

**Attention : Andrew More**

29<sup>th</sup> October 2021

Dear Andrew,

**Proposed Industrial Subdivision  
Lot 4 in DP 635505  
150 Lismore Road, Bangalow  
Traffic Engineering Assessment : Addendum**

I refer to the above development and our letter (Traffic Impact Assessment) dated 20<sup>th</sup> May 2021 which we understand was lodged with your Application to Council.

Following our discussions regarding responses from Council officers, I now provide the following advice. This letter is to act as an addendum to the above-mentioned TIA.

- a. The TIA quantified the current traffic generation associated with all existing developments in the industrial estate served by Dudgeons Lane together with traffic generation which will arise from the proposed development. These estimates were combined to assess the future operation of the Lismore Road / Dudgeons Lane intersection through to 2033.
- b. The TPS traffic generation estimates and subsequent intersection assessments were based on development in the proposed development being similar in nature to that already operating in the area served by Dudgeons Lane. That is, it was assumed that the subject development will contain businesses which fall into the service industry and low impact industry categories, and which do not typically generate heavy truck movements or high truck volumes. Consequently, the uses assumed in the development would not be likely to generate significant heavy truck movements through Bangalow Village.
- c. The TPS traffic estimates and assessments assume that the type of traffic moving in and out of the location and through Bangalow Village as a result of the proposed development will be similar in nature to that which arises from existing development in the location.
- d. In our view the type of development likely to occur in the proposed development will not include heavy industry. In our experience industry of that type is more suited to and typically located in developments in close proximity to major arterial roads and motorways.

Please advise me if you require any further advice or clarification.

**Glen Holdsworth**  
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Ref : TPS241Rep4

