

Good Morning,

I recently saw this development in the local media, which raises some concerns.

The traffic in the Newstead area is becoming significantly congested at times, and this congestion is increasing due to the growing number of large-scale multi-residential developments.

I have just read the Modus - Traffic Impact Report that accompanies the application; their summary follows.

4.6 Development Traffic Generation

In accordance with the NSW Guide to Transport Impact Assessment document (2024), the peak hour traffic generating potential of the proposed development is outlined in Table 4-5.

Table 4-5 Proposed Development Traffic Generation Volumes

Scenario	Land Use	Yield	Peak Hour Traffic Generation Rates	Peak Hour Traffic Generation Volumes
Proposed	Multiple Dwelling	305 Units	0.19 vehicles per Unit*	58 vehicles per hour

*Adopted Sydney rates on basis that site is located in City Core with considerable active and public transport capabilities.

Therefore, the proposed development will accommodate up to 58 vehicles per hour. On average across the peak hour period, this corresponds to one (1) new vehicle on the external road network every 62 seconds. On this basis, the proposed development traffic generation will not compromise the safety nor efficiency of the external road network.

5 Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

Yours sincerely,



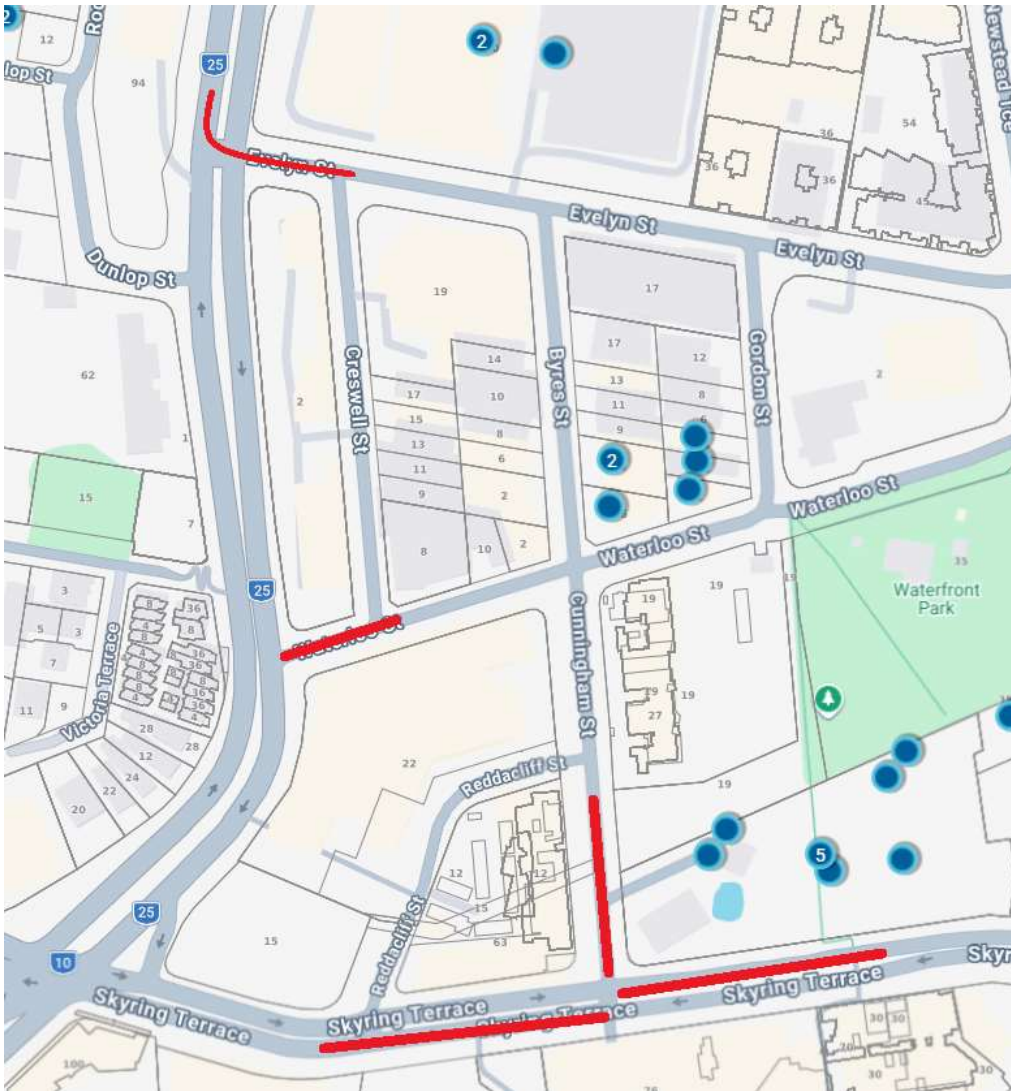
MODUS TRANSPORT AND TRAFFIC ENGINEERING

Harj Singh
Executive Director (RPEQ 22364)

Maybe in isolation 58 vehicles per hour might seem like a low volume, but this must be added to an already congested system...the report has no supporting evidence to their conclusion other than their opinion that it "will not have a substantial impact on the safety or efficiency of the external road network".

The Modus - Traffic Impact Report does not consider where these vehicles go, just exiting out of the building maybe fine but they would all generally be heading out of the community.

The roads marked in Red on the map below are regularly congested, and the right turn off Evelyn Street to go away from the city is regularly a minimum of two changes of lights to get through.



In my view, the Modus - Traffic Impact Report fails to address the full impact of an additional 371 car parks to the area and must consider this during the approval process. .

Kind Regards