

MEMORANDUM

Transport Engineering

TO: Asher Richardson (Inner West Council)
FROM: Rhys Hazell (GTA Consultants)
DATE: 3 April 2019
OUR REF: N165200
PAGE 1 OF 2
RE: 728-750 PRINCES HIGHWAY, TEMPE – PLANNING PANEL QUERIES

Dear Asher

This memorandum has been prepared to respond to queries raised by the NSW Government Planning Panel in relation to the GTA traffic report (reference N165200 dated 29/01/19) and addendum (reference N165200 dated 14/03/19) for the peer review of the traffic impact assessment completed by Transport and Traffic Planning Associates (TTPA) dated October 2017 in support for a proposed Bunnings development at 728-750 Princes Highway, Tempe.

Panel Query:

Largely the Panel feels that the Traffic Report and Addendum provide no definitive position as to the acceptability or otherwise of the traffic impacts. The conclusions on page 17 of the traffic report seems to have a large number of changes sought to methodology, recalculation, phasing etc. Further, it is unclear what the addendum is responding to? Is it the conclusions/recommendations of the main GTA report or something else?

Simply the GTA report and its addendum do not provide a definitive position as to the acceptability of the traffic impacts of the development. Please provide a memo from GTA on the following:

- 1. In regards to traffic generation on Princes Highway and Smith Street intersection are the delays (146 seconds weighted average) identified acceptable, or otherwise. If acceptable what amendments, if any, would the applicant need to make. If not acceptable, why?*
- 2. Has the SIDRA modelling been clarified (as per the recommendation in the Addendum, page 3)?*

GTA Response:

1. The peer review provides an independent assessment of the traffic report completed by TTPA as part of the proposed development. GTA completed SIDRA modelling of the surveyed intersections based on new survey data and available information of the proposed development. This includes the proposed Princes Highway/ Smith Street/ Union Street intersection layout, while also adopting standard SIDRA version 8 parameters and known traffic signal phasing.
2. Based on this information, GTA is cognisant of drawing alternative conclusions as part of a peer review process, where we might not have all available information in terms of the project, site operation and agency negotiations/ discussions without the benefit of further information from the Applicant. This is particularly the case in this

instance where there are several significant traffic related discrepancies between the TTPA assessment and the GTA peer review.

3. GTA has now investigated potential alternative layouts for the proposed Princes Highway/ Smith Street/ Union Street intersection. The only genuine opportunity to mitigate the traffic effects of the proposed development is to remove existing on-street parking on the western side of the Princes Highway for a distance of 100 metres immediately north of Union Street. This results in satisfactory post development intersection operation particularly during the Saturday midday peak period. It is however noted that Roads and Maritime Services specifically advised the Applicant that “parking on the western side of the Princes Highway shall remain as currently signposted”. (TTPA report, Appendix D (refer email dated 02/03/17)) and therefore would appear to, as a minimum require further agency negotiation. Without such measures, the proposed development would present an unacceptable impact to through traffic on the Princes Highway and the operation of the Princes Highway/ Smith Street/ Union Street intersection. Queuing on the Princes Highway, particularly for the southern approach would extend south well beyond the signalised intersection at Gannon Street.
4. Please accept our apologies as the addendum letter should have included a more descriptive introduction. Inner West Council requested additional context and information on the listed items covered in the letter following issue of the GTA peer review report and as an outcome of internal discussions.
5. GTA has not been made aware of any such modelling updates completed by TTPA on behalf of the applicant.

I trust the above appropriately responds to the queries. Naturally, should you have any questions or require any further information, please do not hesitate to contact me on (02) 8448 1800.