

17 July 2018
Ref: 17169 Rev C

Mr Will Duplessis
Architect
Level 33

E: will@level33.com.au

Dear Will

**Proposed Residential Development
2 – 10 Stanley Street, Kogarah**

Please find attached our revised report. I understand that Council has expressed some concern that the vehicle access on Regent Lane could be problematic and that consideration should be given to locating the access on the Stanley Street frontage.

The 1st Principle of “vehicle access” is to locate the access on the “lowest order” road frontage and in this instance, the proposed Regent Lane location is the most appropriate. The projected peak traffic generation of the proposed development is just 19 vtp in the AM and 13 vtp in the PM and this would be discounted by the 7 existing garage parking spaces with access on Regent Lane (5 dwellings @ 0.85 vtp – 4 vtp).

Therefore, the additional peak vehicle movements will only be 1 vtp 4 minutes in the AM peak and 1 vtp 6.6 minutes in the PM peak.

I am advised that there could be up to 500 apartments which will be accessed via Regent Lane and “on the surface” this suggests a lot of generated traffic movements. However, the reality is with the application of the RMS peak traffic generation criteria of 0.19vtp (AM) and 0.15vtp (PM) per apartment, these apartments will only generate 95 vtp in the AM peak and 75 vtp in the PM peak. No doubt, as with the subject site, these movements will also be discounted by the movements generated by the existing residential accesses on the lane.

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Therefore, the total peak vehicle movements will only be relatively minor and entirely within the traffic capacity of Regent Lane particularly as a 1.2m widening of the lane will be undertaken utilising land dedicated by the development sites and funded by S94 contributions.

A further consideration is the “headlight glare” which properties on the opposite side of Stanley Street would experience if the vehicle access were located on the Stanley Street frontage.

It is my assessment that the most appropriate location of the vehicle access is on the Regent Lane frontage where vehicle speeds will be quite constrained and sight distances will be quite satisfactory.

Yours faithfully

A handwritten signature in black ink, appearing to read 'RN' with a stylized flourish at the end.

Ross Nettle
Director

Transport and Traffic Planning Associates