



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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Ref: 20271

Mr Corey Taylor

Director

Pact PM

E: coreyt@pactpm.com.au

Dear Corey

Proposed Opal Development Explorers Way, St Clair

I have assessed the revised plans prepared by Custance (DA0.20 Rev B) and note that:

- The number of beds has reduced from 154 to 153
- The number of staff remains unchanged
- The number of parking spaces remains unchanged
- There are slight changes to the arrangement of the parking area with the provision for a mini bus deleted and a turning bay provided

It is apparent that the revised development scheme is almost identical to that of the submitted DA. Accordingly, it is my assessment that the conclusions to my Traffic and Parking Assessment contained in my report of August 2021 Issue D remain unchanged in that:

- There will not be any adverse traffic implications
- The proposed parking provision will be adequate and appropriate
- The proposed vehicle access, internal circulation and servicing arrangements will be satisfactory and will accord with the relevant design standards

Quite adequate sight distances will be available to/from the east while sight distance to/from the west will also be quite satisfactory, particularly as the existing (recently installed) speed bump just to the west of the site will constrain the speed of east bound vehicles (see attached diagrams).

Yours faithfully

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

Ross Nettle
Director
Transport and Traffic Planning Associates



SIGHT DISTANCE FROM DRIVEWAY
11 EXPLORERS WAY
ST CLAIR



Explorers Way

IL IL 1-000 0-122 IL
EXPOL IL 1-18

Google



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