



# TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

Suite 502, Level 5, 282 Victoria Avenue, Chatswood NSW 2067

**P** (02) 9411 5660 **F** (02) 9904 6622 **W** [ttpa.com.au](http://ttpa.com.au) **E** [ross@ttpa.com.au](mailto:ross@ttpa.com.au)

26 July 2022  
Ref: 22193 Rev C

**Mr Lachlan Rovers**  
Development Manager  
TRIFALGA

E: [Lachlan@trifalga.com.au](mailto:Lachlan@trifalga.com.au)

Dear Lachlan,

## **Re: 60 Gurner Avenue, Austral Planning Proposal**

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It is understood that the Planning Proposal seeks consent to change the zoning of this site from SP2 – Educational Establishment to R2 – Low Density Residential.

The site has frontage to Gurner Avenue and Mugagaru Street, midway between Fourth Avenue and Crank Avenue. Further, it is understood that there is the potential to subdivide the site to achieve 12 residential lots including retaining an existing dwelling on a large lot with frontage to Gurner Avenue.

The envisaged 12 residential lots would generate a total of some 10 vtpm in the AM and PM peak periods with 50% accessing on Gurner Avenue and 50% accessing on Mugagaru Street. By comparison, on the basis of the potential development under the existing zoning provision, it could generate some 180 to 400 vtpm.

It is quite apparent that the envisaged development outcome with the Planning Proposal will have a substantially better traffic generation outcome even without the pedestrian access and vehicle set down/pick up issues associated with an Educational Establishment.

Yours faithfully

Ross Nettle  
Director  
Transport and Traffic Planning Associates