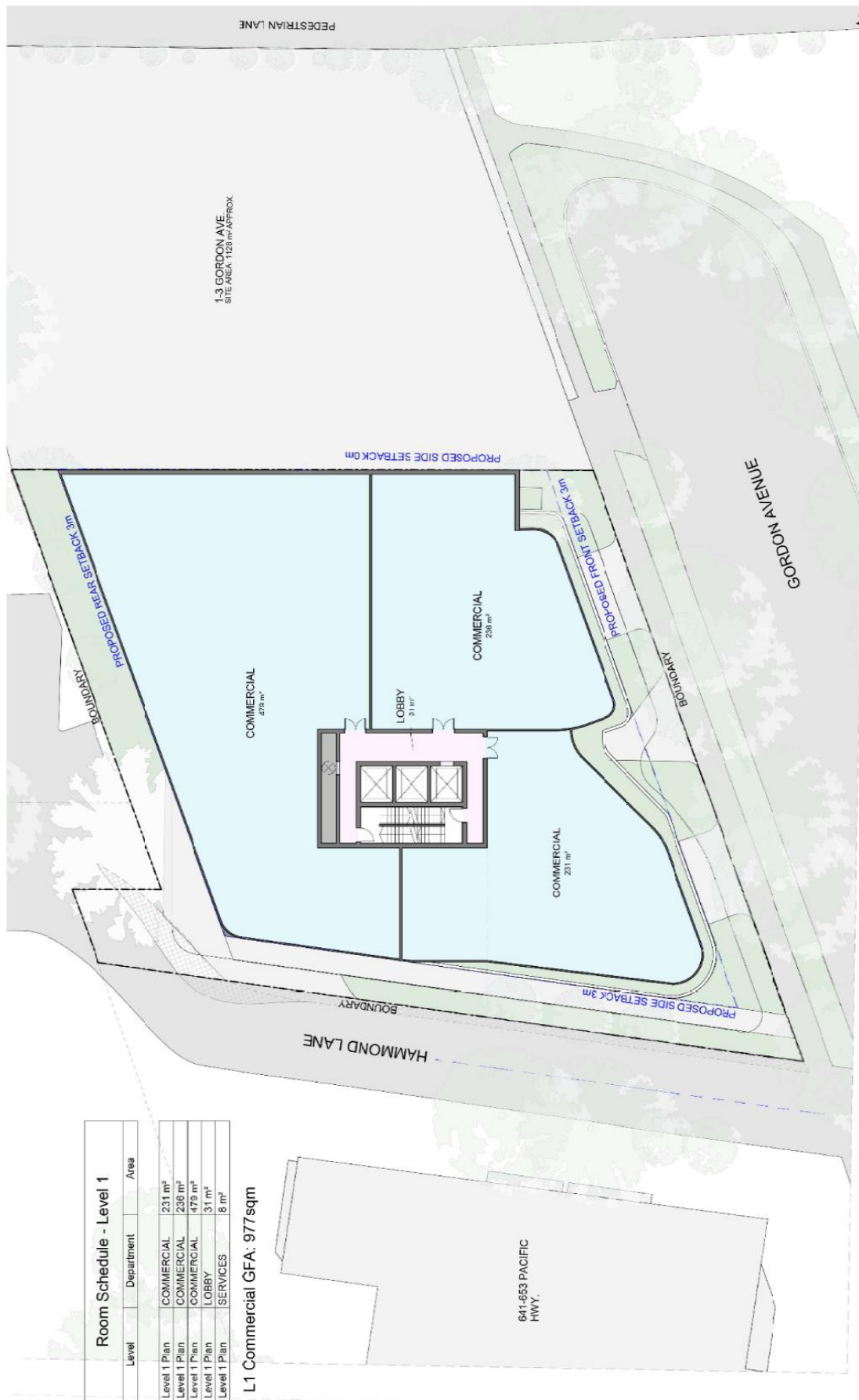
Level	Department	Area
Ground Plan	SERVICES	169 m <sup>2</sup>
Ground Plan	COMMERCIAL	218 m <sup>2</sup>
Ground Plan	COMMERCIAL	327 m <sup>2</sup>
Ground Plan	LOBBY	18 m <sup>2</sup>
Ground Plan	LOBBY	14 m <sup>2</sup>
Ground Plan	SERVICES	10 m <sup>2</sup>

Ground Commercial GFA: 545sqm



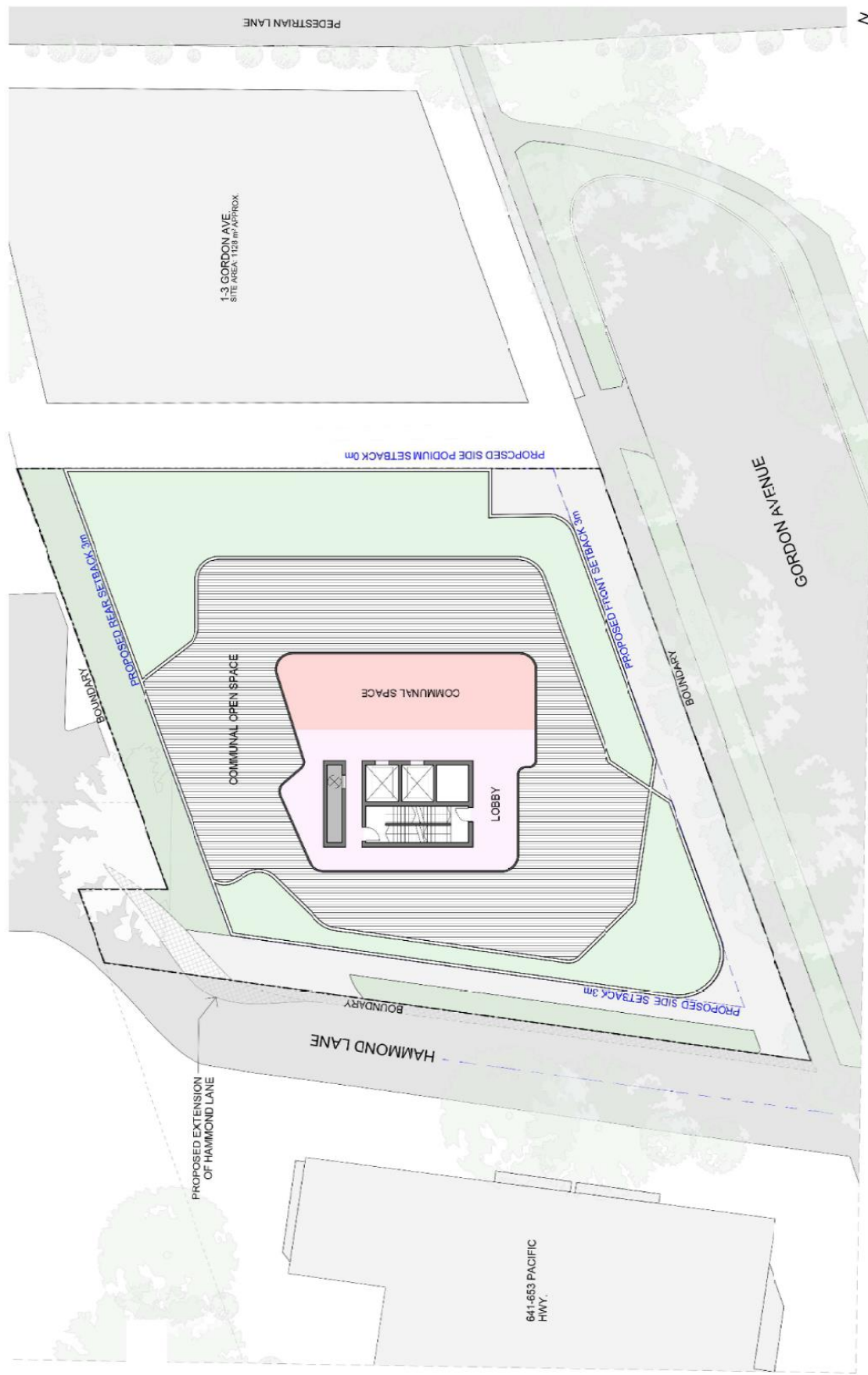
Ground Floor plan @ 1:250

WM 5-9 Gordon Avenue, Chatswood



Room Schedule - Level 1		
Level	Department	Area
Level 1 Plan	COMMERCIAL	231 m <sup>2</sup>
Level 1 Plan	COMMERCIAL	238 m <sup>2</sup>
Level 1 Plan	COMMERCIAL	479 m <sup>2</sup>
Level 1 Plan	LOBBY	31 m <sup>2</sup>
Level 1 Plan	SERVICES	8 m <sup>2</sup>

L1 Commercial GFA: 977sqm



Level 02 Floor plan @ 1:250

5-9 Gordon Avenue, Chatswood



Architecture | Indicative Typical Floor plan Layouts

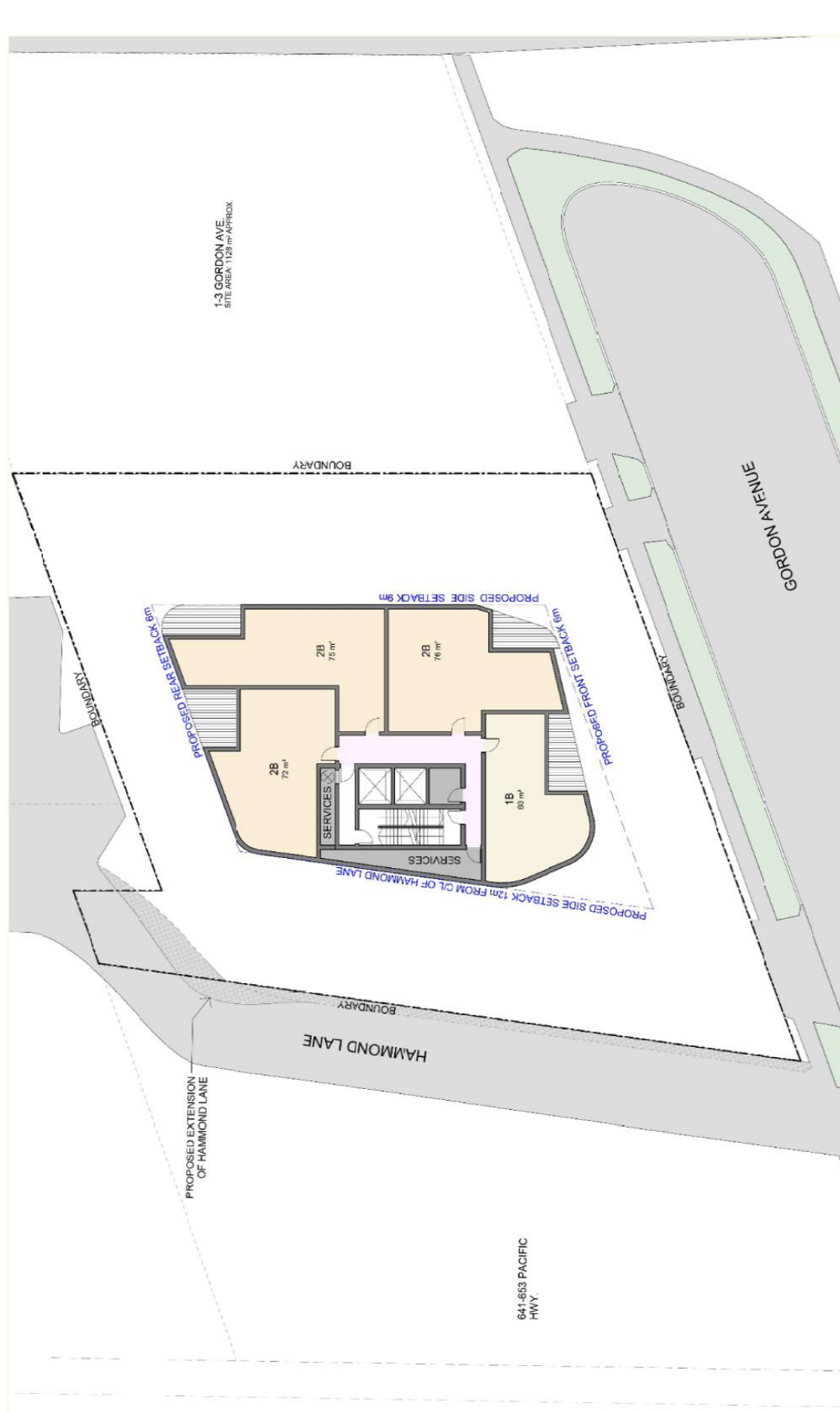


Level 03-13 (Typical Floor plan) @ 1:250

5-9 Gordon Avenue, Chatswood





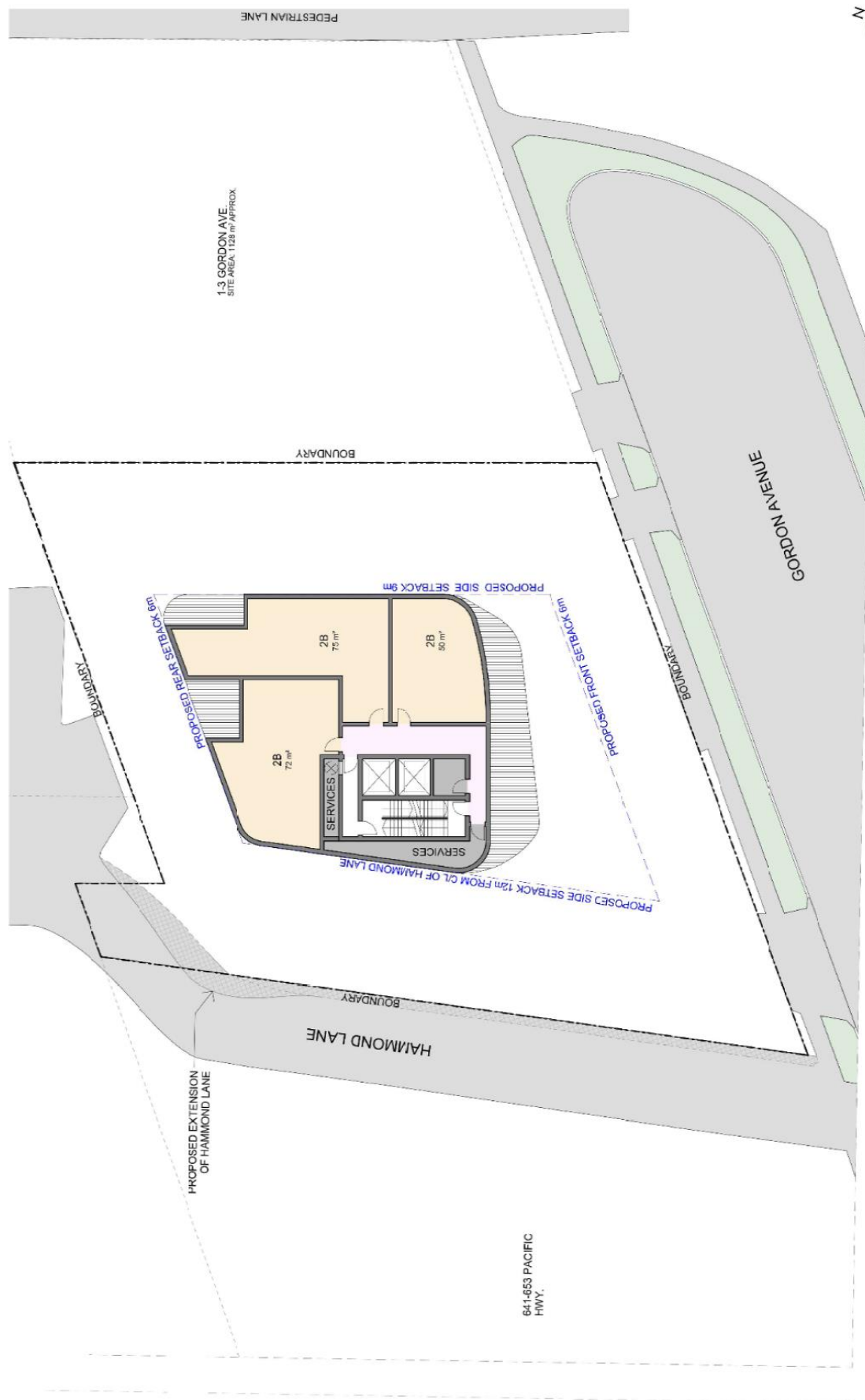


UNIT MIX DEPENDING ON VARIABLE SETBACK  
Level 14-21 (Typical Floor plan) @ 1:250

5-9 Gordon Avenue, Chatswood





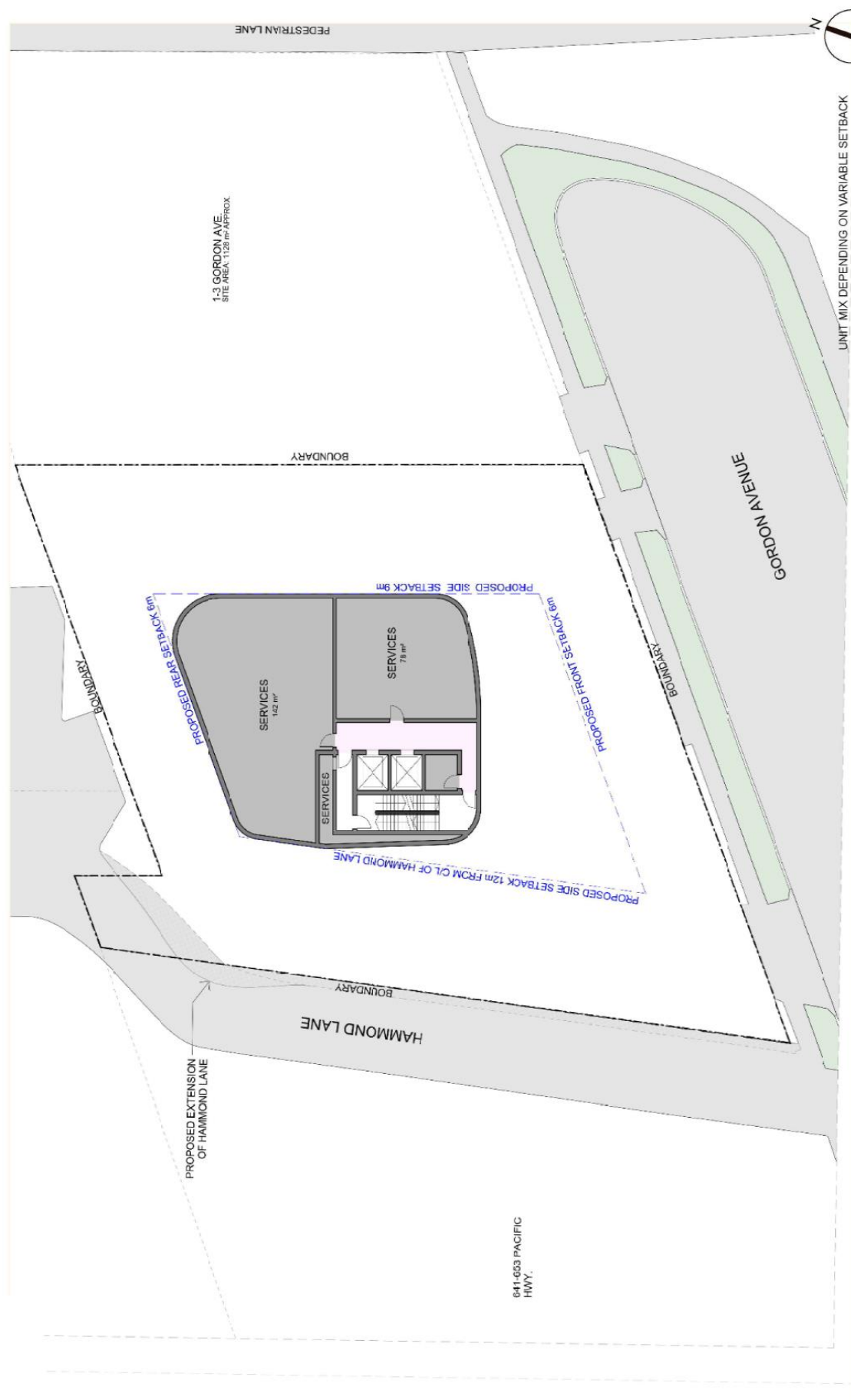


UNIT MIX DEPENDING ON VARIABLE SETBACK

Level 24-25 (Typical Floor plan) @ 1:250

5-9 Gordon Avenue, Chatswood





UNIT MIX DEPENDING ON VARIABLE SETBACK

Level 27 Floor plan @ 1:250

5-9 Gordon Avenue, Chatswood





### 3. TRAFFIC ASSESSMENT

#### Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Maritime Services is illustrated on Figure 3.

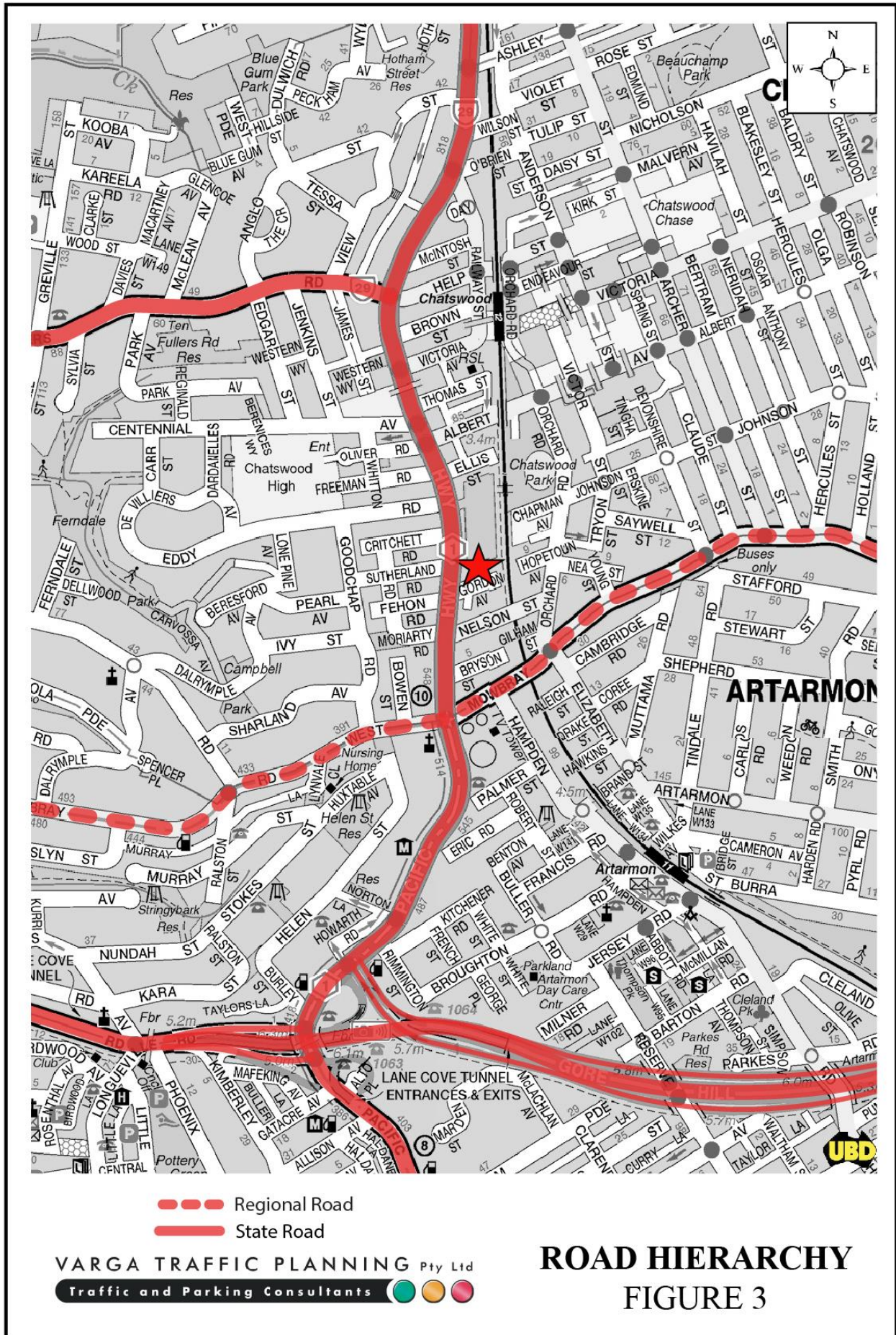
The Pacific Highway is classified by the RMS as a *State Road* and provides the key north-south road link in the area, linking North Sydney to Hornsby and beyond. It typically carries three traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island. Clearway restrictions apply during commuter peak periods.

The Gore Hill Freeway is also classified by the RMS as a *State Road* and provides the key east-west road link in the area, linking the Warringah Freeway to the Lane Cove Tunnel. It carries multiple traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island. All intersections with the Gore Hill Freeway are grade-separated.

Mowbray Road is classified by the RMS as a *Regional Road* which provides another key east-west road link in the local area. It typically carries two traffic lanes in each direction in the vicinity of the site, with additional lanes provided at key locations.

Gordon Avenue is a local, unclassified no-through road which is primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of the road.

Hammond Lane is a local, unclassified no-through service lane which is primarily used to provide rear vehicular and pedestrian access to properties fronting the Pacific Highway. Kerbside parking is generally permitted along one side of the laneway only.



### **Existing Traffic Controls**

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- a 60 km/h SPEED LIMIT which applies to the Pacific Highway
- a 50 km/h SPEED LIMIT which applies to Gordon Avenue, Hammond Lane and all other local roads in the area
- TRAFFIC SIGNALS in the Pacific Highway where it intersects with Mowbray Road
- a CENTRAL MEDIAN ISLAND in the Pacific Highway which precludes right-turn movements into / out of Gordon Avenue and also Hammond Lane
- a NO RIGHT TURN restriction in the Pacific Highway for southbound traffic turning onto Mowbray Road (Buses Excepted)
- a NO RIGHT TURN restriction in Mowbray Road for eastbound traffic turning onto the Pacific Highway (Buses Excepted).

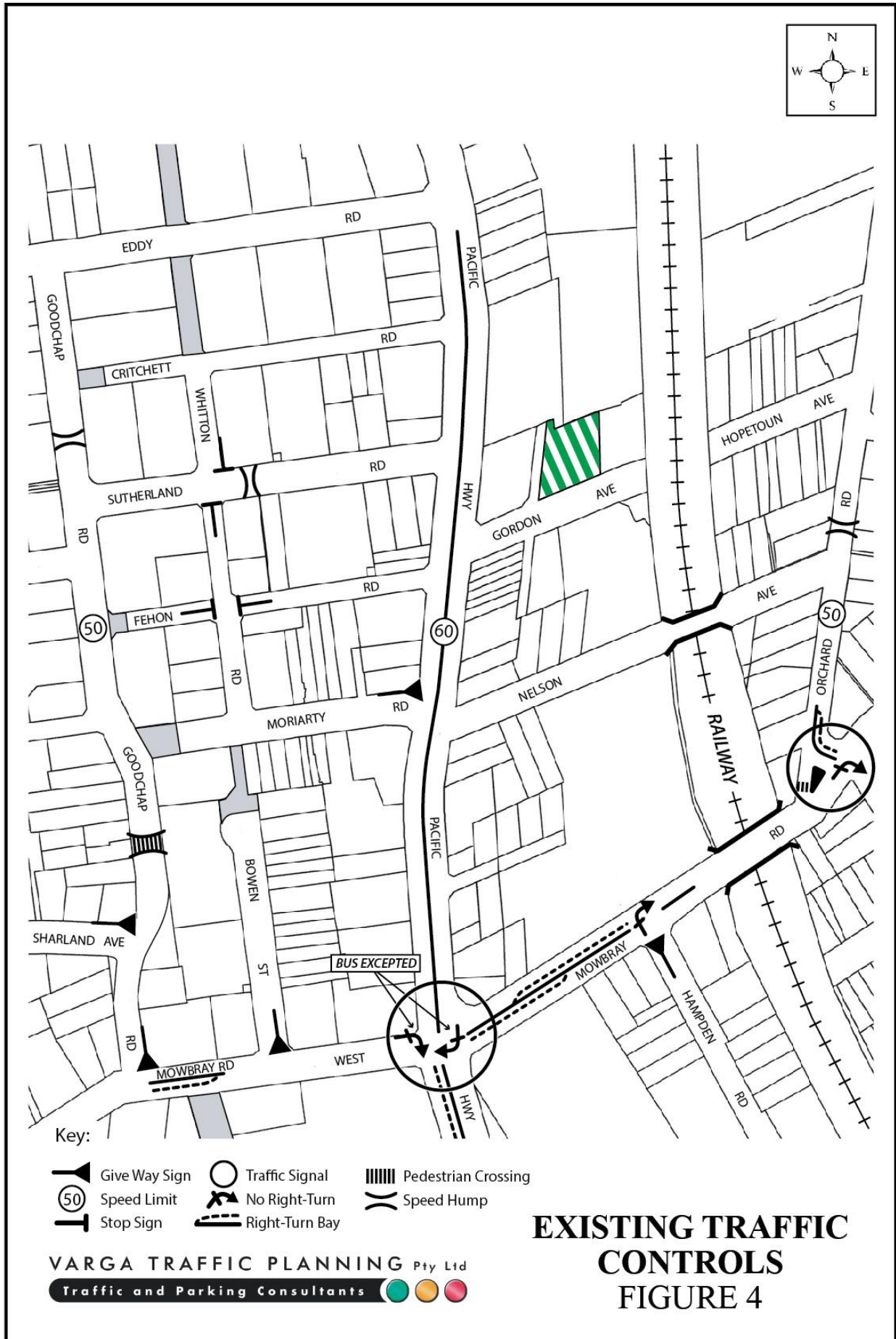
### **Existing Public Transport Services**

The existing public transport services available within the vicinity of the subject site are illustrated on Figure 5.

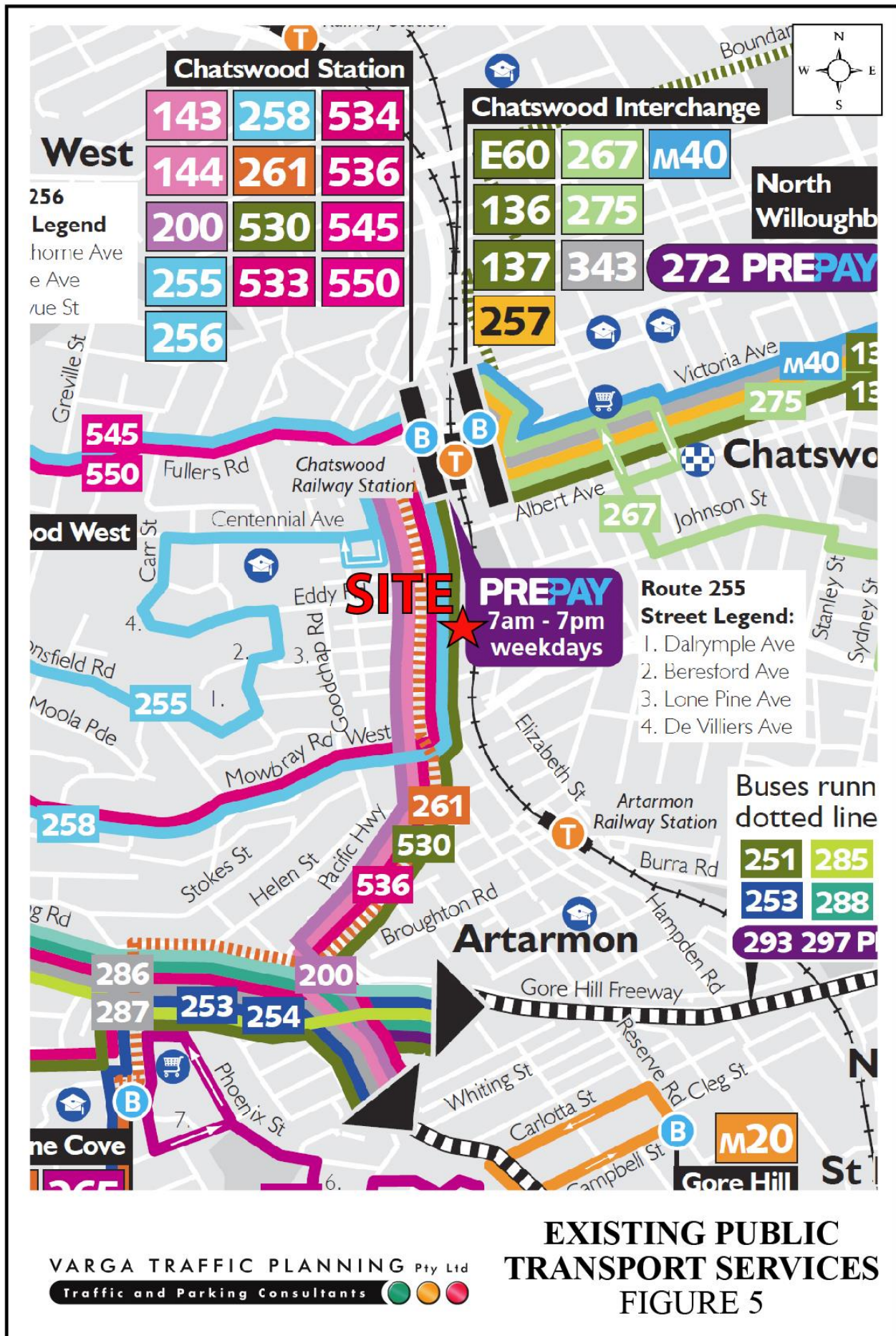
The subject site is conveniently located within approximately 650m walking distance south of Chatswood Railway Station via a dedicated off-road path parallel to the railway. Chatswood Station lies on the T1 North Shore, Northern & Western Line, linking Berowra, Hornsby, Epping, Richmond and Emu Plains.

In addition to the train services, a major bus interchange is available outside of the Chatswood Railway Station servicing a number of bus routes, including the M40, 137, 257, 273, 136, L60, 267, 275, 143, 144 and 200 services.









Notably, route M40 is part of the Sydney's *Metrobus* network that provides high-frequency, high-capacity intra-regional links between key employment and growth centres across Sydney. The M40 links between Chatswood, Willoughby, Naremburn, Sydney City, Darlinghurst, Paddington, Woollahra and Bondi Junction, operating at 10 minute intervals during commuter peak periods, 15 minute intervals during the day and 20 minute intervals at other times.

There is also an extensive range of bus services available within 50m walking distance north of the site along the Pacific Highway. A summary of those bus services is provided in the table below, revealing that there are more than 370 bus services per day travelling near the site on weekdays, decreasing to approximately 200 bus services per day on Saturdays and approximately 140 bus services per day on Sundays, as set out in the table below.

**Bus Routes and Frequencies**

Route No.	Route	Weekday		Saturday		Sunday	
		In	Out	In	Out	In	Out
143	Manly to Chatswood	32	27	-	-	-	-
144		31	32	32	32	32	32
258	Lane Cove Industrial to Chatswood	2	2	-	-	-	-
261	Longueville & Northwood to City	24	25	11	11	-	-
530	Burwood to Chatswood	42	42	32	32	27	27
533	Sydney Olympic Park to Chatswood	8	10	-	-	-	-
534	Ryde to Chatswood	31	27	20	20	10	10
536	Gladesville to Chatswood	21	20	-	-	-	-
<b>TOTAL</b>		<b>191</b>	<b>185</b>	<b>95</b>	<b>95</b>	<b>69</b>	<b>69</b>

The site is also located within easy walking distance of the Chatswood City Centre which includes a wide range of essential shops and services including licenced clubs, banks, supermarkets, gymnasiums, restaurants and specialty stores.

On the above basis it is clear that the site is extremely well served by existing public transport and essential services and is ideally located to encourage reduced private car usage and an increased use of public transport and active forms of transport such as walking and cycling.

## **Existing Pedestrian Paths**

Existing pedestrian footpaths located in the vicinity of the site provide suitable links for pedestrians accessing local facilities such as schools and shops in the local area. The site is also located within easy walking distance of the Chatswood CBD located north of the subject site.

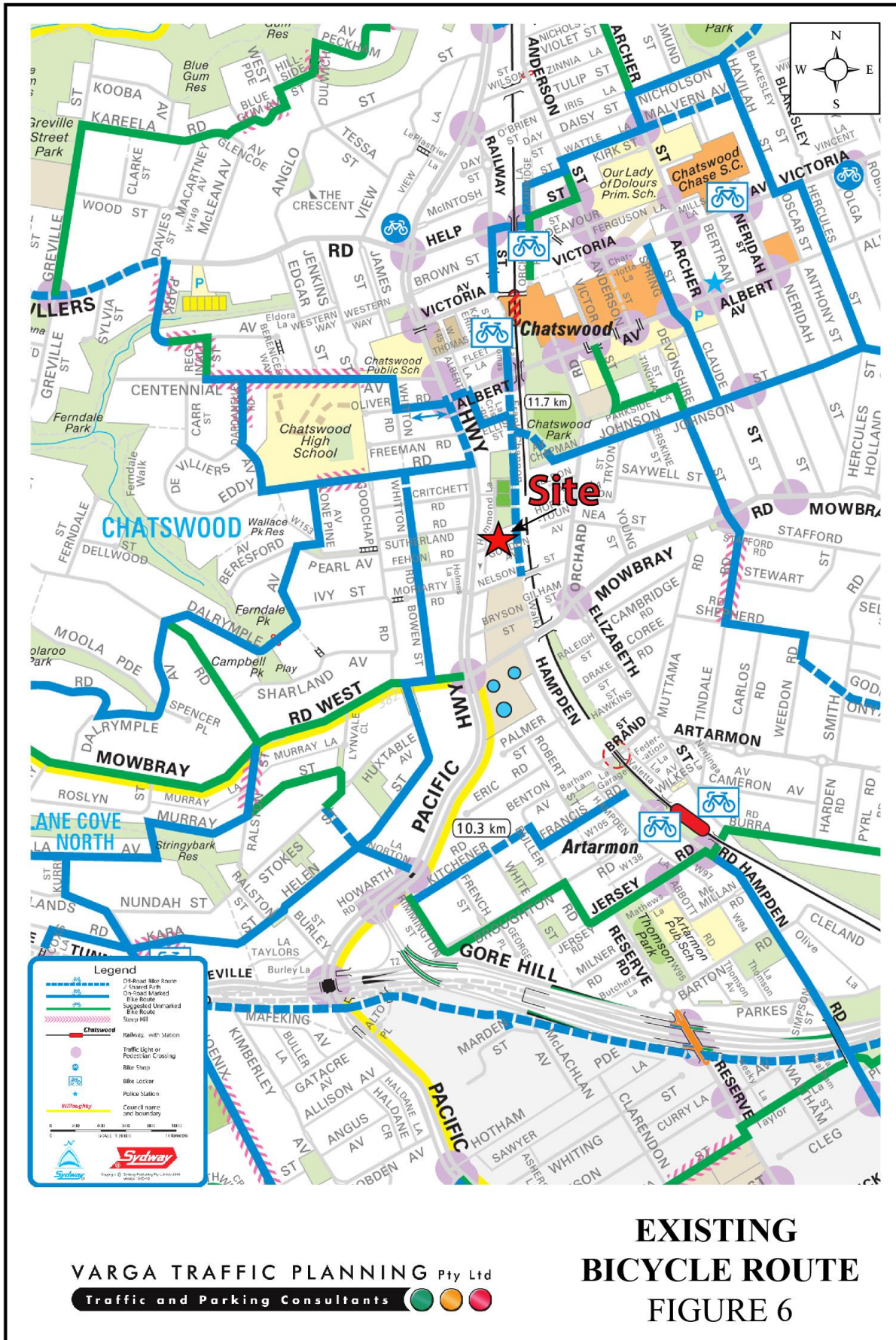
In particular, a shared Off-Road Pedestrian and Bicycle Path running parallel to the railway line is easily accessed directly from the eastern end of Gordon Avenue. This shared path allows pedestrians and bicycles to travel safely along a 750m long off-road route which is linked directly to the Chatswood CBD, giving direct access to the Chatswood Railway Station.

## **Local Bicycle Routes**

The existing bicycle routes located in the vicinity of the site are illustrated on Figure 6. The bicycle routes are readily accessible from the subject site and provide a number of on-road and off-road bicycle links through the local area, including the following routes:

- to Chatswood CBD from Gordon Avenue via the shared Off-Road Pedestrian & Bicycle Route running parallel to the railway line
- to Chatswood Public School from Gordon Avenue via the abovementioned dedicated shared Off-Road Pedestrian & Bicycle Route running parallel to the railway line
- to Willoughby via the dedicated shared Off-Road Pedestrian & Bicycle Route running parallel to the railway line and the on-road bicycle route via Johnson Street, Laurel Street & Edinburgh Road
- to Crows Nest dedicated shared Off-Road Pedestrian & Bicycle Route running parallel to the railway line, and the on-road bicycle route via Johnson Street, Devonshire Street, Shepherd Road & the shared Off-Road Pedestrian & Bicycle Route (starting along Weedon Road





The proposed development makes provision for a bicycle parking area which is to be located on the basement floor level, which can easily be accessible from Hammond Lane and will enhance the *active* transport options available to future occupants of the site.

### **Existing Traffic Conditions**

An indication of the existing traffic conditions on the road network in the vicinity of the site is provided by peak period traffic surveys undertaken as part of this traffic study.

The traffic surveys were undertaken at the Pacific Highway and Gordon Avenue intersection as well as the Gordon Avenue and Hammond Lane intersection. The results of the traffic surveys are reproduced in full in Appendix A and reveal that:

- southbound traffic flows in the Pacific Highway past the site frontage are typically in the order of 1,700 vehicles per hour (vph) during the weekday commuter peak periods
- two-way traffic flows in Gordon Avenue and Hammond Lane are significantly lower, typically in the order of 10 - 20 vph during the weekday commuter peak periods.

### **Projected Traffic Generation**

An indication of the traffic generation potential of the planning proposal is provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)* and the updated traffic generation rates in the recently published RMS *Technical Direction (TDT 2013/04a)* document.

The *TDT 2013/04a* document specifies that it replaces those sections of the RMS *Guidelines* indicated, and that it must be followed when RMS is undertaken trip generation and/or parking demand assessments.

The RMS *Guidelines* and the updated *TDT 2013/04a* are based on extensive surveys of a wide range of land uses and nominate the following traffic generation rates which are applicable to the development proposal:



**Office Blocks**AM: 1.6 peak hour vehicle trips per 100m<sup>2</sup> GFAPM: 1.2 peak hour vehicle trips per 100m<sup>2</sup> GFA**High Density Residential Flat Dwellings**

AM: 0.19 peak hour vehicle trips per unit

PM: 0.15 peak hour vehicle trips per unit

Application of the above traffic generation rates to the various components of the planning proposal yields a traffic generation potential of approximately 40 vph during the *morning* commuter peak period and approximately 31 vph during the *afternoon* commuter peak period as set out below:

**Planning Proposal Projected Future Traffic Generation Potential**

	<b>AM</b>	<b>PM</b>
Residential (103 apartments):	19.6 vph	15.5 vph
Commercial/retail (1,296m <sup>2</sup> ):	20.7 vph	15.6 vph
<b>TOTAL TRAFFIC GENERATION POTENTIAL:</b>	<b>40.3 vph</b>	<b>31.2 vph</b>

That projected future level of traffic generation potential should however, be offset or *discounted* by the volume of traffic which could reasonably be expected to be generated by the existing uses of the site, in order to determine the *nett increase (or decrease)* in traffic generation potential of the site.

The RMS *Guidelines* nominates the following traffic generation rates which are applicable to the existing residential townhouse development:

**Medium Density Residential**

0.4-0.5 peak hour vehicle trips/dwelling (up to 2 bedrooms)

0.5-0.65 peak hour vehicle trips/dwelling (3 or more bedrooms)

The RMS *Guidelines* also make the following observation in respect of medium density residential flat buildings:

**Definition**

A *medium density residential flat building* refers to a building containing at least 2 but less than 20 dwellings. This includes villas, town houses, flats, semi-detached houses, terrace or row houses and other medium density developments. This does not include aged or disabled persons' housing.

Application of the above traffic generation rates to the existing 10 x 2 bedroom dwellings and 5 x 3 bedroom dwellings on the site yields a peak hour traffic generation potential of approximately 8 vehicle trips per hour during commuter peak periods.

Accordingly, the planning proposal could result in a *nett increase* in the traffic generation potential of the site of approximately 32 vph during the AM commuter peak period and approximately 23 vph during the PM commuter peak period, as set out below:

**Projected Nett Increase in the Traffic Generation Potential of the Site  
as a Consequence of the Planning Proposal**

	<b>AM</b>	<b>PM</b>
Projected Future Traffic Generation Potential (Proposed WLEP Controls):	40.3 vph	31.2 vph
Less Permissible Traffic Generation Potential (Current WLEP Controls):	-8.3 vph	-8.3 vph
<b>NETT INCREASE IN TRAFFIC GENERATION POTENTIAL:</b>	<b>32.0 vph</b>	<b>22.9 vph</b>

In practice however, it is likely that the traffic generation potential of the planning proposal will be less than is set out above given that car parking on the site is to be *constrained* in accordance with reduced parking rates consistent with discussions between Council and TfNSW, as detailed later in this report.

However, for the purposes of this assessment it has been assumed that *all* of the projected future traffic flows of 40 vph and 31 vph during the AM and PM commuter peak periods respectively, will be new or *additional* to the existing traffic flows currently using the adjacent road network.

That projected “increase” in the traffic generation potential of the site as a consequence of the planning proposal is minimal, and will clearly not have any unacceptable traffic implications in terms of road network capacity, as is demonstrated by the following section of this report.

### **Traffic Implications - Road Network Capacity**

The traffic implications of development proposals primarily concern the effects that any *additional* traffic flows may have on the operational performance of the nearby road network. Those effects can be assessed using the SIDRA program which is widely used by the RMS

and many LGA's for this purpose. Criteria for evaluating the results of SIDRA analysis are reproduced in the following pages.

The results of the SIDRA analysis of the Pacific Highway and Gordon Avenue intersection are summarised on Table 3.1 below, revealing that:

- the Pacific Highway and Gordon Avenue intersection currently operates at *Level of Service "A"* under the existing traffic demands with total average vehicle delays in the order of ***less than*** 1 second/vehicle
- under the projected future traffic demands expected to be generated by the *planning proposal*, the intersection would also continue to operate at *Level of Service "A"* during the AM and PM commuter peak periods, with increases in average vehicle delays of ***less than*** 1 second/vehicle.

In the circumstances, it is clear that the planning proposal will not have any unacceptable traffic implications in terms of road network capacity.

<b>TABLE 3.1 - RESULTS OF SIDRA ANALYSIS OF PACIFIC HIGHWAY &amp; GORDON AVENUE</b>				
<b>Key Indicators</b>	<b>Existing Traffic Demand</b>		<b>Planning Proposal Traffic Demands (103 apartments &amp; 1,296m<sup>2</sup> commercial/retail)</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
<b>Level of Service</b>	A	A	A	A
<b>Degree of Saturation</b>	0.303	0.297	0.304	0.301
<b>Average Vehicle Delay (secs/veh)</b>				
Gordon Avenue (east) L	8.4	7.7	8.0	7.7
Pacific Highway (north) L	5.8	5.6	5.6	5.6
T	0.0	0.0	0.0	0.0
<b>TOTAL AVERAGE VEHICLE DELAY</b>	<b>0.1</b>	<b>0.1</b>	<b>0.2</b>	<b>0.2</b>

PAC\_GORX

PAC\_GORP

## Criteria for Interpreting Results of Sidra Analysis

### 1. Level of Service (LOS)

LOS	Traffic Signals and Roundabouts	Give Way and Stop Signs
'A'	Good operation.	Good operation.
'B'	Good with acceptable delays and spare capacity.	Acceptable delays and spare capacity.
'C'	Satisfactory.	Satisfactory but accident study required.
'D'	Operating near capacity.	Near capacity and accident study required.
'E'	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode.	At capacity and requires other control mode.
'F'	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode.

### 2. Average Vehicle Delay (AVD)

The AVD provides a measure of the operational performance of an intersection as indicated on the table below which relates AVD to LOS. The AVD's listed in the table should be taken as a guide only as longer delays could be tolerated in some locations (ie inner city conditions) and on some roads (ie minor side street intersecting with a major arterial route).

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation.	Good operation.
B	15 to 28	Good with acceptable delays and spare capacity.	Acceptable delays and spare capacity.
C	29 to 42	Satisfactory.	Satisfactory but accident study required.
D	43 to 56	Operating near capacity.	Near capacity and accident study required.
E	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode.	At capacity and requires other control mode.

### 3. Degree of Saturation (DS)

The DS is another measure of the operational performance of individual intersections.

For intersections controlled by traffic signals<sup>1</sup> both queue length and delay increase rapidly as DS approaches 1, and it is usual to attempt to keep DS to less than 0.9. Values of DS in the order of 0.7 generally represent satisfactory intersection operation. When DS exceeds 0.9 queues can be anticipated.

For intersections controlled by a roundabout or GIVE WAY or STOP signs, satisfactory intersection operation is indicated by a DS of 0.8 or less.

<sup>1</sup> The values of DS for intersections under traffic signal control are only valid for cycle length of 120 secs.



## **4. PARKING IMPLICATIONS**

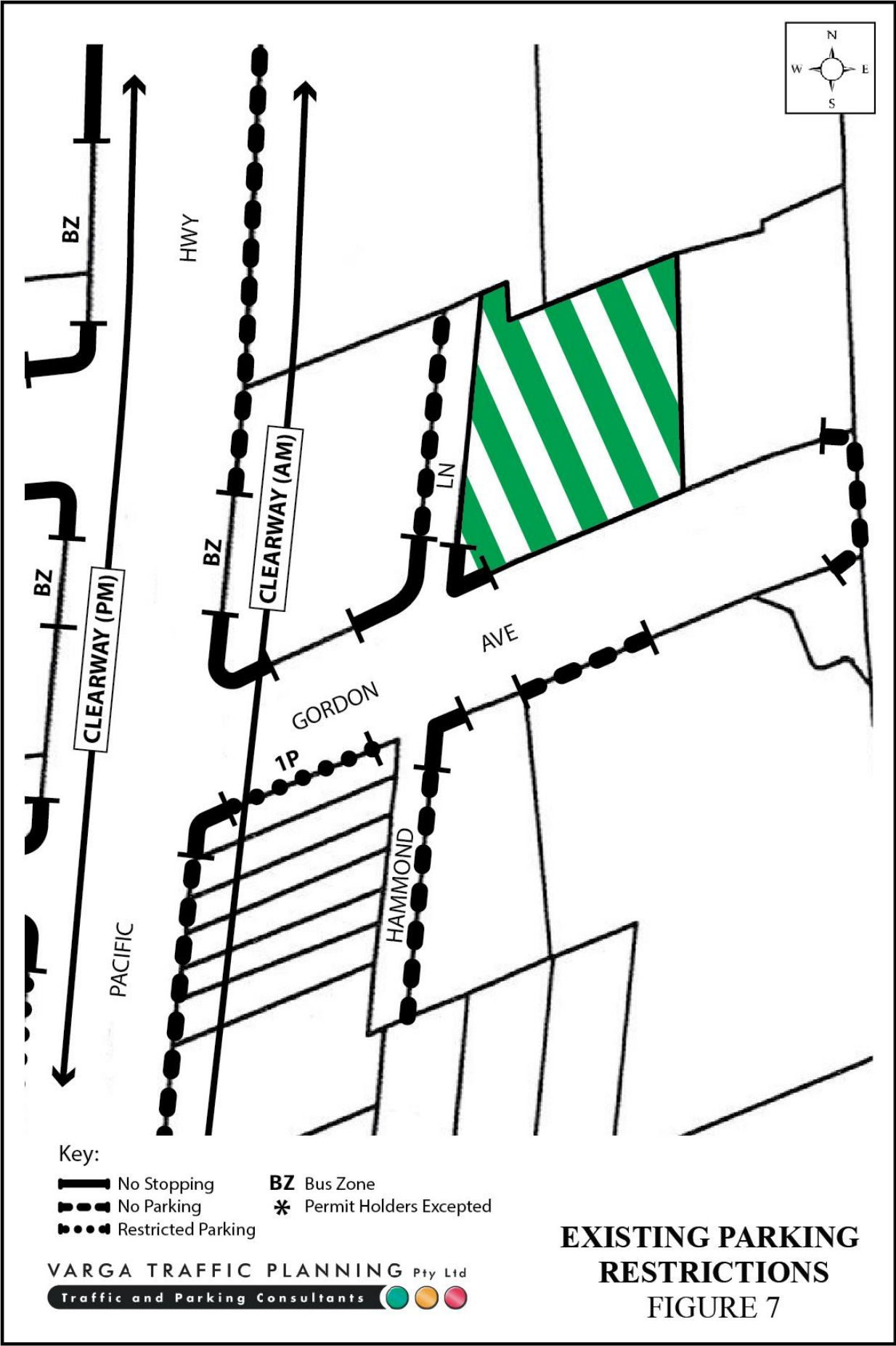
### **Existing Kerbside Parking Restrictions**

The existing kerbside parking restrictions which apply to the road network in the vicinity of the site are illustrated on Figure 7. Key features of those parking restrictions are:

- CLEARWAY restrictions along both sides of the Pacific Highway during commuter peak periods
- NO PARKING restrictions along the eastern side of the Pacific Highway in the vicinity of the site at all other times, including along the entire length of the site frontage
- 1 HOUR PARKING restrictions along the southern side of Gordon Avenue, including along the entire site frontage
- BUS ZONES located at regular intervals along both sides of the Pacific Highway, including just south of the site
- NO PARKING restrictions along the eastern side of Hammond Lane, south of Gordon Avenue intersection
- NO PARKING restrictions along the eastern side of Hammond Lane, south of Gordon Avenue.

### **Off-Street Car Parking Provisions**

Following discussions between Council and TfNSW, it is understood that an agreement has been reached that the following *constrained* parking rates should be applied to new developments in the Chatswood CBD:



Land use	Parking rate
Office	1 space per 400 sqm GFA
Retail (<1000 sqm)	-
Retail (>1000 sqm)	1 space per 300 sqm GFA

Land use		Parking rate
Residential	Studio	0.5 spaces per dwelling
	1-bed	0.5 spaces per dwelling
	2+ bed	1 space per dwelling
	Visitor	1 space per 10 dwelling

Application of the above parking requirements to the various components of the planning proposal yields a *minimum* off-street car parking requirement of 98 spaces as set out below:

Residents (103 apartments):	85.0 spaces
Visitors:	10.3 spaces
Retail (545m <sup>2</sup> ):	0.0 space
Commercial/business (977m <sup>2</sup> ):	2.4 spaces
<b>TOTAL:</b>	<b>97.7 spaces</b>

However, the subject site is located within 800 metres of a railway station in the Sydney metropolitan area, and therefore the residential component of the planning proposal is also subject to the parking requirements specified in *State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development (Amendment No 3), 2015* in the following terms:

**30 Standards that cannot be used to refuse development consent or modification of development consent**

- (1) If an application for the modification of a development consent or a development application for the carrying out of development to which this Policy applies satisfies the following design criteria, the consent authority must not refuse the application because of those matters:

- a) if the car parking for the building will be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide.

Reference is therefore made to the *Apartment Design Guide 2015, Section 3J – Bicycle and Car Parking* document which nominates the following car parking requirements:

**Objective 3J-1**

Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas

For development in the following locations:

- on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or
- on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre

the minimum car parking requirements for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.

The car parking needs for a development must be provided off street.

Comparison therefore needs to be drawn between the off-street car parking requirements for residential flat buildings outlined in the Council's *WDCP* and also in the *RMS Guidelines* to determine the *lesser* requirement. The relevant car parking rates outlined in the *RMS Guidelines* are reproduced below:

**RMS Guidelines – High Density Residential Flat Buildings in Metro Regional Centres**

0.4 spaces per 1 bedroom unit

0.7 spaces per 2 bedroom unit

1.2 spaces per 3 bedroom unit

1 space per 7 units for visitor parking

The minimum off-street car parking requirement applicable to the residential component of the planning proposal is 78 spaces, comprising 63 residential spaces and 15 visitor spaces as set out below:

**Comparison of Residential Parking Requirements**

	<b>WDCP / TfNSW</b>	<b>SEPP 65 / RMS Guidelines</b>
<b>Residents:</b>	85.0 spaces	62.8 spaces
<b>Visitors:</b>	10.3 spaces	14.7 spaces
<b>Total:</b>	<b>95.3 spaces</b>	<b>77.5 spaces</b>
<b>Lesser Residential Car Parking Requirement: 78 spaces</b>		

Accordingly, the minimum off-street car parking requirement applicable to the planning proposal is therefore 81 spaces as set out below:

Residential (103 apartments):	62.8 spaces (SEPP 65/RMS)
Visitors:	14.7 spaces (SEPP 65/RMS)
Retail (545m <sup>2</sup> ):	0.0 space (DCP/TfNSW)
Commercial/business (977m <sup>2</sup> ):	3.3 spaces (DCP/TfNSW)
<b>TOTAL:</b>	<b>80.8 spaces</b>

Whilst the number of parking spaces to be provided as part of the planning proposal is not yet known, it is clear that the above parking requirements can be satisfied within the basement parking area proposed on the subject site.

In preliminary discussions with Council at the pre-lodgement meeting, Council's traffic engineer suggested that parking in private developments in accessible town centre areas such as the subject site should be provided in accordance with the rates specified in the RMS *Guidelines*. It is also noted that car share space/s will be provided in accordance with Council's requirements to further encourage reduced private vehicle ownership and usage.

The geometric design layout of the future car parking facilities will ultimately be designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1:2004* and *Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6*.

### **Off-Street Motorcycle and Bicycle Parking Provisions**

The motorcycle and bicycle parking requirements applicable to the development proposal are also specified in *Willoughby Development Control Plan Part C.4 – Transport Requirements for Development* document in the following terms:

#### **Motorcycle**

1 motorcycle space per 25 car spaces

#### **Bicycle**

Residential (lockers):	1 space per 10 units	<i>plus</i>
Residential (rail/racks):	1 space per 12 units	
Commercial (lockers):	1 space per 600m <sup>2</sup>	<i>plus</i>
Commercial (rail/racks):	1 space per 2,500m <sup>2</sup>	



Application of the above motorcycle and bicycle parking requirements to the various components of the planning proposal yields an off-street parking requirement of 3 motorcycle spaces, 12 bicycle lockers and 9 bicycle rails/racks.

Whilst the number of parking spaces to be provided as part of the planning proposal is not yet known, it is clear that the above parking requirements can be satisfied within the proposed of basement parking area on the subject site.

### **Loading/Service Provisions**

The proposed new mixed use building is expected to be serviced by a variety of commercial vehicles up to and including 8.8m long MRV medium rigid trucks. A dedicated service area is to be provided on the upper basement level.

The manoeuvring area has been designed to accommodate the swept turning path requirements of these 8.8m long rigid trucks, allowing them to enter and exit the site whilst travelling in a forward direction at all times, as per the attached *swept turning path* diagram.

In this regard, it is noted that the dedicated loading area has been designed to accommodate up to 2 trucks simultaneously (i.e. – 1 x MRV truck & 1 x SRV truck) and/or light commercial vehicles which is considered more than sufficient given the small scale of the proposed commercial/retail tenancies, and the relatively infrequent need for residential users to access the loading docks.

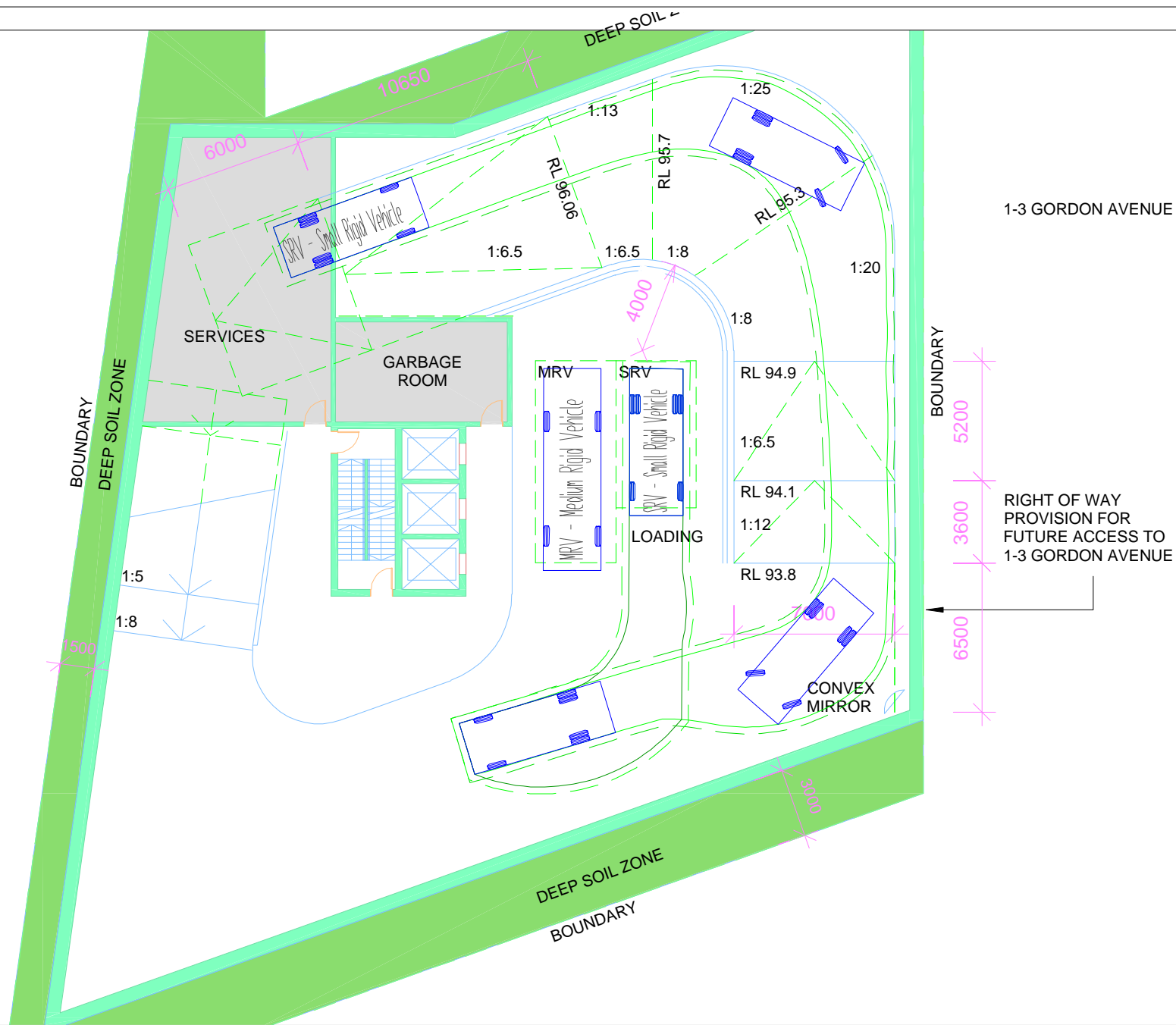
The geometric design layout of the proposed loading facilities will also ultimately be designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 2 - Off-Street Commercial Vehicle Facilities AS2890.2* in respect of loading dock dimensions and service area requirements for MRV trucks.

## Conclusion

Based on the analysis and discussions presented within this report, the following conclusions are made:

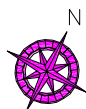
- the planning proposal seeks approval to increase the allowable FSR and height controls for the site, resulting in the potential for approximately 103 apartments and approximately 1,522m<sup>2</sup> of retail/commercial floor space
- the SIDRA capacity analysis of the Pacific Highway and Gordon Avenue intersection indicates that:
  - the projected additional traffic flows as a consequence of the planning proposal will not have any adverse effects on the operational performance of the intersection, and
  - no road improvements or intersection upgrades would be required as a consequence of the planning proposal
- the future car, motorcycle, bicycle and loading facilities will ultimately be provided and designed in accordance with Council's requirements, *SEPP 65* and the relevant Australian Standards
- the future vehicular access arrangements will be designed in accordance with Council and RMS requirements.

It is therefore reasonable to conclude that the planning proposal will not have any unacceptable implications in terms of road network capacity or off-street parking/loading/access requirements.



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 Neutral Bay, NSW 2089 Sydney, Australia

PROJECT  
 MIXED USE DEVELOPMENT



DRAWING TITLE  
 6.4M SRV TRUCK TURNING PATH  
 Entering Basement Loading Area  
 ADDRESS  
 5-9 Gordon Avenue, Chatswood

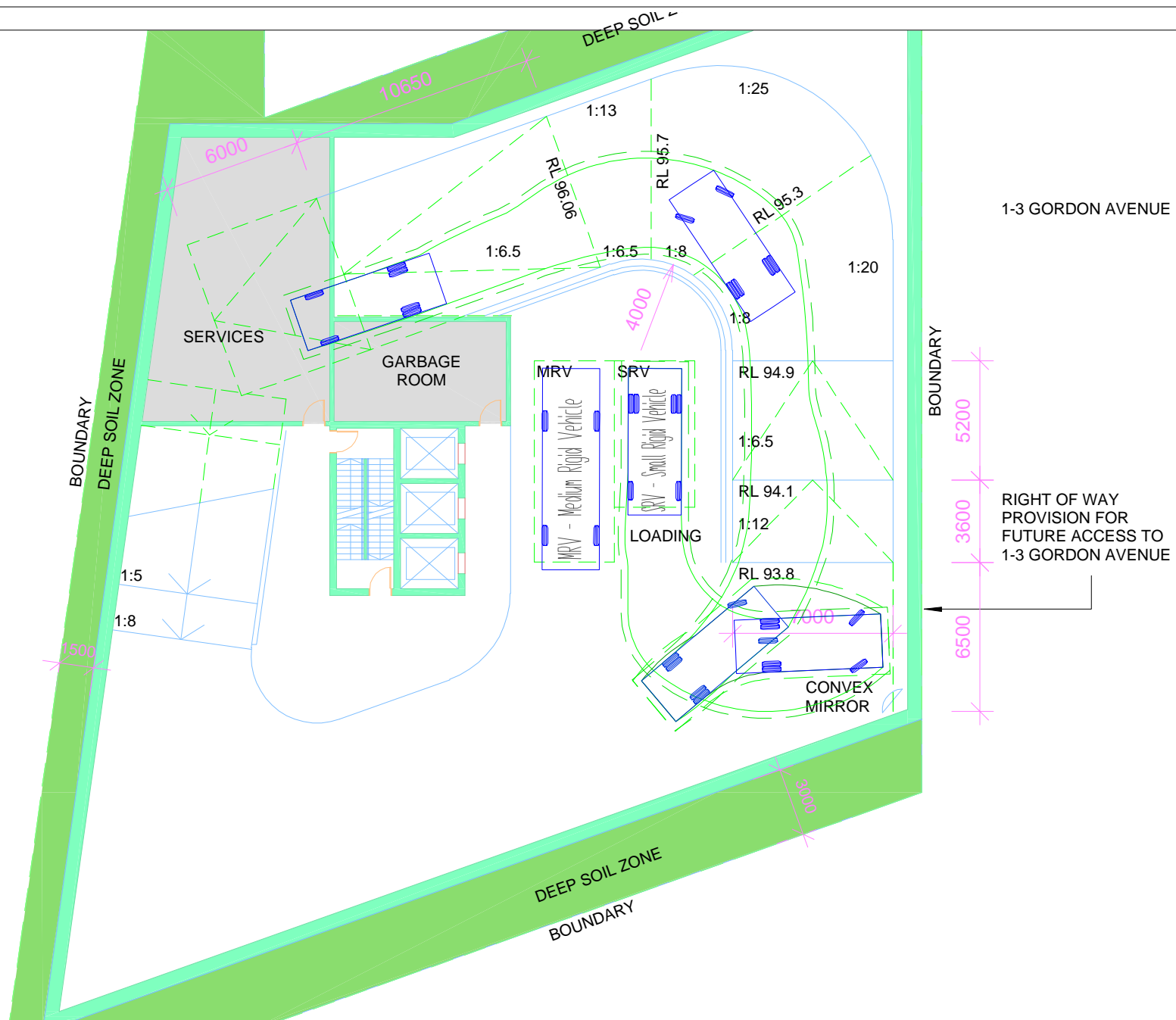
PROJECT NO.  
 17698  
 REVIEWED  
 ROBERT VARGA

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DATE DRAWN  
 2019-2-28  
 PREPARED  
 DONALD LEE

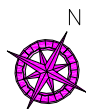
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PROJECT  
 MIXED USE DEVELOPMENT



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 6.4M SRV TRUCK TURNING PATH  
 Exiting Basement Loading Area  
 ADDRESS  
 5-9 Gordon Avenue, Chatswood

PROJECT NO.  
 17698  
 REVIEWED  
 ROBERT VARGA

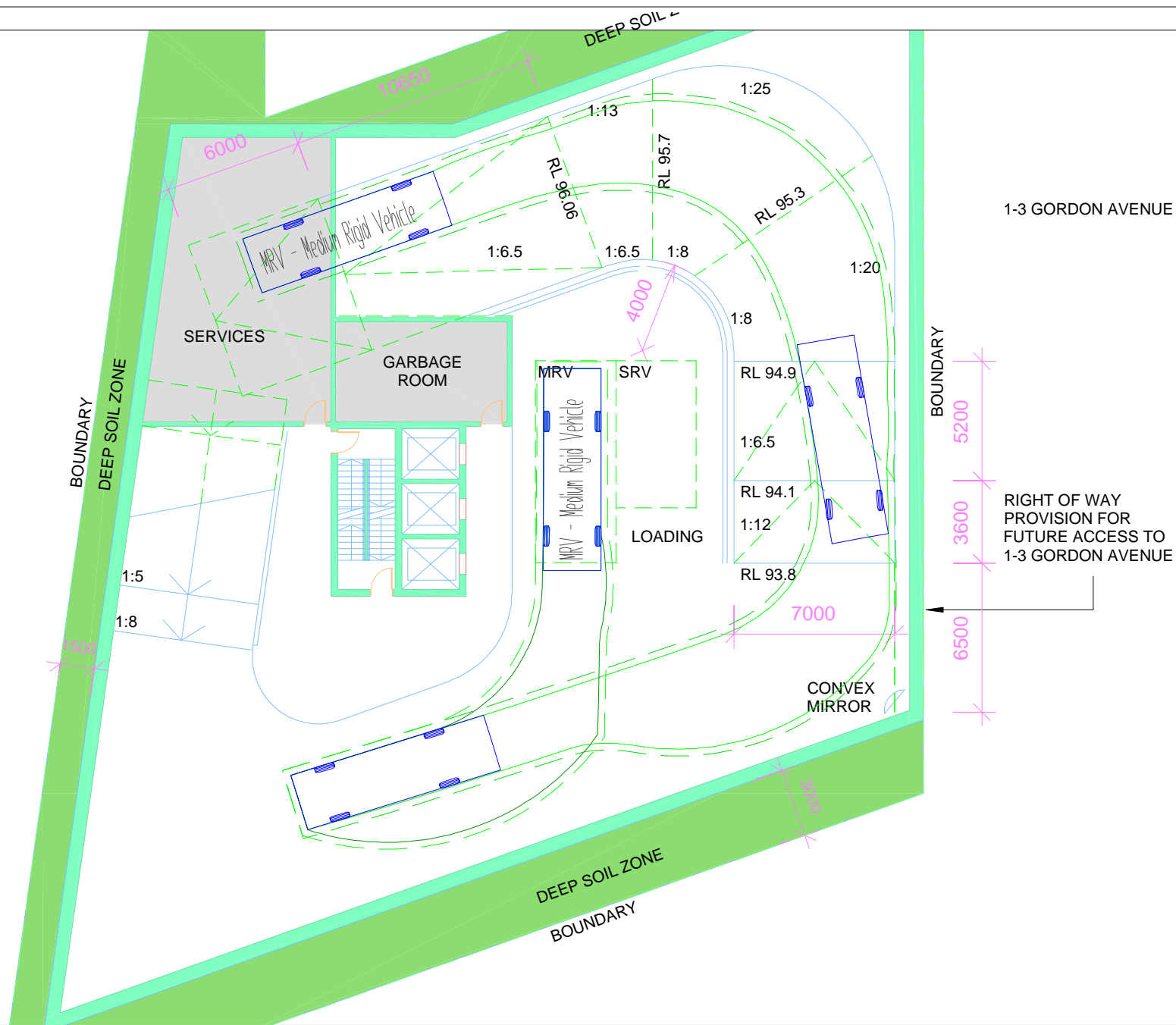
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DATE DRAWN  
 2019-2-28  
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 DONALD LEE

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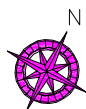






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PROJECT  
 MIXED USE DEVELOPMENT



DRAWING TITLE  
 8.8M MRV TRUCK TURNING PATH  
 Entering Basement Loading Area  
 ADDRESS  
 5-9 Gordon Avenue, Chatswood

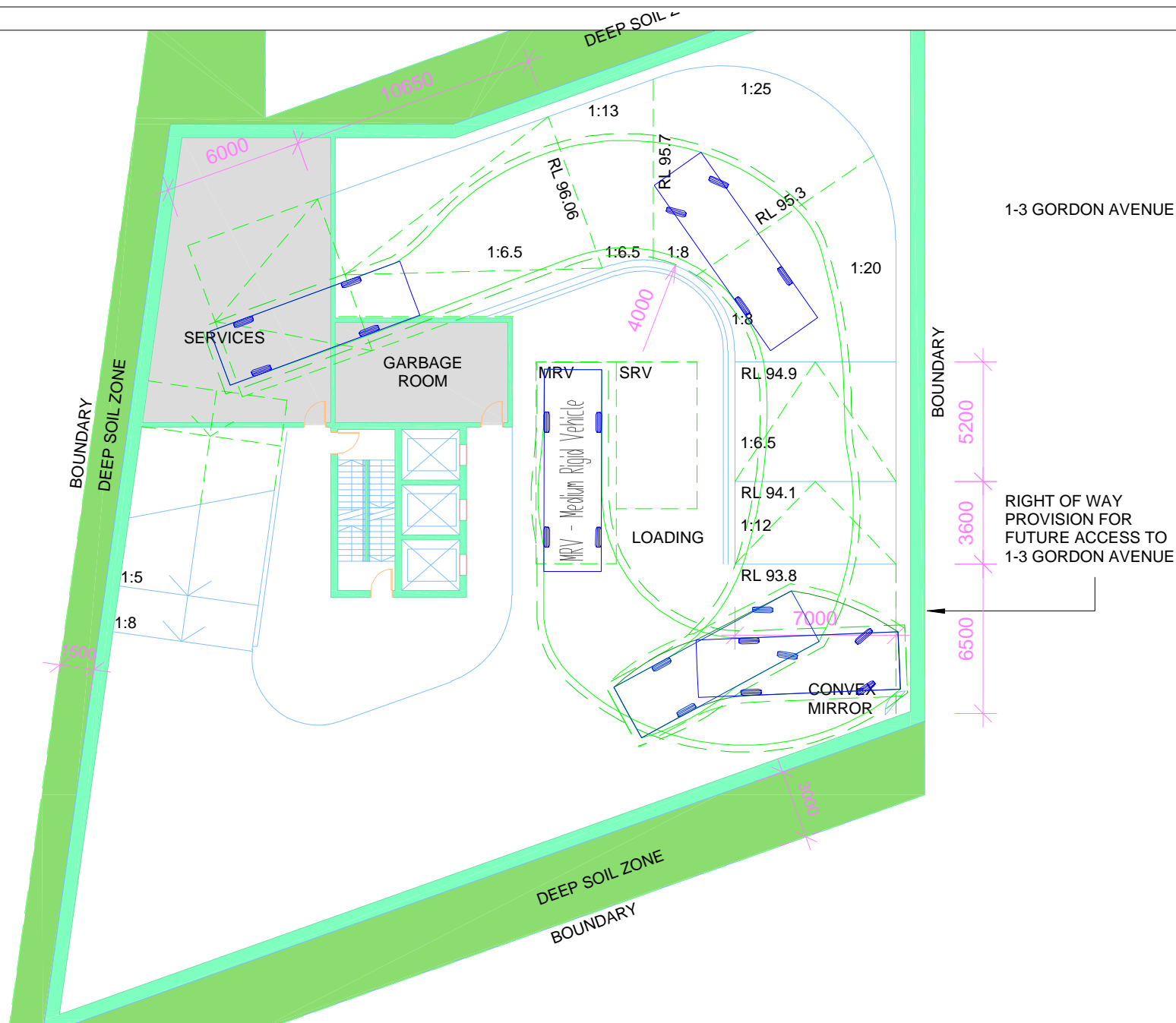
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 17698  
 REVIEWED  
 ROBERT VARGA

1:250 @ A4

DATE DRAWN  
 2019-2-28  
 PREPARED  
 DONALD LEE

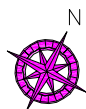
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PROJECT  
 MIXED USE DEVELOPMENT



DRAWING TITLE  
 8.8M MRV TRUCK TURNING PATH  
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1:250 @ A4

DATE DRAWN  
 2019-2-28  
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## **APPENDIX A**

### **TRAFFIC SURVEY DATA**



# R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning  
Job No/Name : 6478 CHATSWOOD Gordon Ave  
Day/Date : Thursday 8th June 2017

PEDS	NORTH	EAST	SOUTH	
Time Per	Pacific Hwy	Gordon Ave	Pacific Hwy	TOT
0630 - 0645	0	0	0	0
0645 - 0700	0	1	0	1
0700 - 0715	0	1	0	1
0715 - 0730	0	2	0	2
0730 - 0745	0	2	0	2
0745 - 0800	0	2	0	2
0800 - 0815	0	5	0	5
0815 - 0830	0	0	0	0
0830 - 0845	0	3	0	3
0845 - 0900	0	0	0	0
0900 - 0915	0	8	0	8
0915 - 0930	0	5	0	5
Per End	0	29	0	29

PEDS	NORTH	EAST	SOUTH	
Peak Per	Pacific Hwy	Gordon Ave	Pacific Hwy	TOT
0630 - 0730	0	4	0	4
0645 - 0745	0	6	0	6
0700 - 0800	0	7	0	7
0715 - 0815	0	11	0	11
0730 - 0830	0	9	0	9
0745 - 0845	0	10	0	10
0800 - 0900	0	8	0	8
0815 - 0915	0	11	0	11
0830 - 0930	0	16	0	16
PEAK HR	0	4	0	4

Lights	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Time Per	I	L	R	L	R	I	TOT
0630 - 0645	428	1		1			430
0645 - 0700	419	1		1			421
0700 - 0715	482	1		1			484
0715 - 0730	399	2		1			402
0730 - 0745	338	3		4			345
0745 - 0800	454	2		3			459
0800 - 0815	338	4		3			345
0815 - 0830	332	2		4			338
0830 - 0845	437	3		3			443
0845 - 0900	446	2		7			455
0900 - 0915	357	5		4			366
0915 - 0930	419	7		4			430
Per End	4849	33	0	36	0	0	4918

Heavies	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Time Per	I	L	R	L	R	I	TOT
0630 - 0645	6	1		1			8
0645 - 0700	5	0		0			5
0700 - 0715	10	0		0			10
0715 - 0730	0	0		0			0
0730 - 0745	9	0		0			9
0745 - 0800	11	1		0			12
0800 - 0815	8	0		1			9
0815 - 0830	9	0		0			9
0830 - 0845	9	0		0			9
0845 - 0900	10	1		0			11
0900 - 0915	16	0		0			16
0915 - 0930	9	0		0			9
Per End	102	3	0	2	0	0	107

Combined	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Time Per	I	L	R	L	R	I	TOT
0630 - 0645	434	2	0	2	0	0	438
0645 - 0700	424	1	0	1	0	0	426
0700 - 0715	492	1	0	1	0	0	494
0715 - 0730	399	2	0	1	0	0	402
0730 - 0745	347	3	0	4	0	0	354
0745 - 0800	465	3	0	3	0	0	471
0800 - 0815	346	4	0	4	0	0	354
0815 - 0830	341	2	0	4	0	0	347
0830 - 0845	446	3	0	3	0	0	452
0845 - 0900	456	3	0	7	0	0	466
0900 - 0915	373	5	0	4	0	0	382
0915 - 0930	428	7	0	4	0	0	439
Per End	4951	36	0	38	0	0	5025

Lights	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Peak Per	I	L	R	L	R	I	TOT
0630 - 0730	1728	5	0	4	0	0	1737
0645 - 0745	1638	7	0	7	0	0	1652
0700 - 0800	1673	8	0	9	0	0	1690
0715 - 0815	1529	11	0	11	0	0	1551
0730 - 0830	1462	11	0	14	0	0	1487
0745 - 0845	1561	11	0	13	0	0	1585
0800 - 0900	1553	11	0	17	0	0	1581
0815 - 0915	1572	12	0	18	0	0	1602
0830 - 0930	1659	17	0	18	0	0	1694

Heavies	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Peak Per	I	L	R	L	R	I	TOT
0630 - 0730	21	1	0	1	0	0	23
0645 - 0745	24	0	0	0	0	0	24
0700 - 0800	30	1	0	0	0	0	31
0715 - 0815	28	1	0	1	0	0	30
0730 - 0830	37	1	0	1	0	0	39
0745 - 0845	37	1	0	1	0	0	39
0800 - 0900	36	1	0	1	0	0	38
0815 - 0915	44	1	0	0	0	0	45
0830 - 0930	44	1	0	0	0	0	45

Combined	NORTH		EAST		SOUTH		
	Pacific Hwy		Gordon Ave		Pacific Hwy		
Peak Per	I	L	R	L	R	I	TOT
0630 - 0730	1749	6	0	5	0	0	1760
0645 - 0745	1662	7	0	7	0	0	1676
0700 - 0800	1703	9	0	9	0	0	1721
0715 - 0815	1557	12	0	12	0	0	1581
0730 - 0830	1499	12	0	15	0	0	1526
0745 - 0845	1598	12	0	14	0	0	1624
0800 - 0900	1589	12	0	18	0	0	1619
0815 - 0915	1616	13	0	18	0	0	1647
0830 - 0930	1703	18	0	18	0	0	1739

PEAK HR	1728	5	0	4	0	0	1737
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PEAK HR	21	1	0	1	0	0	23
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PEAK HR	1749	6	0	5	0	0	1760
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## R.O.A.R. DATA

*Reliable, Original & Authentic Results*

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning

Job No/Name : 6478 CHATSWOOD Gordon Ave

Day/Date : Thursday 8th June 2017

**AM PEAK**  
**0630 - 0730**

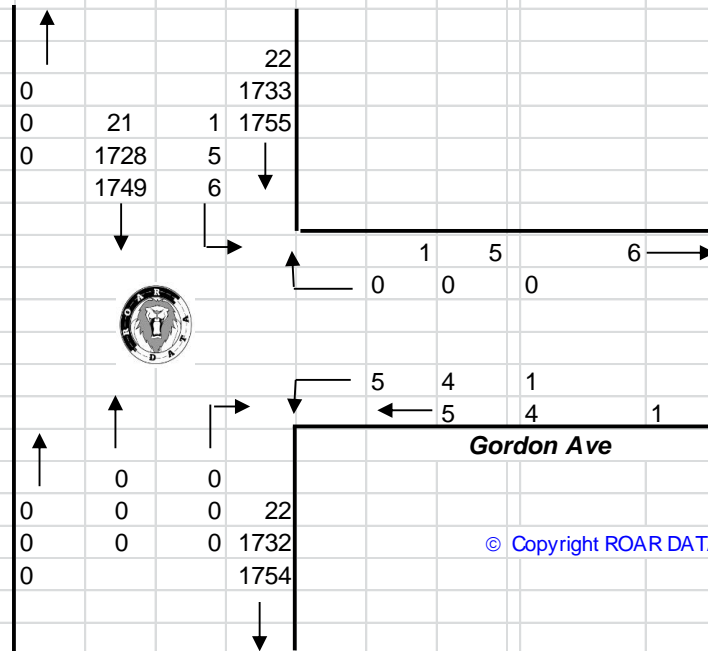
1	2	3
4	5	6
7	8	9

**TOTAL VOLUMES  
FOR COUNT  
PERIOD**

N

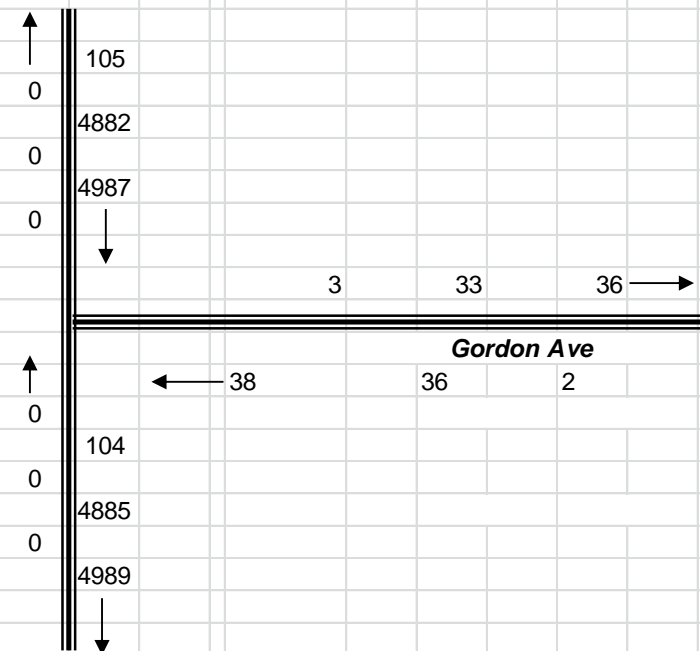


**Pacific Hwy**



**Pacific Hwy**

**Pacific Hwy**



**Pacific Hwy**





# R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning  
 Job No/Name : 6478 CHATSWOOD Gordon Ave  
 Day/Date : Thursday 8th June 2017

PEDS	NORTH	EAST	SOUTH	
Time Per	Pacific	Gordon	Pacific	TOT
1530 - 1545	0	7	0	7
1545 - 1600	0	2	0	2
1600 - 1615	0	2	0	2
1615 - 1630	0	2	0	2
1630 - 1645	0	6	0	6
1645 - 1700	0	3	0	3
1700 - 1715	0	5	0	5
1715 - 1730	0	7	0	7
1730 - 1745	0	8	0	8
1745 - 1800	0	3	0	3
1800 - 1815	0	5	0	5
1815 - 1830	0	2	0	2
Per End	0	52	0	52

PEDS	NORTH	EAST	SOUTH	
Peak Per	Pacific	Gordon	Pacific	TOT
1530 - 1630	0	13	0	13
1545 - 1645	0	12	0	12
1600 - 1700	0	13	0	13
1615 - 1715	0	16	0	16
1630 - 1730	0	21	0	21
1645 - 1745	0	23	0	23
1700 - 1800	0	23	0	23
1715 - 1815	0	23	0	23
1730 - 1830	0	18	0	18
PEAK HR	0	16	0	16

Lights	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Time Per	I	L	R	L	R	I	TOT
1530 - 1545	325	7		5			337
1545 - 1600	365	5		3			373
1600 - 1615	356	5		5			366
1615 - 1630	397	2		2			401
1630 - 1645	437	2		1			440
1645 - 1700	385	5		4			394
1700 - 1715	427	2		5			434
1715 - 1730	359	3		3			365
1730 - 1745	397	5		1			403
1745 - 1800	374	2		2			378
1800 - 1815	347	2		3			352
1815 - 1830	365	4		1			370
Per End	4534	44	0	35	0	0	4613

Heavies	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Time Per	I	L	R	L	R	I	TOT
1530 - 1545	12	0		0			12
1545 - 1600	5	0		0			5
1600 - 1615	18	0		0			18
1615 - 1630	14	0		0			14
1630 - 1645	14	0		0			14
1645 - 1700	11	0		0			11
1700 - 1715	10	0		0			10
1715 - 1730	7	0		0			7
1730 - 1745	11	0		0			11
1745 - 1800	10	0		0			10
1800 - 1815	14	0		0			14
1815 - 1830	8	0		0			8
Per End	134	0	0	0	0	0	134

Combined	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Time Per	I	L	R	L	R	I	TOT
1530 - 1545	337	7	0	5	0	0	349
1545 - 1600	370	5	0	3	0	0	378
1600 - 1615	374	5	0	5	0	0	384
1615 - 1630	411	2	0	2	0	0	415
1630 - 1645	451	2	0	1	0	0	454
1645 - 1700	396	5	0	4	0	0	405
1700 - 1715	437	2	0	5	0	0	444
1715 - 1730	366	3	0	3	0	0	372
1730 - 1745	408	5	0	1	0	0	414
1745 - 1800	384	2	0	2	0	0	388
1800 - 1815	361	2	0	3	0	0	366
1815 - 1830	373	4	0	1	0	0	378
Per End	4668	44	0	35	0	0	4747

Lights	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Peak Per	I	L	R	L	R	I	TOT
1530 - 1630	1443	19	0	15	0	0	1477
1545 - 1645	1555	14	0	11	0	0	1580
1600 - 1700	1575	14	0	12	0	0	1601
1615 - 1715	1646	11	0	12	0	0	1669
1630 - 1730	1608	12	0	13	0	0	1633
1645 - 1745	1568	15	0	13	0	0	1596
1700 - 1800	1557	12	0	11	0	0	1580
1715 - 1815	1477	12	0	9	0	0	1498
1730 - 1830	1483	13	0	7	0	0	1503
PEAK HR	1646	11	0	12	0	0	1669

Heavies	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Peak Per	I	L	R	L	R	I	TOT
1530 - 1630	49	0	0	0	0	0	49
1545 - 1645	51	0	0	0	0	0	51
1600 - 1700	57	0	0	0	0	0	57
1615 - 1715	49	0	0	0	0	0	49
1630 - 1730	42	0	0	0	0	0	42
1645 - 1745	39	0	0	0	0	0	39
1700 - 1800	38	0	0	0	0	0	38
1715 - 1815	42	0	0	0	0	0	42
1730 - 1830	43	0	0	0	0	0	43
PEAK HR	49	0	0	0	0	0	49

Combined	NORTH		EAST		SOUTH		
	Pacific		Gordon		Pacific		
Peak Per	I	L	R	L	R	I	TOT
1530 - 1630	1492	19	0	15	0	0	1526
1545 - 1645	1606	14	0	11	0	0	1631
1600 - 1700	1632	14	0	12	0	0	1658
1615 - 1715	1695	11	0	12	0	0	1718
1630 - 1730	1650	12	0	13	0	0	1675
1645 - 1745	1607	15	0	13	0	0	1635
1700 - 1800	1595	12	0	11	0	0	1618
1715 - 1815	1519	12	0	9	0	0	1540
1730 - 1830	1526	13	0	7	0	0	1546
PEAK HR	1695	11	0	12	0	0	1718



# R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning

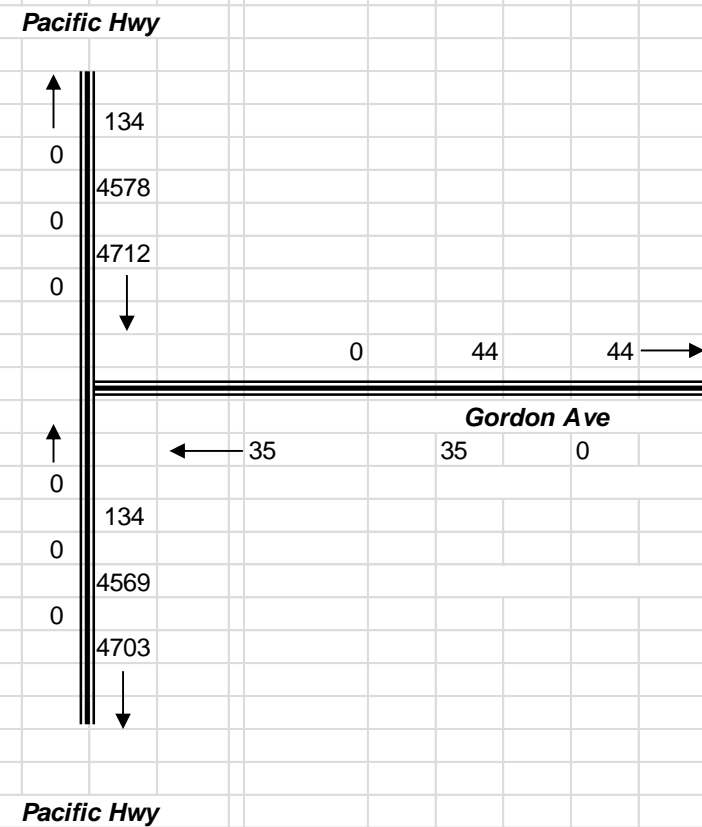
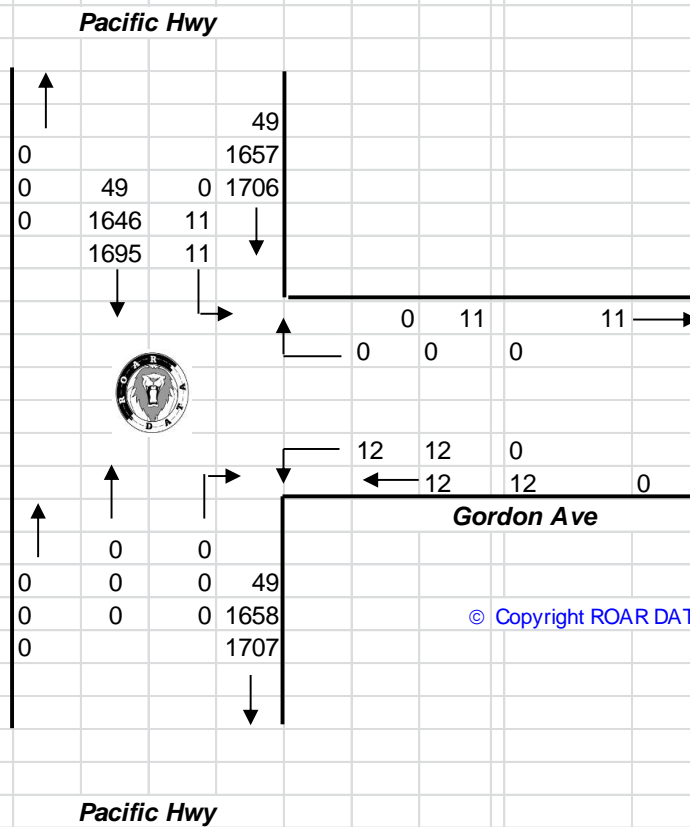
Job No/Name : 6478 CHATSWOOD Gordon Ave

Day/Date : Thursday 8th June 2017

**PM PEAK**  
**1615 - 1715**

1	2	3
4	5	6
7	8	9

**TOTAL VOLUMES  
FOR COUNT  
PERIOD**





## R.O.A.R. DATA

**Reliable, Original & Authentic Results**

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning

Job No/Name : 6478 CHATSWOOD Gordon Ave

Day/Date : Thursday 8th June 2017

### Intersection Details

Obtained via satellite

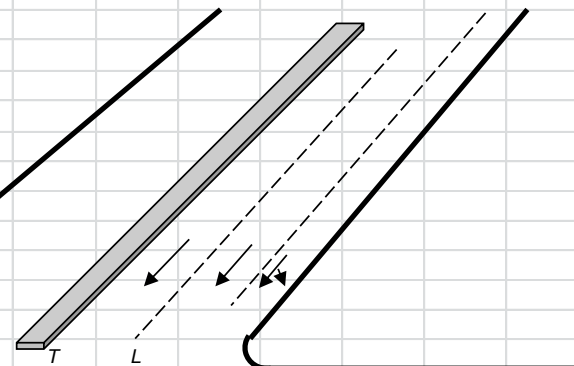
May be incorrect

**AM PEAK HOUR**  
**0630 - 0730**

Combined figures only



**Pacific Hwy**



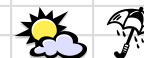
<b>1749</b>	<b>6</b>	AM
<b>1695</b>	<b>11</b>	PM

PM	AM
<b>12</b>	<b>5</b>

**Gordon Ave**

**PM PEAK HOUR**  
**1615 - 1715**

Weather >>>



**Pacific Hwy**



## R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

### Lights

Lights	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
	L	T	R	L	T	R	L	T	R	L	T	R	
Time Per													TOT
0630 - 0645	0	0	0	0	1	0	0	0	0	0	1	0	2
0645 - 0700	0	0	1	0	0	0	0	0	0	0	0	0	1
0700 - 0715	0	0	0	1	0	0	0	0	0	0	0	0	1
0715 - 0730	0	0	0	0	0	2	1	0	1	1	0	0	5
0730 - 0745	0	0	0	0	1	2	3	0	0	0	1	0	7
0745 - 0800	0	0	0	0	1	0	3	0	0	0	0	0	4
0800 - 0815	0	0	0	3	0	1	3	0	0	0	0	0	7
0815 - 0830	0	0	0	0	1	0	1	0	1	1	0	0	4
0830 - 0845	0	0	0	0	0	0	1	0	0	0	2	0	3
0845 - 0900	0	0	0	0	0	0	3	0	0	0	1	0	4
0900 - 0915	0	0	0	1	0	2	1	0	0	0	0	0	4
0915 - 0930	0	0	0	2	2	1	1	0	0	1	3	0	10
Period End	0	0	1	7	6	8	17	0	2	3	8	0	52

### Heavies

Heavies	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
	L	T	R	L	T	R	L	T	R	L	T	R	
Time Per	0	0	0	0	1	0	0	0	0	0	1	0	2
0630 - 0645	0	0	0	0	0	0	0	0	0	0	0	0	0
0645 - 0700	0	0	0	0	0	0	0	0	0	0	0	0	0
0700 - 0715	0	0	0	0	0	0	0	0	0	0	0	0	0
0715 - 0730	0	0	0	0	0	0	0	0	0	0	0	0	0
0730 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0745 - 0800	0	0	0	0	1	0	0	0	0	0	0	0	1
0800 - 0815	0	0	0	0	0	0	0	0	0	0	1	0	1
0815 - 0830	0	0	0	0	0	0	0	0	0	0	0	0	0
0830 - 0845	0	0	0	0	0	0	0	0	0	0	0	0	0
0845 - 0900	0	0	0	0	1	0	0	0	0	0	0	0	1
0900 - 0915	0	0	0	0	0	0	0	0	0	0	0	0	0
0915 - 0930	0	0	0	0	0	0	0	0	0	0	0	0	0
Period End	0	0	0	0	3	0	0	0	0	0	2	0	5

### Combined

Combined	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Time Per	L	T	R	L	T	R	L	T	R	L	T	R	TOT
0630 - 0645	0	0	0	0	2	0	0	0	0	0	2	0	4
0645 - 0700	0	0	1	0	0	0	0	0	0	0	0	0	1
0700 - 0715	0	0	0	1	0	0	0	0	0	0	0	0	1
0715 - 0730	0	0	0	0	0	2	1	0	1	1	0	0	5
0730 - 0745	0	0	0	0	1	2	3	0	0	0	1	0	7
0745 - 0800	0	0	0	0	2	0	3	0	0	0	0	0	5
0800 - 0815	0	0	0	3	0	1	3	0	0	0	1	0	8
0815 - 0830	0	0	0	0	1	0	1	0	1	1	0	0	4
0830 - 0845	0	0	0	0	0	0	1	0	0	0	2	0	3
0845 - 0900	0	0	0	0	1	0	3	0	0	0	1	0	5
0900 - 0915	0	0	0	1	0	2	1	0	0	0	0	0	4
0915 - 0930	0	0	0	2	2	1	1	0	0	1	3	0	10
Period End	0	0	1	7	9	8	17	0	2	3	10	0	57

Client : Varga Traffic Planning  
 Job No/Name : 6478 CHATSWOOD Gordon Ave  
 Day/Date : Thursday 8th June 2017

### Lights

Lights	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Time	L	T	R	L	T	R	L	T	R	L	T	R	
0630 - 0730	0	0	1	1	1	2	1	0	1	1	1	0	9
0645 - 0745	0	0	1	1	1	4	4	0	1	1	1	0	14
0700 - 0800	0	0	0	1	2	4	7	0	1	1	1	0	17
0715 - 0815	0	0	0	3	2	5	10	0	1	1	1	0	23
0730 - 0830	0	0	0	3	3	3	10	0	1	1	1	0	22
0745 - 0845	0	0	0	3	2	1	8	0	1	1	2	0	18
0800 - 0900	0	0	0	3	1	1	8	0	1	1	3	0	18
0815 - 0915	0	0	0	1	1	2	6	0	1	1	3	0	15
0830 - 0930	0	0	0	3	2	3	6	0	0	1	6	0	21
PEAK HOUR	0	0	0	3	2	5	10	0	1	1	1	0	23

### Heavies

Heavies	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Per	L	T	R	L	T	R	L	T	R	L	T	R	
0630 - 0730	0	0	0	0	1	0	0	0	0	0	1	0	2
0645 - 0745	0	0	0	0	0	0	0	0	0	0	0	0	0
0700 - 0800	0	0	0	0	1	0	0	0	0	0	0	0	1
0715 - 0815	0	0	0	0	1	0	0	0	0	0	1	0	2
0730 - 0830	0	0	0	0	1	0	0	0	0	0	1	0	2
0745 - 0845	0	0	0	0	1	0	0	0	0	0	1	0	2
0800 - 0900	0	0	0	0	1	0	0	0	0	0	1	0	2
0815 - 0915	0	0	0	0	1	0	0	0	0	0	0	0	1
0830 - 0930	0	0	0	0	1	0	0	0	0	0	0	0	1
PEAK HOUR	0	0	0	0	1	0	0	0	0	0	1	0	2

### Combined

Combined	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Per	L	T	R	L	T	R	L	T	R	L	T	R	TOT
0630 - 0730	0	0	1	1	2	2	1	0	1	1	2	0	11
0645 - 0745	0	0	1	1	1	4	4	0	1	1	1	0	14
0700 - 0800	0	0	0	1	3	4	7	0	1	1	1	0	18
0715 - 0815	0	0	0	3	3	5	10	0	1	1	2	0	25
0730 - 0830	0	0	0	3	4	3	10	0	1	1	2	0	24
0745 - 0845	0	0	0	3	3	1	8	0	1	1	3	0	20
0800 - 0900	0	0	0	3	2	1	8	0	1	1	4	0	20
0815 - 0915	0	0	0	1	2	2	6	0	1	1	3	0	16
0830 - 0930	0	0	0	3	3	3	6	0	0	1	6	0	22
PEAK HOUR	0	0	0	3	3	5	10	0	1	1	2	0	25



# R.O.A.R DATA

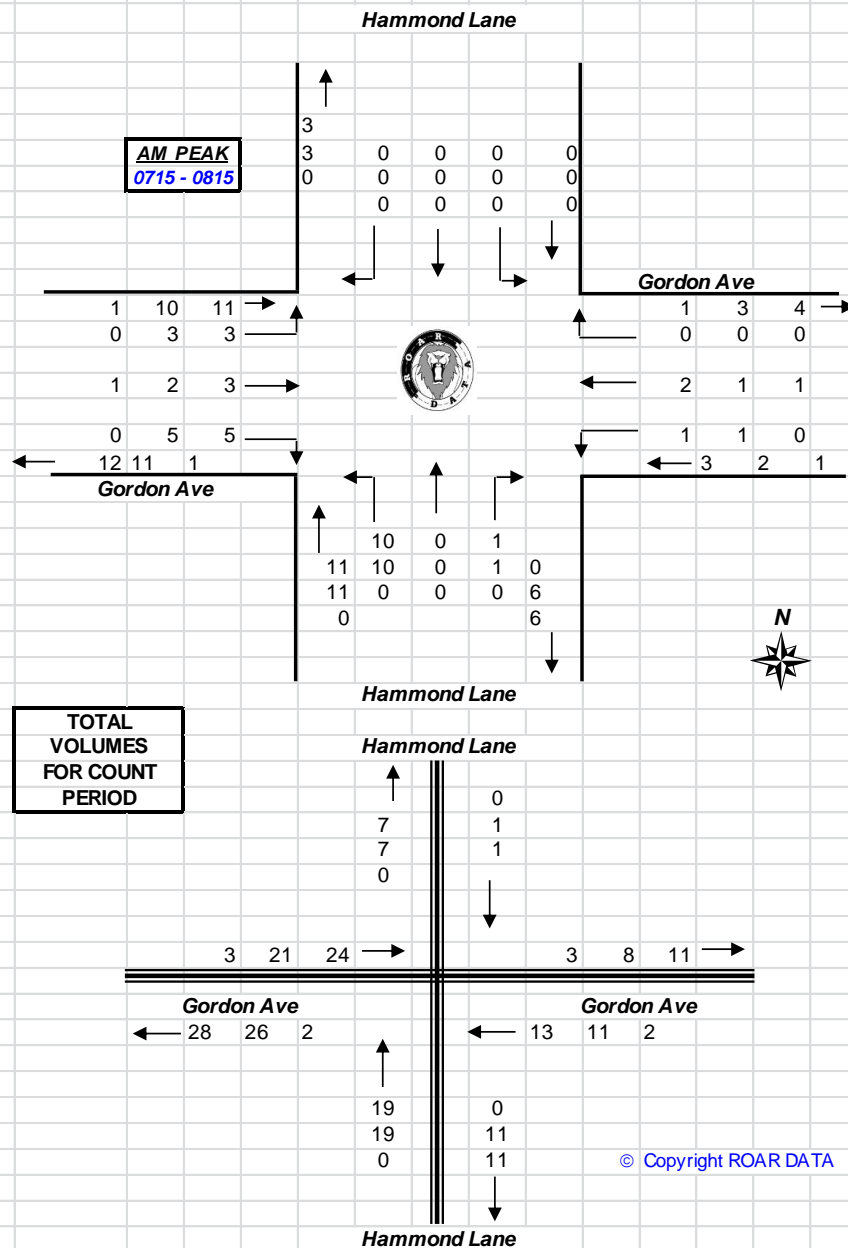
Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning  
Job No/Name : 6478 CHATSWOOD Gordon Ave  
Day/Date : Thursday 8th June 2017

Peds	NORTH	WEST	SOUTH	EAST	
	Hammond Lane	Gordon Ave	Hammond Lane	Gordon Ave	
Time Per	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	TOT
0630 - 0645	0	2	0	2	4
0645 - 0700	0	0	1	0	1
0700 - 0715	0	0	1	1	2
0715 - 0730	0	0	3	4	7
0730 - 0745	0	3	5	1	9
0745 - 0800	0	0	2	2	4
0800 - 0815	0	2	1	3	6
0815 - 0830	0	2	2	0	4
0830 - 0845	0	2	0	4	6
0845 - 0900	0	0	0	0	0
0900 - 0915	0	1	0	0	1
0915 - 0930	0	1	0	0	1
Period End	0	13	15	17	45

Peds	NORTH	WEST	SOUTH	EAST	
	Hammond Lane	Gordon Ave	Hammond Lane	Gordon Ave	
Peak Per	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	TOT
0630 - 0730	0	2	5	7	14
0645 - 0745	0	3	10	6	19
0700 - 0800	0	3	11	8	22
0715 - 0815	0	5	11	10	26
0730 - 0830	0	7	10	6	23
0745 - 0845	0	6	5	9	20
0800 - 0900	0	6	3	7	16
0815 - 0915	0	5	2	4	11
0830 - 0930	0	4	0	4	8
PEAK HR	0	5	11	10	26







# R.O.A.R. DATA

Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Lights	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Time Per	L	T	R	L	T	R	L	T	R	L	T	R	
1530 - 1545	0	0	0	1	1	0	2	0	0	0	0	0	4
1545 - 1600	0	0	0	1	2	2	0	0	0	0	2	0	7
1600 - 1615	0	0	0	2	1	0	1	0	0	0	2	0	6
1615 - 1630	0	0	0	1	0	0	0	0	0	0	1	0	2
1630 - 1645	0	0	0	1	0	0	0	0	0	0	0	0	1
1645 - 1700	0	0	1	0	0	1	0	0	1	0	0	1	4
1700 - 1715	0	0	0	0	1	0	1	0	0	0	1	0	3
1715 - 1730	0	0	0	1	0	0	1	0	1	0	0	0	3
1730 - 1745	0	1	0	1	0	3	1	0	0	1	0	0	7
1745 - 1800	0	0	0	1	0	1	0	0	0	0	0	0	2
1800 - 1815	0	0	0	1	1	0	2	0	0	0	1	0	5
1815 - 1830	0	0	0	0	2	1	0	0	0	0	1	0	4
Period End	0	1	1	10	8	8	8	0	2	1	8	1	48

Heavies	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Time Per	L	T	R	L	T	R	L	T	R	L	T	R	TOT
1530 - 1545	0	0	0	0	0	0	0	0	0	0	0	0	0
1545 - 1600	0	0	0	0	0	0	0	0	0	0	0	0	0
1600 - 1615	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1745 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
1800 - 1815	0	0	0	0	0	0	0	0	0	0	0	0	0
1815 - 1830	0	0	0	0	0	0	0	0	0	0	0	0	0
Period End	0	0	0	0	0	0	0	0	0	0	0	0	0

Combined	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Time Per	L	T	R	L	T	R	L	T	R	L	T	R	TOT
1530 - 1545	0	0	0	1	1	0	2	0	0	0	0	0	4
1545 - 1600	0	0	0	1	2	2	0	0	0	0	2	0	7
1600 - 1615	0	0	0	2	1	0	1	0	0	0	2	0	6
1615 - 1630	0	0	0	1	0	0	0	0	0	0	1	0	2
1630 - 1645	0	0	0	1	0	0	0	0	0	0	0	0	1
1645 - 1700	0	0	1	0	0	1	0	0	1	0	0	1	4
1700 - 1715	0	0	0	0	1	0	1	0	0	0	1	0	3
1715 - 1730	0	0	0	1	0	0	1	0	1	0	0	0	3
1730 - 1745	0	1	0	1	0	3	1	0	0	1	0	0	7
1745 - 1800	0	0	0	1	0	1	0	0	0	0	0	0	2
1800 - 1815	0	0	0	1	1	0	2	0	0	0	1	0	5
1815 - 1830	0	0	0	0	2	1	0	0	0	0	1	0	4
Period End	0	1	1	10	8	8	8	0	2	1	8	1	48

Client : Varga Traffic Planning  
 Job No/Name : 6478 CHATSWOOD Gordon Ave  
 Day/Date : Thursday 8th June 2017

Lights	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Time	L	T	R	L	T	R	L	T	R	L	T	R	
1530 - 1630	0	0	0	5	4	2	3	0	0	0	5	0	19
1545 - 1645	0	0	0	5	3	2	1	0	0	0	5	0	16
1600 - 1700	0	0	1	4	1	1	1	0	1	0	3	1	13
1615 - 1715	0	0	1	2	1	1	1	0	1	0	2	1	10
1630 - 1730	0	0	1	2	1	1	2	0	2	0	1	1	11
1645 - 1745	0	1	1	2	1	4	3	0	2	1	1	1	17
1700 - 1800	0	1	0	3	1	4	3	0	1	1	1	0	15
1715 - 1815	0	1	0	4	1	4	4	0	1	1	1	0	17
1730 - 1830	0	1	0	3	3	5	3	0	0	1	2	0	18
PEAK HOUR	0	0	0	5	4	2	3	0	0	0	5	0	19

Heavies	NORTH			WEST			SOUTH			EAST			
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Per	L	T	R	L	T	R	L	T	R	L	T	R	TOT
1530 - 1630	0	0	0	0	0	0	0	0	0	0	0	0	0
1545 - 1645	0	0	0	0	0	0	0	0	0	0	0	0	0
1600 - 1700	0	0	0	0	0	0	0	0	0	0	0	0	0
1615 - 1715	0	0	0	0	0	0	0	0	0	0	0	0	0
1630 - 1730	0	0	0	0	0	0	0	0	0	0	0	0	0
1645 - 1745	0	0	0	0	0	0	0	0	0	0	0	0	0
1700 - 1800	0	0	0	0	0	0	0	0	0	0	0	0	0
1715 - 1815	0	0	0	0	0	0	0	0	0	0	0	0	0
1730 - 1830	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HOUR	0	0	0	0	0	0	0	0	0	0	0	0	0

Combined	NORTH			WEST			SOUTH			EAST			TOT
	Hammond Lane			Gordon Ave			Hammond Lane			Gordon Ave			
Peak Per	L	T	R	L	T	R	L	T	R	L	T	R	
1530 - 1630	0	0	0	5	4	2	3	0	0	0	5	0	19
1545 - 1645	0	0	0	5	3	2	1	0	0	0	5	0	16
1600 - 1700	0	0	1	4	1	1	1	0	1	0	3	1	13
1615 - 1715	0	0	1	2	1	1	1	0	1	0	2	1	10
1630 - 1730	0	0	1	2	1	1	2	0	2	0	1	1	11
1645 - 1745	0	1	1	2	1	4	3	0	2	1	1	1	17
1700 - 1800	0	1	0	3	1	4	3	0	1	1	1	0	15
1715 - 1815	0	1	0	4	1	4	4	0	1	1	1	0	17
1730 - 1830	0	1	0	3	3	5	3	0	0	1	2	0	18
PEAK HOUR	0	0	0	5	4	2	3	0	0	0	5	0	19



# R.O.A.R DATA

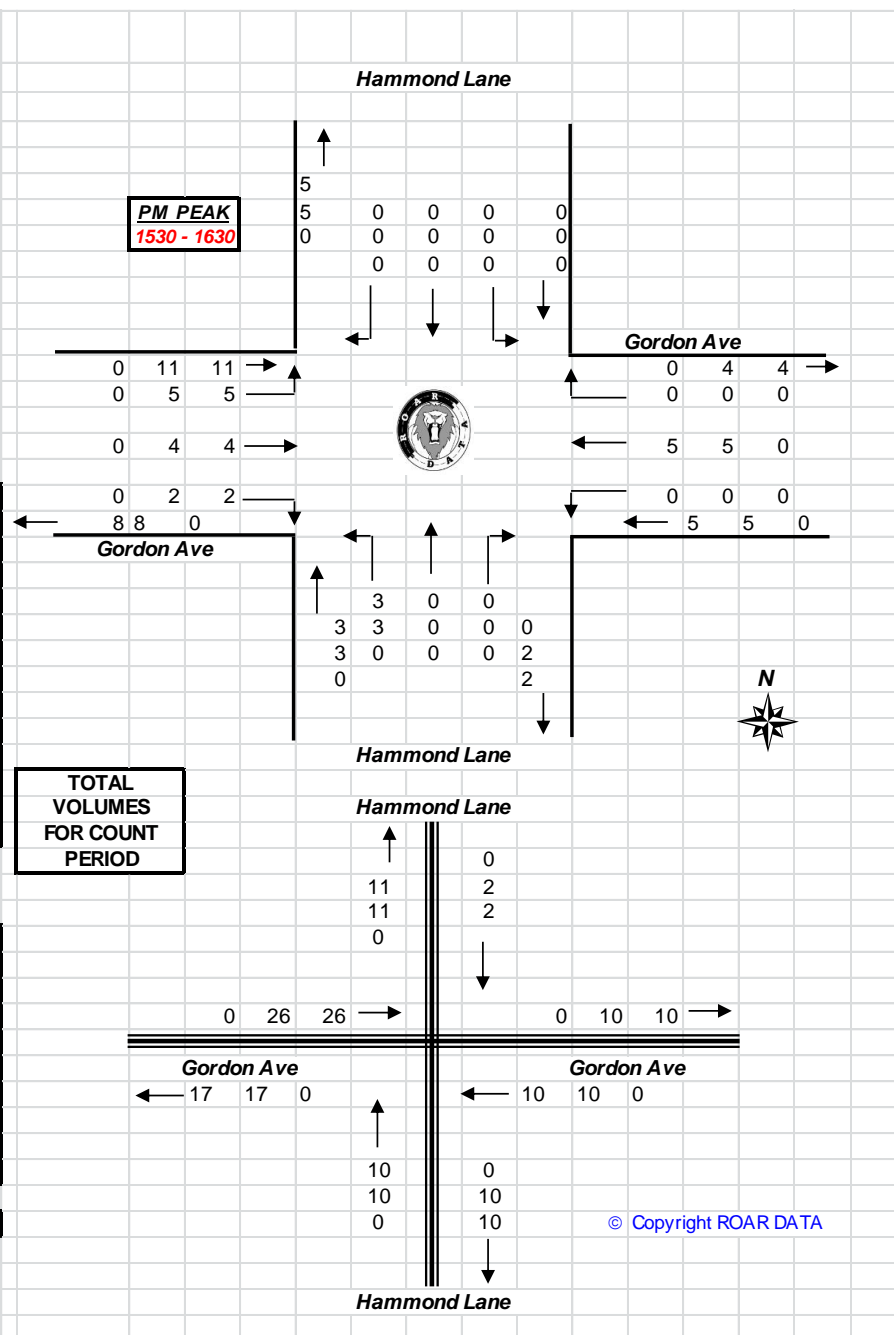
Reliable, Original & Authentic Results

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning  
Job No/Name : 6478 CHATSWOOD Gordon Ave  
Day/Date : Thursday 8th June 2017

Peds	NORTH Hammond Lane	WEST Gordon Ave	SOUTH Hammond Lane	EAST Gordon Ave	TOT
Time Per	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	
1530 - 1545	0	2	0	1	3
1545 - 1600	1	6	2	2	11
1600 - 1615	0	1	0	1	2
1615 - 1630	0	0	0	0	0
1630 - 1645	0	1	4	5	10
1645 - 1700	1	2	5	1	9
1700 - 1715	0	0	0	1	1
1715 - 1730	0	0	0	0	0
1730 - 1745	1	1	0	0	2
1745 - 1800	0	0	2	0	2
1800 - 1815	0	2	2	0	4
1815 - 1830	1	3	2	1	7
Period End	4	18	17	12	51

Peds	NORTH Hammond Lane	WEST Gordon Ave	SOUTH Hammond Lane	EAST Gordon Ave	TOT
Peak Per	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED	
1530 - 1630	1	9	2	4	16
1545 - 1645	1	8	6	8	23
1600 - 1700	1	4	9	7	21
1615 - 1715	1	3	9	7	20
1630 - 1730	1	3	9	7	20
1645 - 1745	2	3	5	2	12
1700 - 1800	1	1	2	1	5
1715 - 1815	1	3	4	0	8
1730 - 1830	2	6	6	1	15
PEAK HR	1	9	2	4	16





## R.O.A.R. DATA

**Reliable, Original & Authentic Results**

Ph.88196847, Mob.0418-239019

Client : Varga Traffic Planning  
Job No/Name : 6478 CHATSWOOD Gordon Ave  
Day/Date : Thursday 8th June 2017

### Intersection Details

Obtained via satellite

May be incorrect

No signage or line markings

**AM PEAK HOUR**  
**0715 - 0815**

### Combined figures only

