

Reference: 23.377r01v03

23 October 2024

Construction Consultants  
Suite 802, Level 8, 14 Martin Place  
Sydney NSW 2000

Attention: Tucker Armstrong

**Re:** 59 Lantana Avenue, Wheeler Heights  
Proposed Subdivision  
**Traffic Impact Statement**

Dear Tucker,

TRAFFIX has been commissioned to prepare a Traffic Impact Statement in support of a Subdivision Development Application relating to a residential subdivision at 59 Lantana Avenue, Wheeler Heights. The subject site is located within the Northern Beaches Council Local Government Area and has been assessed under that Council's controls.

## ➤ Site and Location

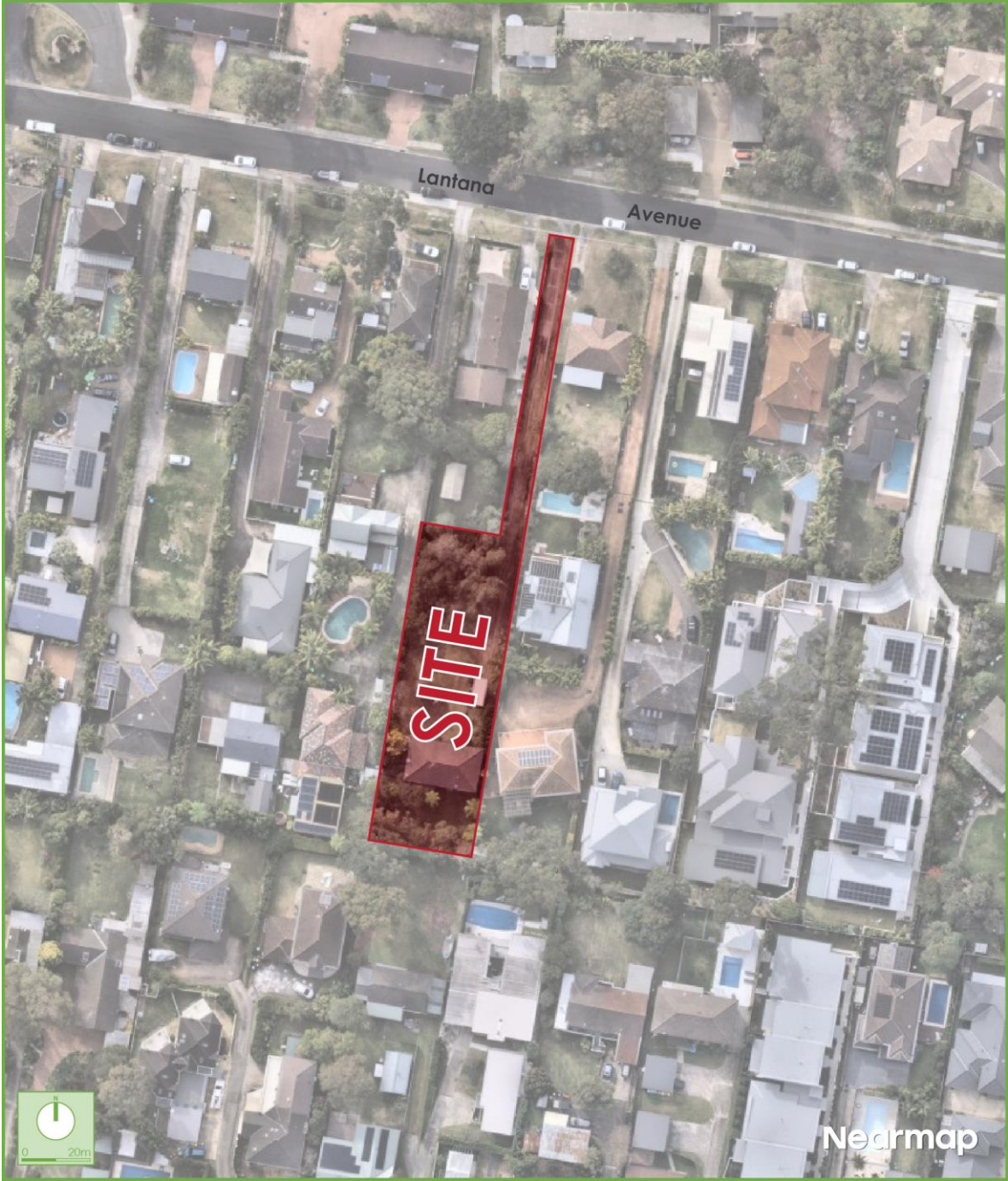
The subject site at 59 Lantana Avenue is located approximately 18 kilometres north of Sydney central business district (CBD). More specifically, it is located on the southern side of Lantana Avenue.

The battle-axe site has a total site area of 1,547m<sup>2</sup>. It has a northern frontage of 4.57 metres to Lantana Avenue and a southern boundary of 20.15 metres to a neighbouring residential development. A western boundary of 63 metres and an eastern boundary that measures 124 metres are shared with neighbouring residential developments.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.



Figure 1: Location Plan



**Figure 2: Site Plan**

➤ **Road Hierarchy**

The road hierarchy in the vicinity of the site is shown in **Figure 3** with the following roads of particular interest:

- **Lantana Avenue:** a local road that traverses in an east-west direction between Veterans Parade in the east and Lakeshore Drive in the north-west. Within the vicinity of the site, it is subject to a 50 km/h speed zoning and generally accommodates a single lane of traffic in each direction. Lantana Avenue generally permits unrestricted on-street parking along both sides of the road.
  
- **Veterans Parade:** a local road that traverses in a north-south direction between Nioka Road in the north and Heather Street in the south. Within the vicinity of the site, it is subject to a 50 km/h speed zoning and generally accommodates a single lane of traffic in each direction. Veterans Parade generally permits unrestricted on-street parking along both sides of the road.

It can be seen from **Figure 3** below that the subject development is conveniently located with respect to the surrounding road network with access provided via Lantana Avenue, a low order local road that connects with Veterans Parade in the east and Rose Avenue in the south.



**Figure 3: Road Hierarchy**

## ➤ Description of Proposed Development

In summary, the development for which approval is now sought comprises the following:

- Subdivision of one (1) residential lot (existing) into two (2) residential lots (proposed).
- Retention of the existing right-of-way access driveway which currently services the existing site.

Reference should be made to the plans submitted separately to Council that are presented at a reduced scale in **Attachment 1**.

## ➤ Parking Requirements

Parking is to be provided in accordance with *Warringah Development Control Plan (DCP) 2011* which requires that dwelling houses and dual occupancies are each provided two (2) parking spaces per dwelling. This requirement is to be accommodated onsite.

## ➤ Traffic Generation

The existing site consists of one (1) residential dwelling. The *TfNSW Technical Direction (TDT 2013/04a)* provides traffic generation rates for single-occupancy dwellings during weekday morning and afternoon peaks in accordance with the following:

- 0.95 vehicle trips per dwelling during the AM peak periods; and
- 0.99 vehicle trips per dwelling during the PM peak periods.

Adoption of the above rates to the existing dwelling results in the following vehicle trip generation:

- 1 vehicle trip per hour during the AM peak (0 in, 1 out)
- 1 vehicle trip per hour during the PM peak (1 in, 0 out)

The proposed development comprises (+1) additional dwelling which will generate one (1) additional vehicle trip per hour during the morning and afternoon peaks which is considered minor and will have no noticeable impacts to the operation of surrounding streets or intersections.

## ➤ Vehicle Access Requirements

Vehicular access is provided via Lantana Avenue (a minor road) using the existing right-of-way access driveway which currently serves the existing site. The proposed development requires a 3.0m wide vehicle driveway (domestic dwelling) and a minimum 3.0m wide driveway is to be provided in response, in accordance with AS2890.1 (2004).

There is sufficient space for two (2) vehicles to pass within the property boundary at the eastern end of the access driveway and at the western end of the driveway. Reference should be made to the swept path analysis provided in **Attachment 2** showing the satisfactory operation of the proposed access driveway in this regard. In addition, there is excellent visibility between an entering and exiting vehicle so that two vehicles are able pass in the unlikely event where an entering and egressing vehicle arrive and depart simultaneously. **Figure 4** below shows the excellent visibility between an entering and exiting vehicle.



**Figure 4: View from where an entering vehicle is required to wait for an egressing vehicle to pass showing the excellent visibility between the two vehicles.**

Reference should also be made to the swept path analysis provided in **Attachment 2** showing the satisfactory operation of the proposed internal parking arrangements.

TRAFFIX has been advised there are 10 existing residential subdivisions located along Lantana Avenue with each subdivision containing 2-3 lots in similar configurations to the subject proposed residential subdivision, as summarised below:

1. 87, 87A, 87B
2. 81, 79, 79A
3. 77, 75, 75A, 75B
4. 67, 67A, 69, 69A
5. 65, 63, 63A
6. 57, 55, 55A
7. 53, 53A, 51
8. 31, 29, 29A
9. 27, 27A, 25
10. 19, 19A, 17

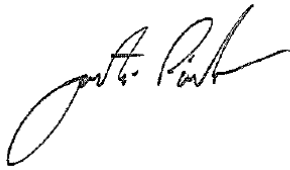
Each of the above 10 subdivisions are accessed via a single access driveway with no known reported operating issues and it is expected the proposed subdivision will also operate satisfactorily in this regard.

On the basis of the above, the proposed residential subdivision at 59 Lantana Avenue, Wheeler Heights in our view is considered supportable on traffic engineering grounds.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

**Traffic**



Justin Pindar  
**Director**

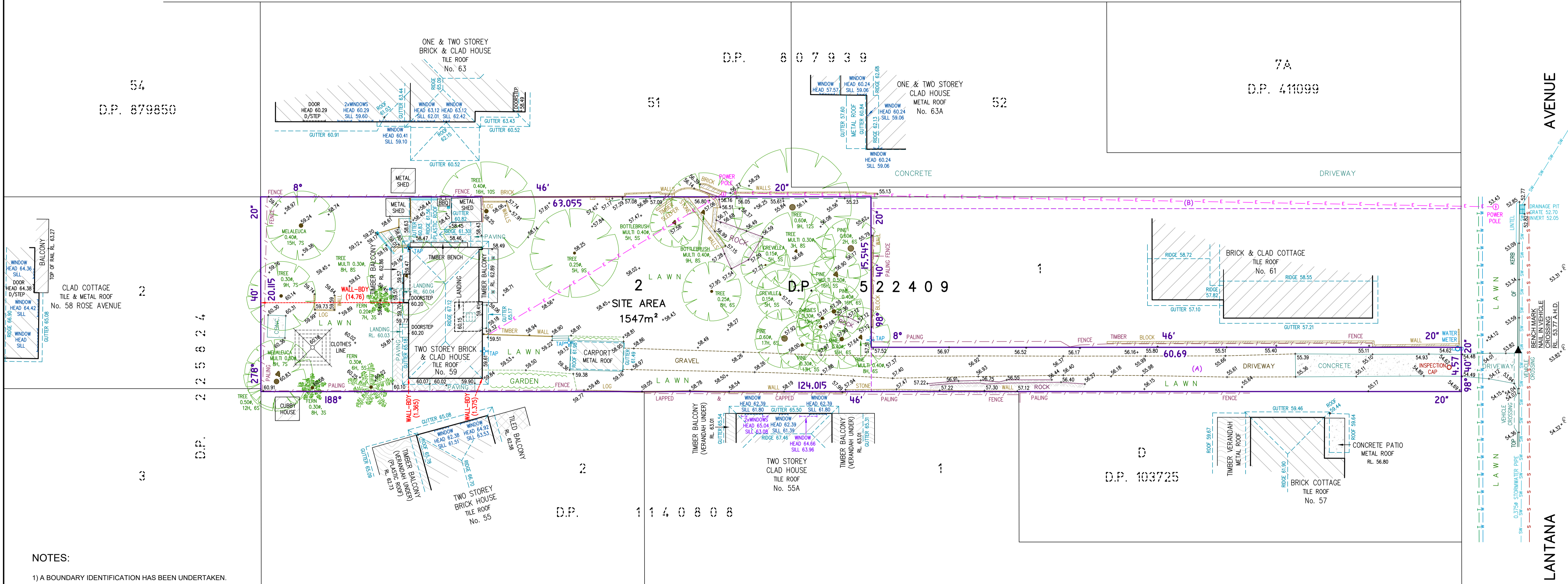
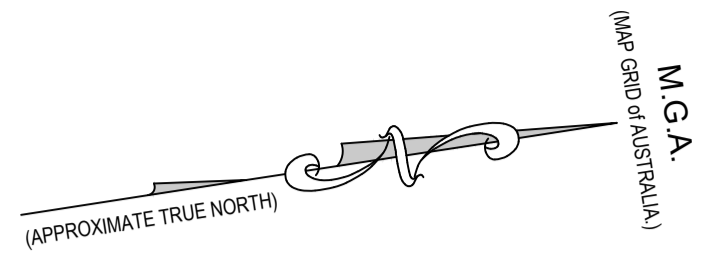
Encl: Attachment 1 – Reduced Plans  
Attachment 2 – Swept Path Analysis



# ATTACHMENT 1

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Reduced Plans



**NOTES:**

- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 44900 RL 44.903 A.H.D.
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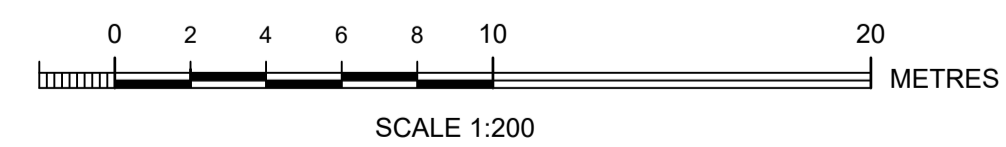
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- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
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MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA. [WWW.BYDA.COM.AU](http://WWW.BYDA.COM.AU)



(A) RIGHT OF CARRIAGEWAY 4.57 WIDE (BENEFITTING LOT 1 D.P. 522409)-D.P. 522409  
 (B) EASEMENT TO DRAIN WATER 1.22 WIDE (BENEFITTING LOT 2 D.P. 522409)-D.P. 522409



**Bee & Lethbridge Pty Ltd**  
 Suite 2, 14 Starkey Street,  
 PO Box 330, Forestville, NSW 2087  
 Phone: 9451 6757  
 Email: survey@beeeth.com.au  
 ABN: 13 003 194 447  
 www.beeeth.com.au

**LEGEND**

- TREE 0.10m SH, 4S DENOTES APPROX. 0.10m DIAMETER OF TREE
- TREE 0.25m SH, 4S DENOTES APPROX. 0.25m DIAMETER OF TREE
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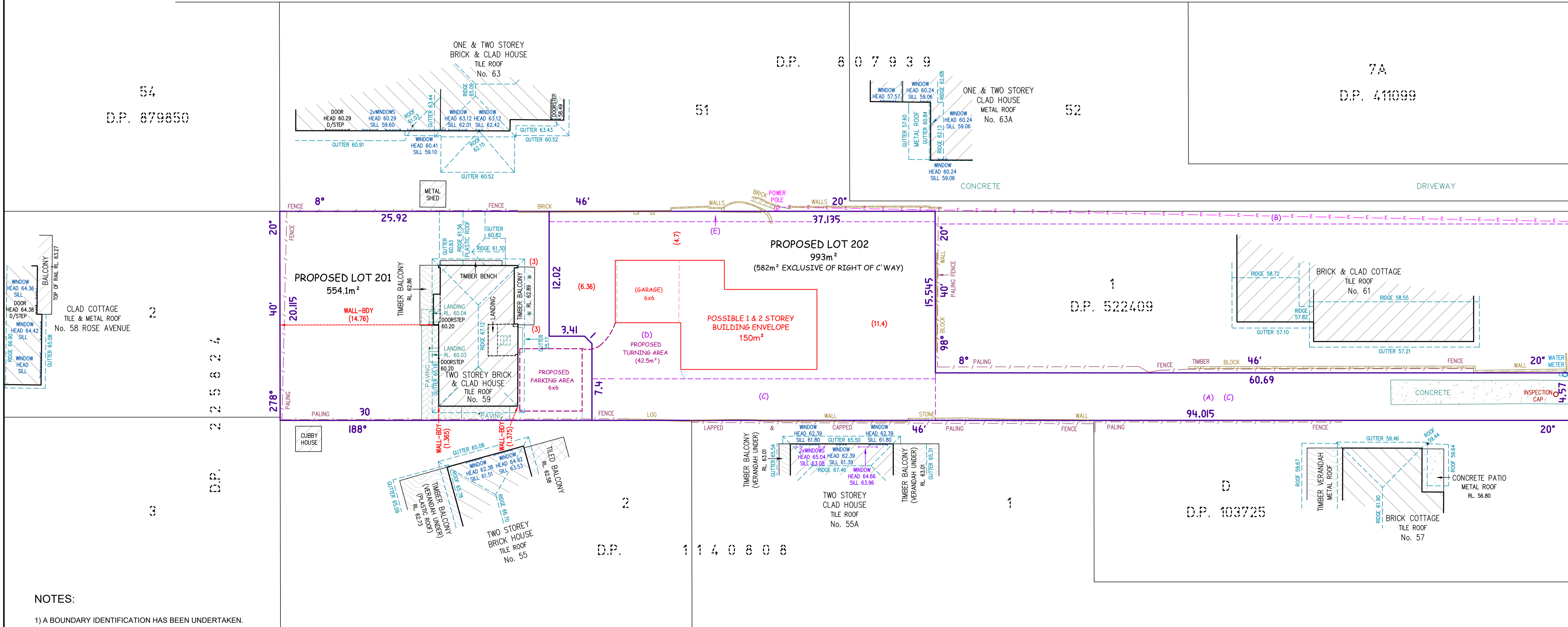
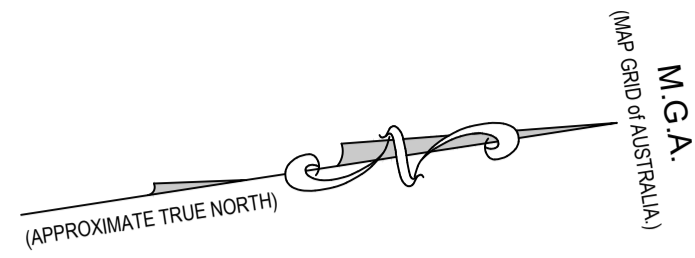
OVERHEAD ELECTRIC LINES  
 BOARDS SEWER  
 TELECOMMUNICATION LINES  
 WATER LINES

■ DENOTES CENTRE LINE OF ROAD  
 ■ DENOTES TOP OF GUTTER  
 ■ DENOTES GRATE

COPLAND C. LETHBRIDGE  
 REGISTERED SURVEYOR N.S.W.  
 IDENTIFICATION No. SU001470

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 2 IN D.P. 522409 KNOWN AS No. 59 LANTANA AVENUE, WHEELER HEIGHTS.  
 L.G.A.: NORTHERN BEACHES

CLIENT		LMP-59L PTY LTD		REF No.	23285
PROPERTY		No. 59 LANTANA AVENUE, WHEELER HEIGHTS		SHEET No. 1 of 2	
DATUM	A.H.D.	SCALE	1:200 @ A1	DATE	25/07/2024
SURVEYED	C.L./O.G.	DRAWN	S.C.	DWG No.	23285
				REV No.	00



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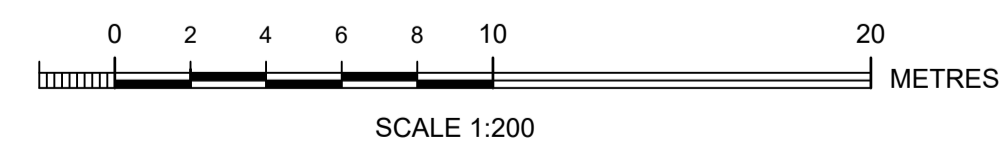


**EXISTING EASEMENTS**

- (A) RIGHT OF CARRIAGEWAY 4.57 WIDE (BENEFITING LOT 1 D.P. 522409)-D.P. 522409
- (B) EASEMENT TO DRAIN WATER 1.22 WIDE (BENEFITING LOT 2 D.P. 522409)-D.P. 522409

**PROPOSED EASEMENTS**

- (C) RIGHT OF CARRIAGEWAY & EASEMENT FOR SERVICES 4 & 4.57 WIDE - TO BENEFIT LOT 201
- (D) TURNING AREA VARIABLE WIDTH - TO BENEFIT LOT 201
- (E) EASEMENT TO DRAIN WATER 1 WIDE - TO BENEFIT LOT 201



**Bee & Lethbridge Pty Ltd**  
 Suite 2, 14 Starkey Street,  
 PO Box 330, Forestville, NSW 2087  
 Phone: 9451 6757  
 Email: survey@beeletlh.com.au  
 ABN: 13 003 194 447  
 www.beeleth.com.au

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- WATER LINES

*[Signature]*  
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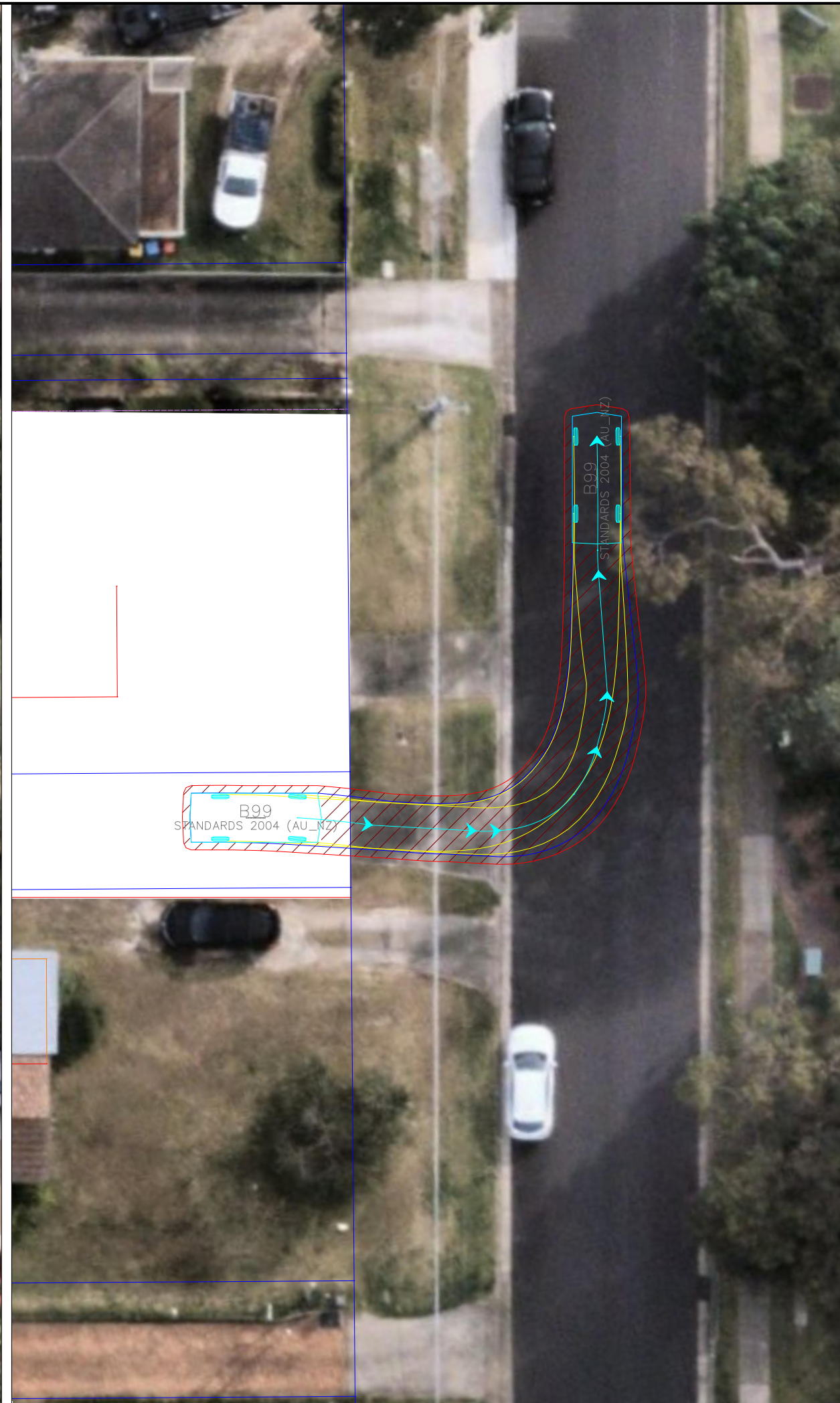
PLAN SHOWING PROPOSED SUBDIVISION OF LOT 2 IN D.P. 522409  
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CLIENT	LMP-59L PTY LTD		REF No.	23285
PROPERTY	No. 59 LANTANA AVENUE, WHEELER HEIGHTS		SHEET No.	2 of 2
DATUM	A.H.D.	SCALE 1:200 @ A1	DATE	25/07/2024
SURVEYED	C.L./O.G.	DRAWN S.C./S.P.	DWG No.	23285
			REV No.	00

# ATTACHMENT 2

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Swept Path Analysis



**Notes:**  
 This drawing is prepared for information purposes only. It is not to be used for construction.  
 TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.  
 Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date

**Swept Path Legend**  
 Wheel Path  
 Vehicle Body Envelope  
 Clearance Envelope (300mm)

**Architect**  
 Construction Consultants

**Client**  
 Construction Consultants

**Scale / Plan Orientation**  
  
 1:200 @ A3

**Project Description**  
 Proposed residential subdivision - 59 Lantana Avenue, Wheeler Heights

**Drawing Prepared By**  
  
**TRAFFIX**  
 TRAFFIC AND TRANSPORT PLANNERS

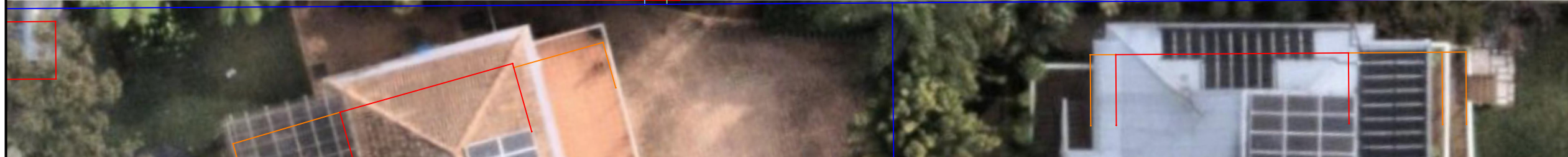
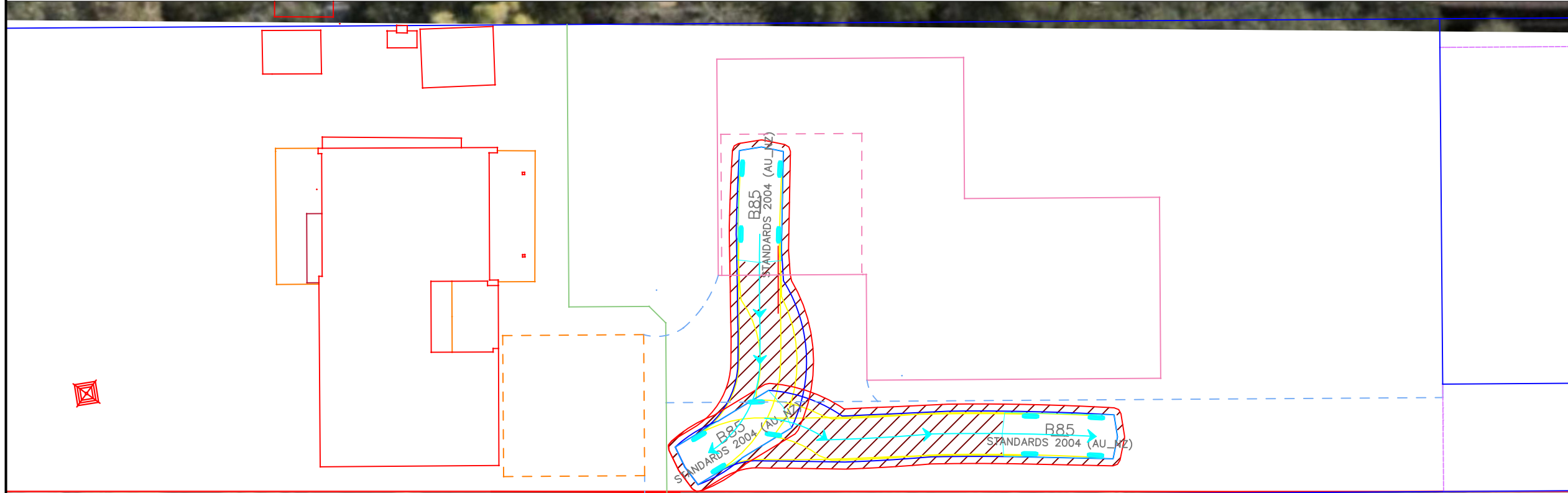
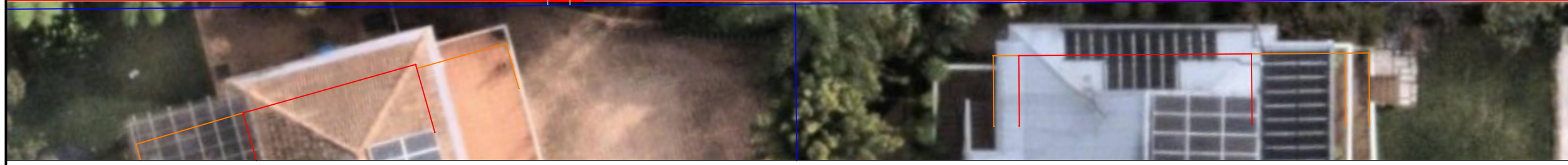
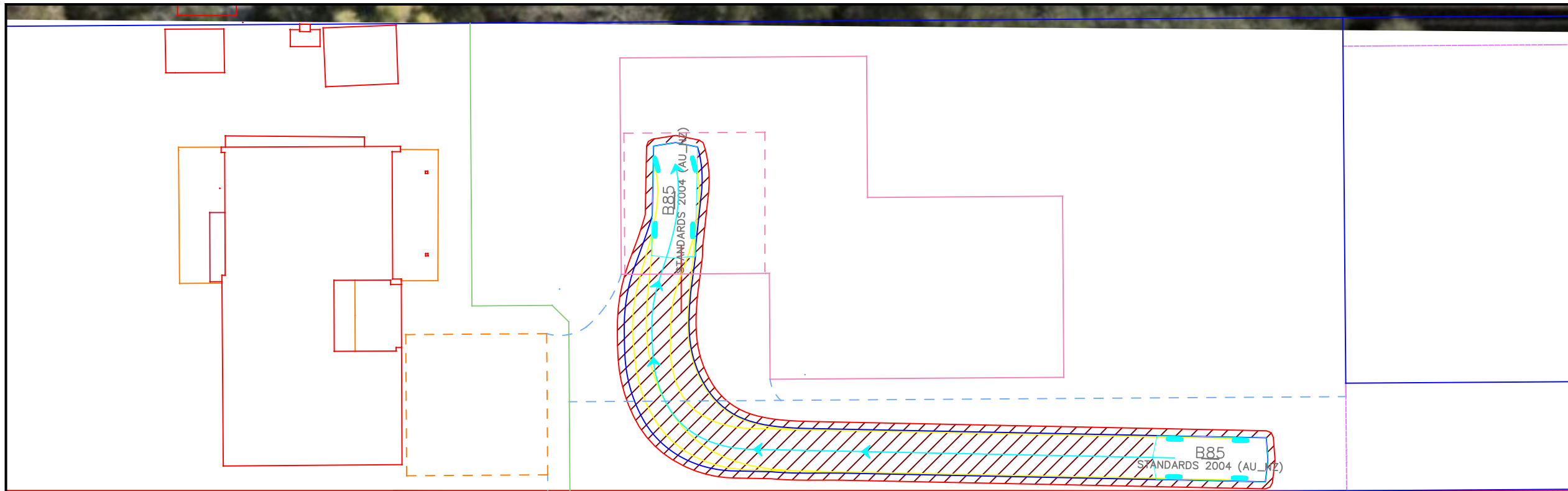
Suite 2.08, 50 Holt Street t: +61 2 8324 8700  
 Surry Hills, NSW 2010 f: +61 2 9830 4481  
 PO Box 1124 w: www.traffix.com.au  
 Strawberry Hills, NSW 2012

**Drawing Title**  
 Survey Plan & Aerial View  
 Swept Path Analysis  
 Left: Entry Manoeuvre: B99 Passing B85  
 Right: Egress Manoeuvre: B99 Design Vehicle

Drawn: TM Checked: JP Date: 25-09-2024

24.377d02v01 TRAFFIX [240919 Plans] Design Review.dwg




Project No.	Drawing Phase	Drawing No.	Rev.
24.186	DA	TX.01	A



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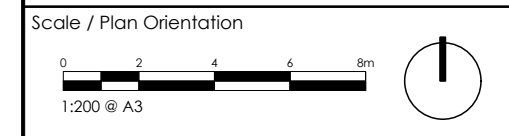
Rev.	Revision Note	By.	Date

**Swept Path Legend**

	Wheel Path
	Vehicle Body Envelope
	Clearance Envelope (300mm)

**Architect**  
 [Blank]

**Client**  
 Construction Consultants



**Project Description**  
 Proposed residential subdivision - 59 Lantana Avenue, Wheeler Heights

**Drawing Prepared By**



**TRAFFIX**  
 TRAFFIC AND TRANSPORT PLANNERS

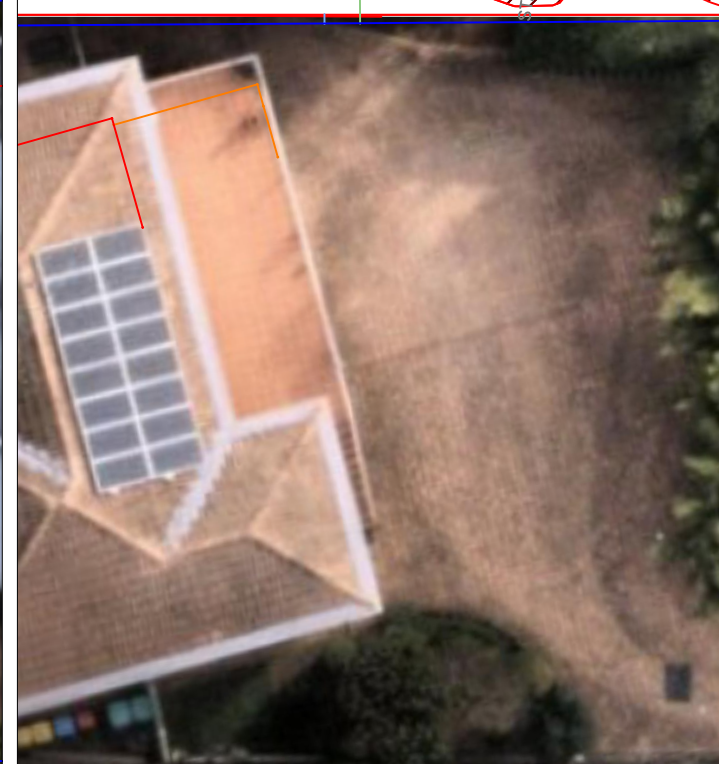
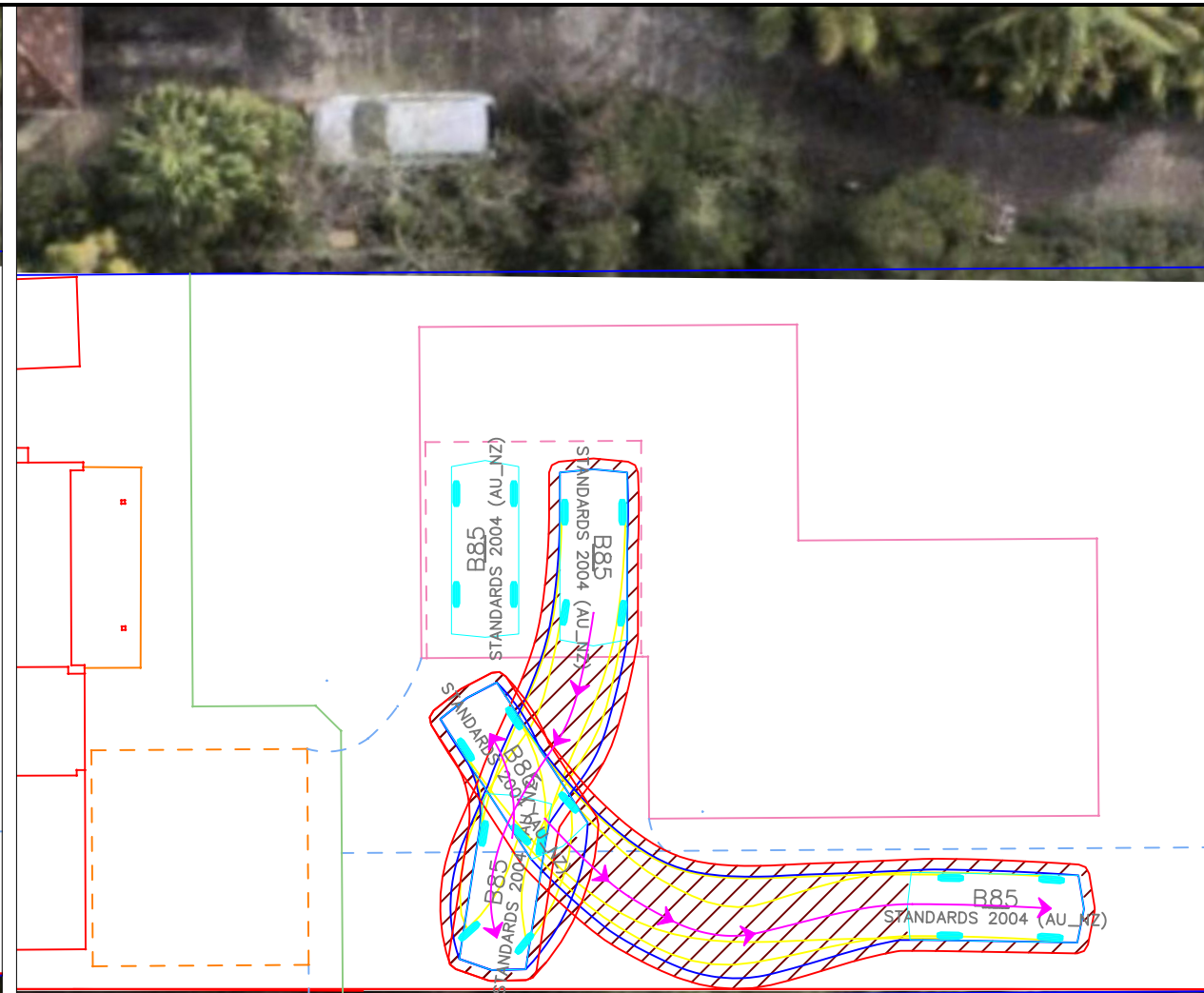
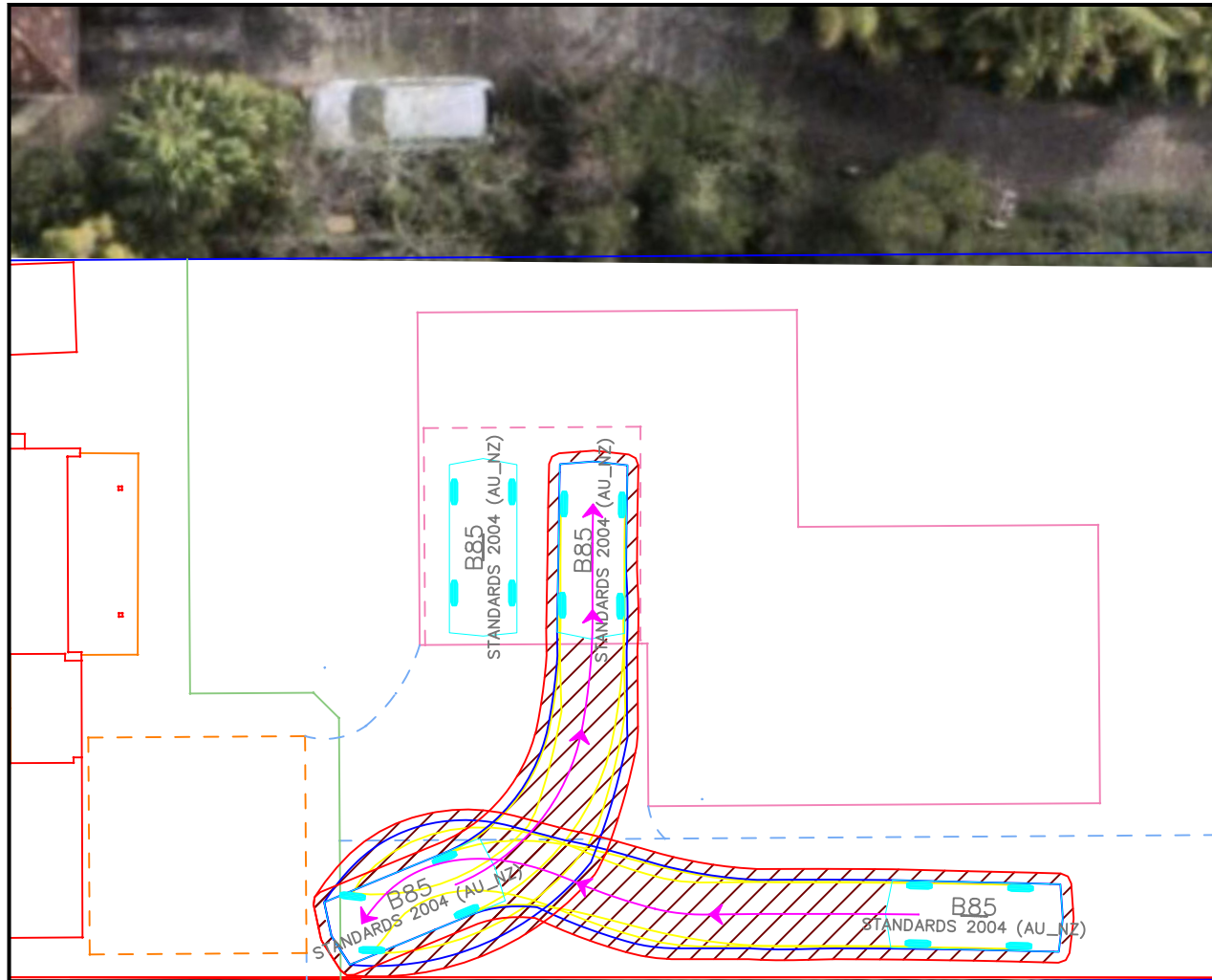
Suite 2.08, 50 Holt Street t: +61 2 8324 8700  
 Surry Hills, NSW 2010 f: +61 2 9830 4481  
 PO Box 1124 w: www.traffix.com.au  
 Strawberry Hills, NSW 2012

**Drawing Title**  
 Proposed Residential Subdivision  
 Swept Path Analysis - B85 Design Vehicle  
 Above: Forward Entry Manoeuvre  
 Below: Egress Manoeuvre - 2 Point Turn

Drawn: TM Checked: JP Date: 25-09-2024

24.377d02v01 TRAFFIX [240919 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
24.186	DA	TX.02	A



**Notes:**  
 This drawing is prepared for information purposes only. It is not to be used for construction.  
 TRAFFIX is responsible for vehicle swept path diagrams and/or drawing mark-ups only. Base drawing prepared by others.  
 Vehicle swept path diagrams prepared using computer generated turning path software and associated CAD drawing platforms. Vehicle data based upon relevant Australian Standards (AS/NZS 2890.1:2004 Parking facilities - Off-street car parking, and/or AS2890.2:2002 Parking facilities - Off-street commercial vehicle facilities). These standards embody a degree of tolerance, however the vehicle characteristics in these standards represent a suitable design vehicle and do not account for all variations in vehicle dimensions / specifications and/or driver ability or behaviour.

Rev.	Revision Note	By.	Date

**Swept Path Legend**

- Wheel Path
- Vehicle Body Envelope
- Clearance Envelope (300mm)

Architect

Client  
 Construction Consultants

Scale / Plan Orientation

0 2 4 6 8m

1:200 @ A3

Project Description  
 Proposed residential subdivision - 59 Lantana Avenue, Wheeler Heights

Drawing Prepared By

**TRAFFIX**  
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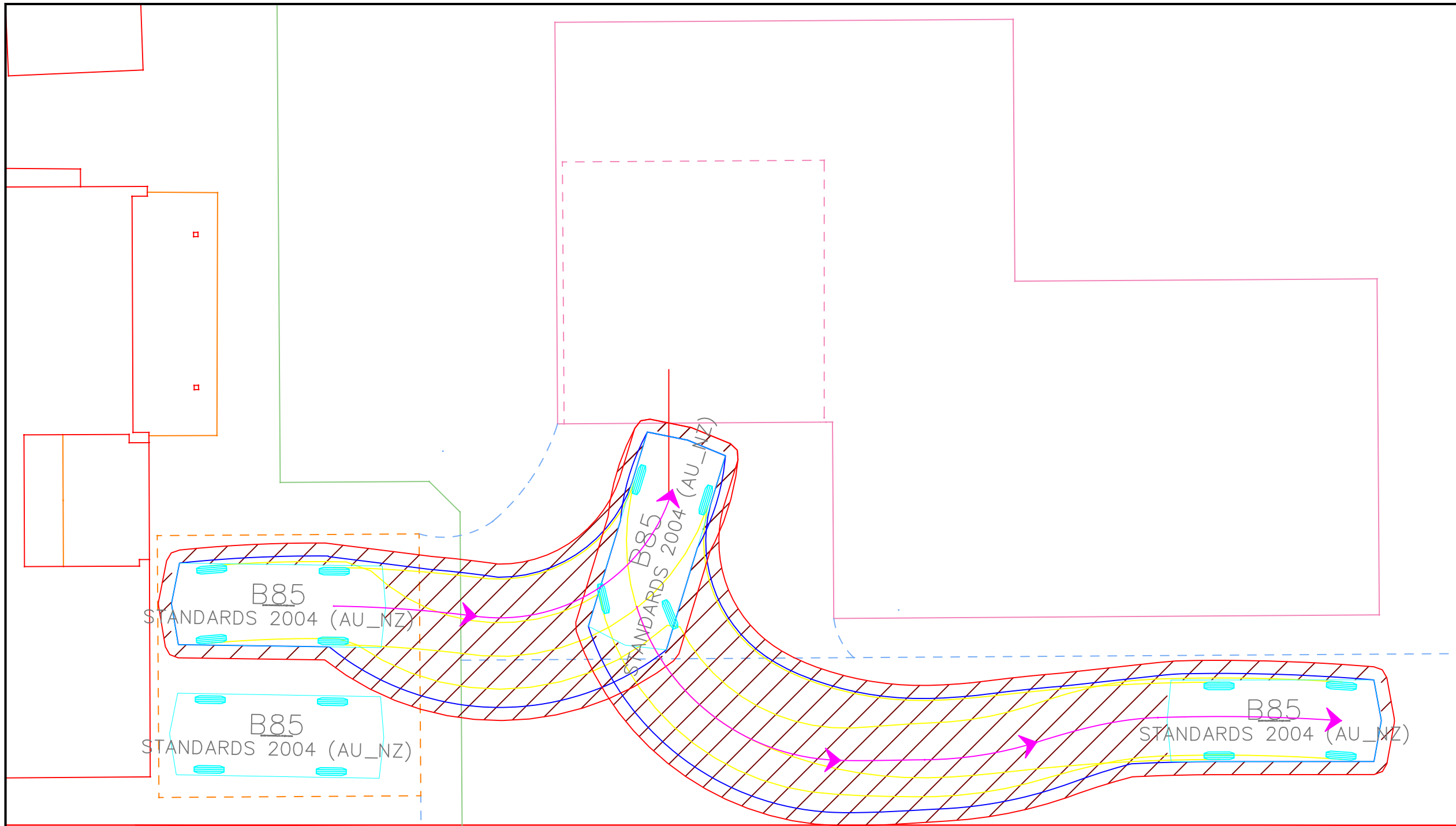
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 Surry Hills, NSW 2010 f: +61 2 9830 4481  
 PO Box 1124 w: www.traffix.com.au  
 Strawberry Hills, NSW 2012

Drawing Title  
 Proposed Residential Subdivision  
 Swept Path Analysis - B85 Design Vehicle  
 Above: Forward Entry Manoeuvre  
 Below: Egress Manoeuvre - 2 Point Turn

Drawn: TM Checked: JP Date: 25-09-2024

24.377d02v01 TRAFFIX [240919 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
24.186	DA	TX.03	A



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Rev.	Revision Note	By.	Date

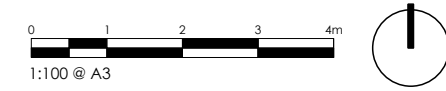
**Swept Path Legend**

	Wheel Path
	Vehicle Body Envelope
	Clearance Envelope (300mm)

Architect

Client  
Construction Consultants

Scale / Plan Orientation



1:100 @ A3

**Project Description**  
Proposed residential subdivision - 59 Lantana Avenue, Wheeler Heights

Drawing Prepared By



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Strawberry Hills, NSW 2012

**Drawing Title**  
Proposed Residential Subdivision  
Swept Path Analysis - B85 Design Vehicle Showing  
Egress Manoeuvre - 2 Point Turn

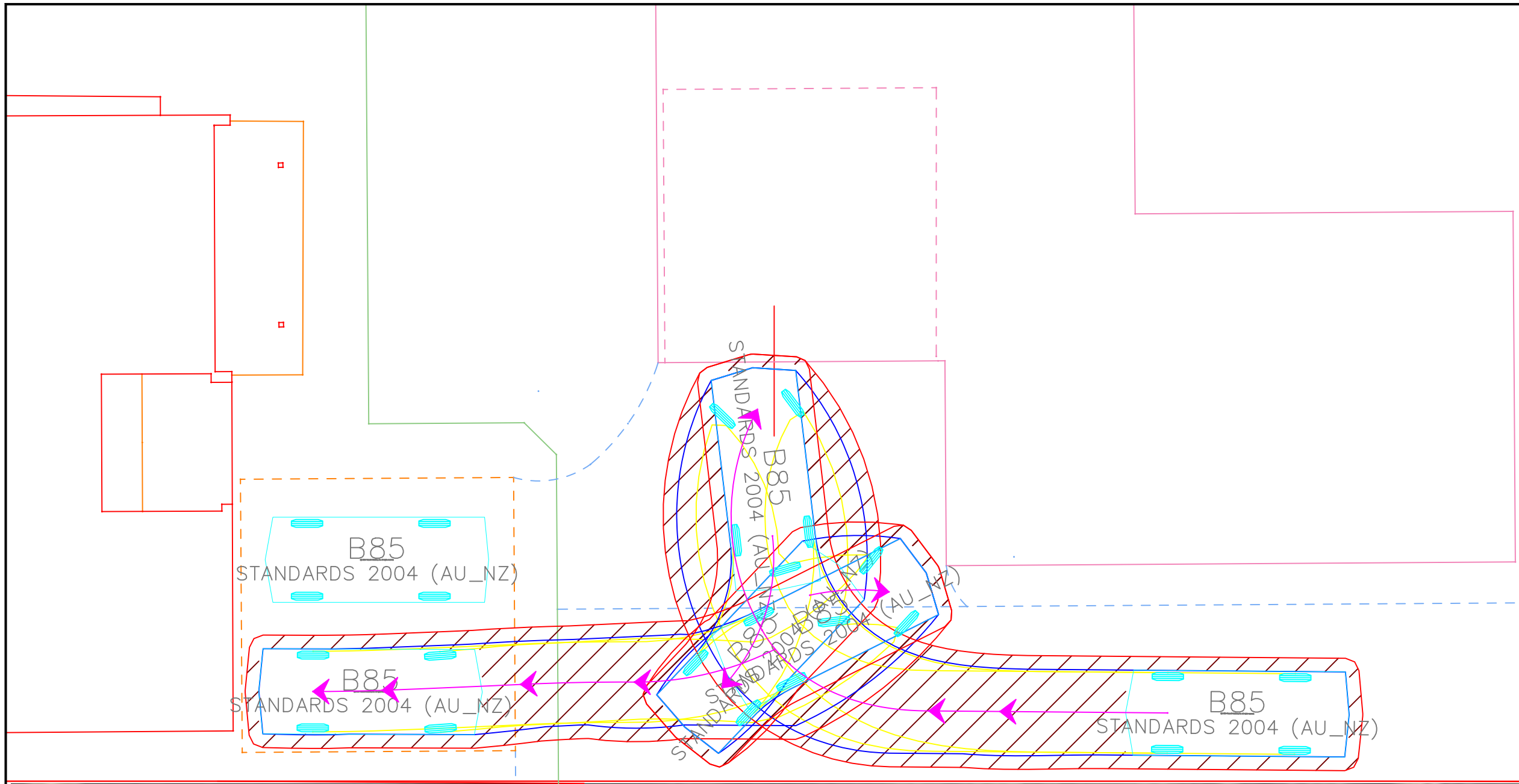
Drawn: TM Checked: JP Date: 25-09-2024

24.377d02v01 TRAFFIX [240919 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
24.186	DA	TX.04	A







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Rev.	Revision Note	By.	Date

**Swept Path Legend**

	Wheel Path
	Vehicle Body Envelope
	Clearance Envelope (300mm)


Architect

Client  
Construction Consultants

Scale / Plan Orientation

0 1 2 3 4m

1:100 @ A3



Project Description  
Proposed residential subdivision - 59 Lantana Avenue, Wheeler Heights

Drawing Prepared By

**TRAFFIX**  
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Strawberry Hills, NSW 2012

Drawing Title  
Proposed Residential Subdivision  
Swept Path Analysis - B85 Design Vehicle Showing  
Egress Manoeuvre - 4 Point Turn

Drawn: TM Checked: JP Date: 25-09-2024

24.377d02v01 TRAFFIX [240919 Plans] Design Review.dwg

Project No.	Drawing Phase	Drawing No.	Rev.
24.186	DA	TX.05	A

