

Our Ref: 23100

7 July 2025

Polytec Australia Development Pty Ltd
Suite 2903, Level 29
1 Market Street
Sydney NSW 2000

Attention: Kenny Ji

Dear Kenny,

**RE: 629-639 PACIFIC HIGHWAY
TRAFFIC RESPONSE TO REQUEST FOR FURTHER INFORMATION #3**

Background

Polytech is developing a shop-top housing development at 629 – 639 Pacific Highway. The subject site has frontage to Gordon Avenue, Hammond Lane and Pacific Highway and is located within Willoughby City Council.

The proposed development will comprise a residential apartment tower with commercial podium and associated loading and car parking facilities.

The development application (DA) has recently reviewed by a Planning Panel, where several issues were raised, including.

- Council requires a 3m setback along Hammond Lane to support a future upgrade of the laneway to a shared zone. The site has fixed structures that are located along the setback which does not comply with the setback requirements.
- Car parking provision of 66 spaces exceeds the DCP requirement of 40 spaces. As the ADG requires that the lesser of the TfNSW and DCP rates should be applied as the minimum, the DCP should be applied to the site as a minimum.
- An additional motorcycle parking space is required.

In response the development is to be modified to provide the requested number of car and motorcycle spaces.

However, to comply with Council's setback requirements, the current design of the building will no longer be feasible. The key issue relates to the need for the columns located with the

setback, which are required to support the building. The site layout is constrained due to the HRV ramp into the basement occupying much of the site area and leaving limited room for structural supports. On this basis, the columns within the setback area has been retained.

Parking Provision

Based on Council's DCP 2012, the development is required the following minimum and maximum parking provisions. The modified layout complies with the DCP requirements.

Figure 1: Summary of Parking Assessment

Parking Type	Minimum Requirement	Maximum Requirement	Proposed Provision
Resident Car Spaces	11 spaces	27 spaces	27 spaces
Resident Visitor Car Spaces	-	13 spaces	8 spaces
Non-residential car spaces	3 spaces	7 spaces	7 spaces
Total Car Parking	14 spaces	47 spaces	41 spaces
Accessible parking (inclusive of total parking)	10 spaces	-	10 spaces
Motorcycle parking	3 spaces	-	3 spaces
Bicycle parking	11 spaces	-	48 spaces

Traffic Impact

The DA traffic report estimated that the traffic generation of the site would be 27-32 two-way vehicle trips per hour during the peak periods. However, the adopted trip rates are obtained from surveys of sites with a higher rate of parking provision. Therefore, the actual traffic generation of the site, with the proposed reduction in parking (42 spaces) would be much lower.

The latest TfNSW guidelines provides a 'daily' trip rate for residential sites with less than 156 car spaces, that is, the trip generation equate to 1.37 x no of off-street parking spaces. Therefore, the site with 35 residential spaces will generate 48 trips per day. As a rule of thumb, it's expected that 10% may be attributed to the peak periods. Retail staff on the other hand are likely to arrive outside of the peak periods to reflect retail opening hours. Therefore, the site would generate less than 10 vehicles per hour, which is a negligible volume of traffic and likely to be within the daily variability of traffic flows along Gordon Avenue.

Design Review

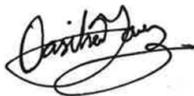
The latest plans are provided in Attachment One, are consistent with the previously issued plans, in terms of access, circulation and layout, however, the parking provision has been reduced.

The car park layout, including access ramps, circulation aisles and parking spaces, have been designed in accordance with the requirements of AS2890 part 1 (car parking), part 3 (bicycle parking) and part 6 (accessible parking).

The access ramp and loading dock has been designed to accommodate vehicles up to Council's 10.5m waste truck. As per the submitted TIA, a traffic signal system would be applied on-site during loading vehicle access.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Oasika Faiz', written in a cursive style.

Oasika Faiz
Associate

Encl. Attachment One – Architectural Plans

Attachment One

Architectural Plans



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- HWU HOT WATER UNITS

MATERIALS LEGEND:

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- NO** DESCRIPTION
- 01** PEDESTRIAN CROSSING ADDED TO DRIVEWAY CROSSOVER
- 02** AMENDED FOOTPATH ALONG HAMMOND LANE 3M SETBACK
- 03** 1-BED UNIT & INDOOR COMMUNAL AREA REMOVED FROM LEVEL 2
- 04** INDICATIVE SERVICES SPATIAL REQUIREMENTS ADDED
- 05** UPDATED GFA CALCULATIONS

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	12/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council
04	4/07/2025	Issue To Council



CLIENT:

Polytec Group

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 Level 2, 52 Albion Street,
 Surry Hills NSW 2010
 ABN 36 147 035 550
 Nominated Architect:
 Paul Buljevic, NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
 629-639 PACIFIC HIGHWAY
 CHATSWOOD

DRAWING TITLE:
Basement 4

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/07/2025
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: 04
PROJECT NO: 2305		



GENERAL NOTES:

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 Nominated Architect:
 Paul Buljevic, NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
 629-639 PACIFIC HIGHWAY
 CHATSWOOD

DRAWING TITLE:
Basement 2

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/07/2025
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: 04
PROJECT NO: 2305		

* PROVIDE HOT AND COLD WATER TAPS, AND FLOOR WASTE IN ALL WASTE ROOMS

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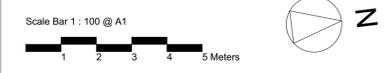
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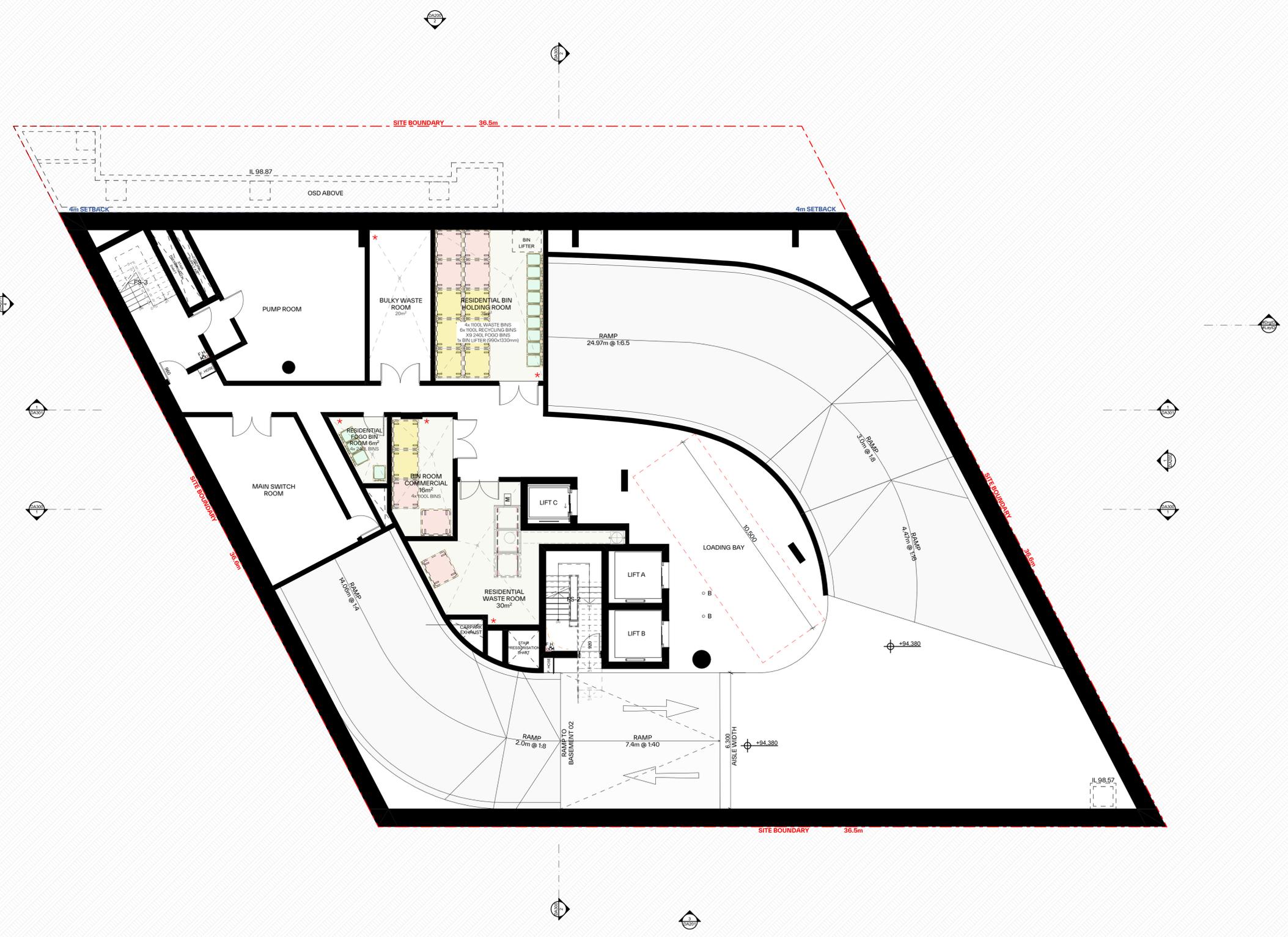
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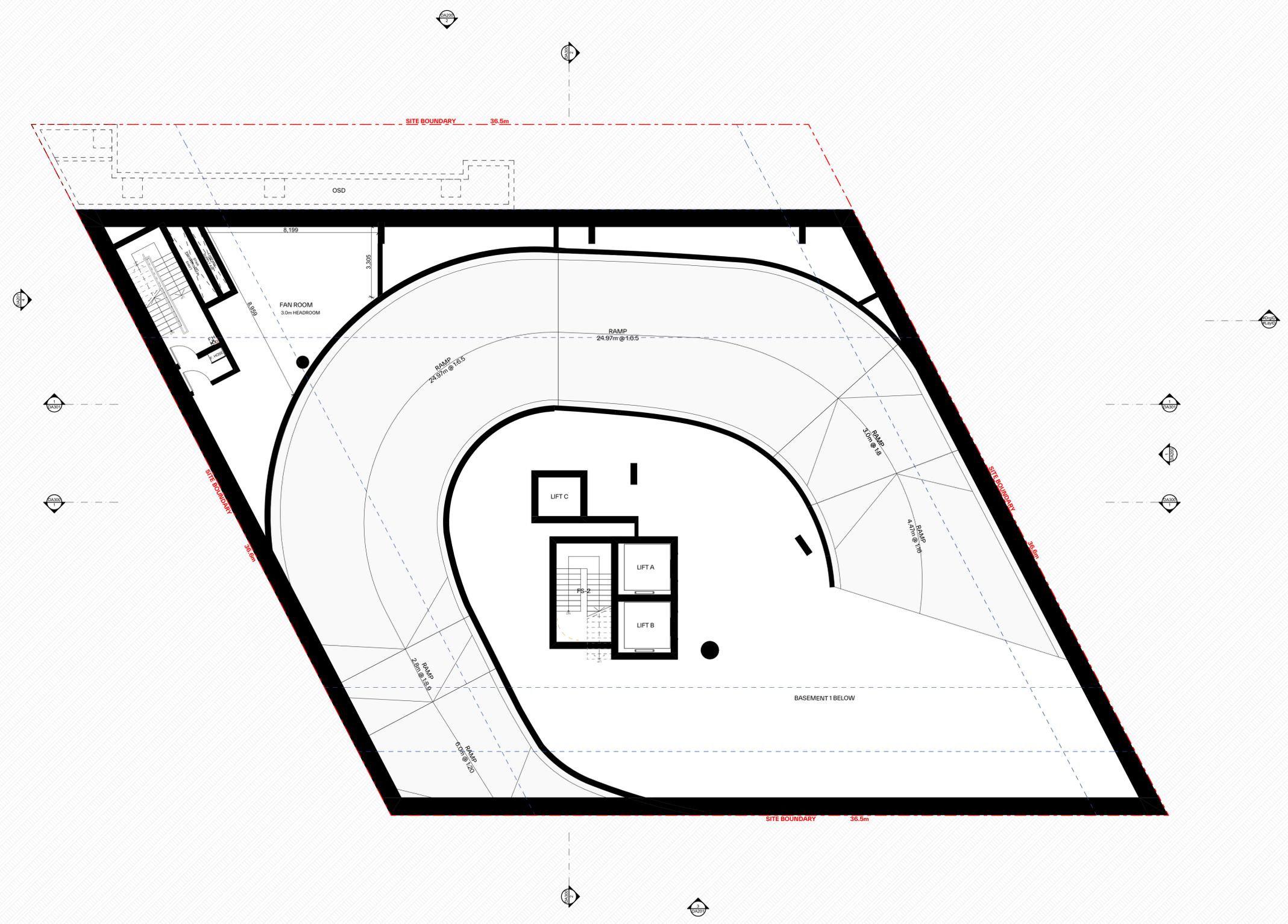
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PROJECT:
**MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD**

DRAWING TITLE:
Basement 1

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/07/2025
SCALE: 1:100 @ A1	DRAWING NO: DA104	ISSUE: 05
PROJECT NO: 2305		





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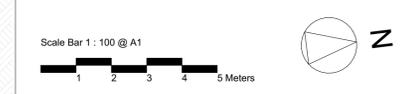
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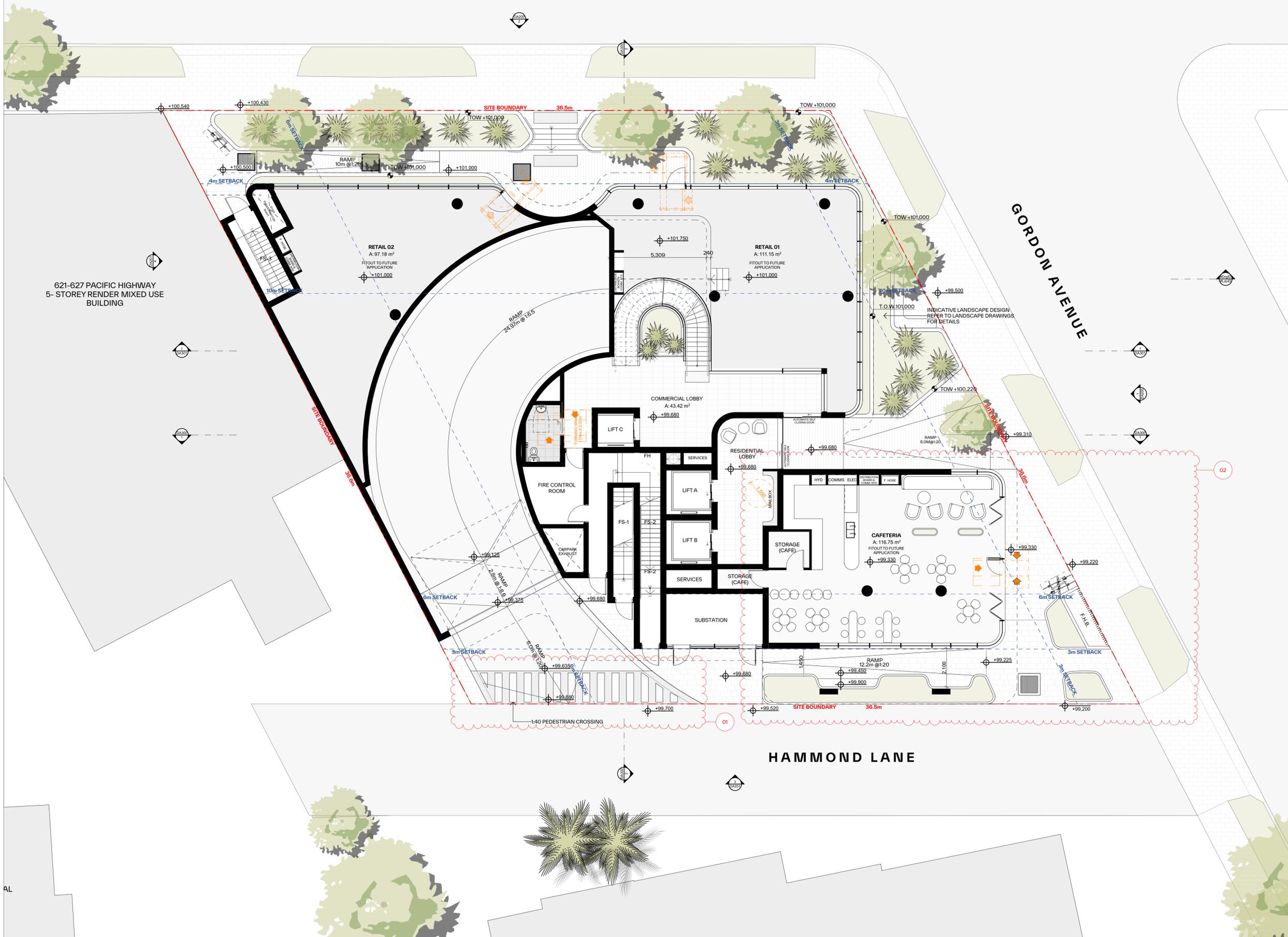
ABN 36 147 035 550
Notified Architect:
Paul Buljevic: NSW 7768

PROJECT:
**MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD**

DRAWING TITLE:
Basement Mezzanine

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/07/2025
SCALE: 1:100 @ A1	DRAWING NO: DA105	ISSUE: 05
PROJECT NO: 2305		

PACIFIC HIGHWAY



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Notarised Architect:
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PROJECT:
**MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD**

DRAWING TITLE:
Ground Floor

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/07/2025
SCALE: 1:100 @ A1	DRAWING NO: DA106	ISSUE: 05
PROJECT NO: 2305		