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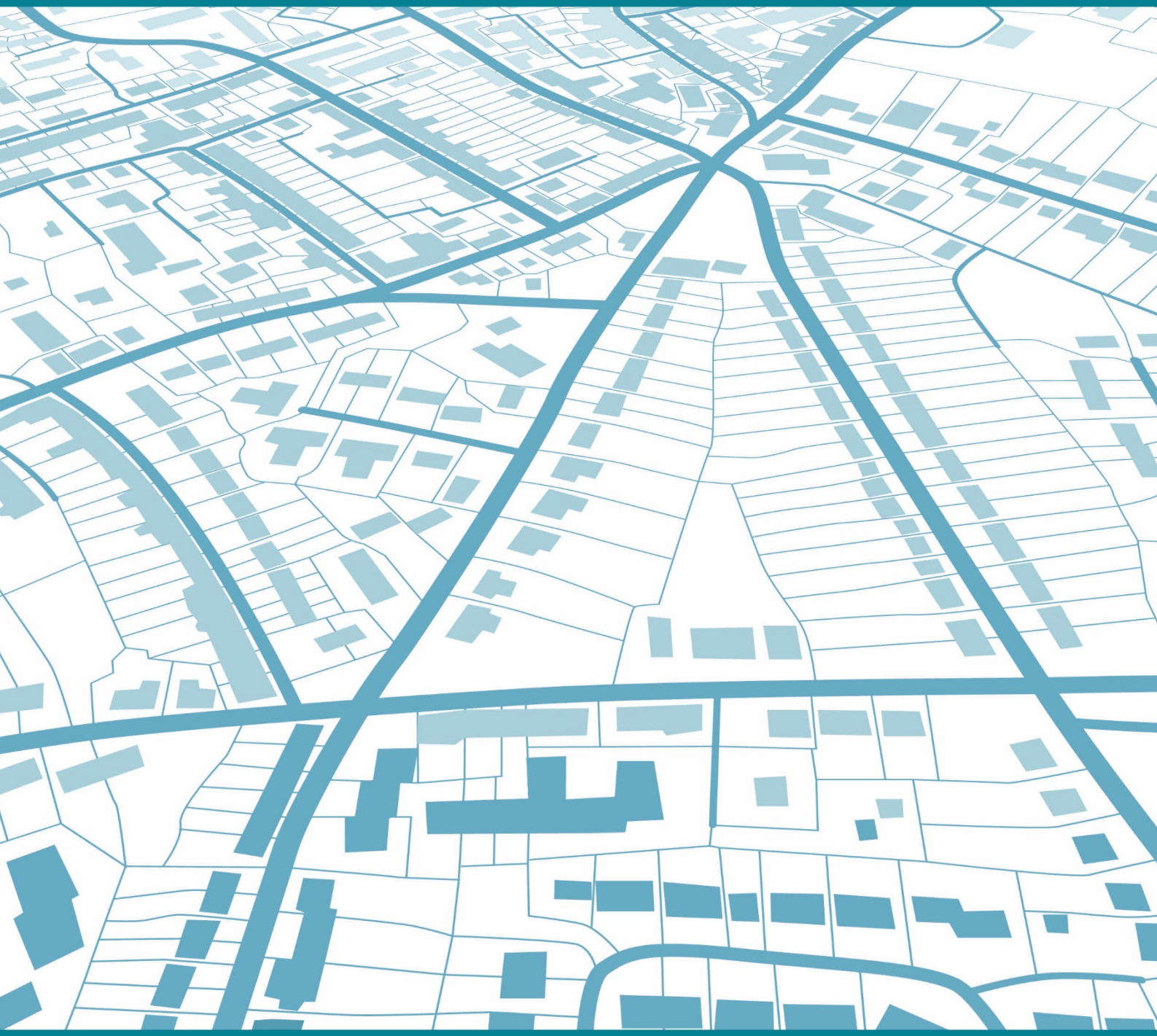

Proposed Seniors Living Development

633-635 Warringah Road, Forestville

Traffic and Parking Impact Assessment

Ref: 20042
Date: November 2021
Issue: B

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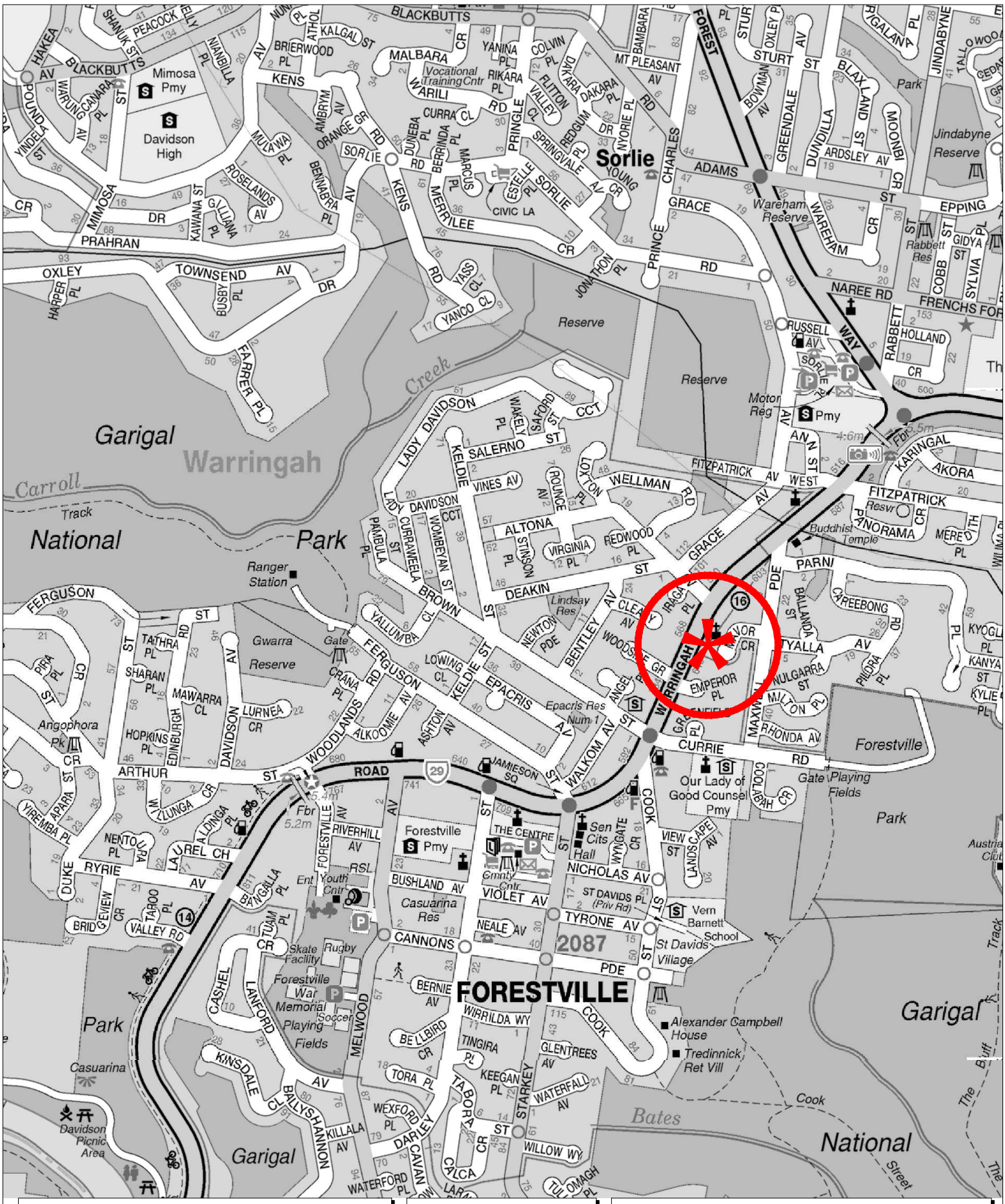
1.0 Introduction

This report has been prepared to accompany a Development Application to Northern Beaches Council for a proposed development comprising two Seniors Living Complexes at 633 – 635 Warringah Road at Forestville (Figure 1).

Consent was previously granted by the LEC for two lots of boarding houses, each with 12 rooms plus manager and 7 car spaces each. Vehicle accesses were to be provided at the Warringah Road frontage. The revised proposal now involves 6 townhouses (SEPP Seniors Living) with garage carparking. It is now proposed to provide one combined vehicle access centrally on Warringah Road frontage.

The purpose of this report is to:

- describe the proposed development scheme
- describe the existing road network serving the site
- assess the potential traffic implications
- assess the adequacy of the proposed parking provisions
- assess the proposed vehicle access, internal circulation and servicing arrangements.



LEGEND

N

LOCATION

FIG 1

2.0 Proposed Development

2.1 Site, Context, and Existing Circumstances

The site (Figure 2) is a consolidation of Lot 1 DP28219 and Lot 15 DP212195 and occupies an irregular shaped area of some 1455.1m^2 with a frontage of 41.6m to the eastern side of Warringah Road.

The site is adjoined by residential dwellings while there are a mixture of frontage uses along Warringah Road including service stations while some former residences are being consolidated and redeveloped for medium density apartments.

The entire site has been occupied by a large 2 level veterinary hospital for many years with significant on-site parking provision (i.e., some 14 spaces) with an access driveway located centrally on the Warringah Road frontage.

2.2 Approved Development

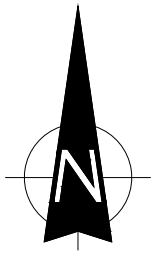
In 2020, the LEC granted consent to a development that involves two 12-room boarding house complex on the site. A total of 14 car parking spaces was proposed in that scheme with two driveways located on the Warringah Road frontage.

Details of the approved development scheme are provided on the architectural plans in Appendix A.

2.3 Revised Proposal

It is proposed to demolish the existing structures and excavate to provide level building platforms for the construction of two residential complexes comprising 6 townhouses with an at-grade garage carparking.

LEGEND



SITE

FIG 2

The proposed development will involve 6 three-bedroom townhouses with 9 garaged car parking spaces provided at-grade and accessed via a combined ingress/egress driveway located centrally on the Warringah Road frontage.

Details of the development scheme are provided in the plans prepared by Walsh Architects which accompany the Development Application and are reproduced in part in Appendix B.

3.0 Road Network and Traffic Conditions

3.1 Road Network

The road network serving the site (Figure 3) comprises:

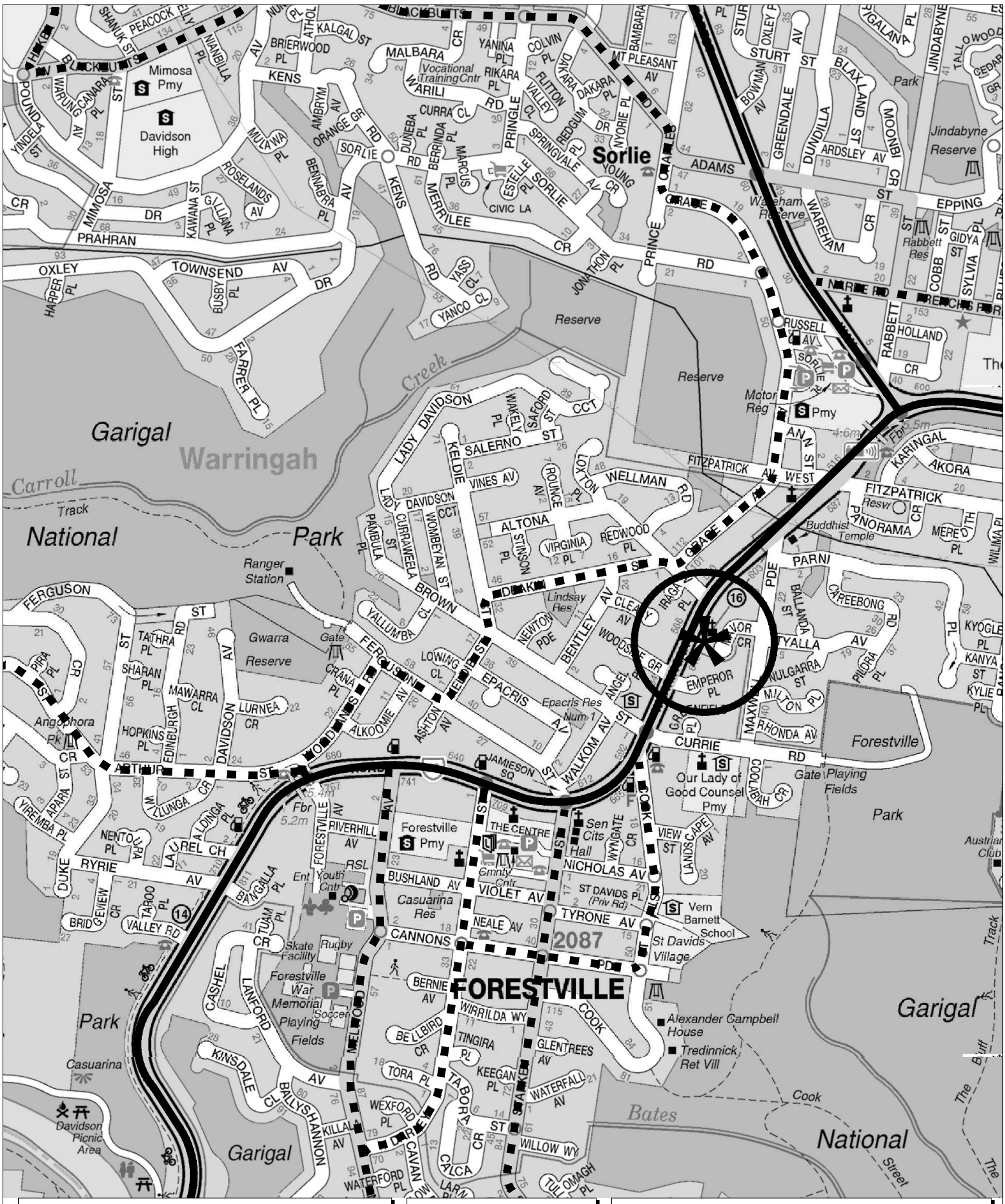
- *Warringah Road* - a State Highway and arterial route linking between and the City and the northern beaches peninsula
- *Forest Way* - a State Road and arterial route and arterial route linking between Warringah Road and Mona Vale Road
- *Starkey Street, Darley Street, and Melwood Avenue* – a collector road system serving the Forestville south area
- *Arthur Street and Woodlands Road* – a collector road route running along the northern side of Warringah Road

Warringah Road has 3 traffic lanes in each direction with a wide central median island.

3.2 Traffic Controls

The existing traffic and parking controls in the vicinity of the site (Figure 4) include:

- the traffic signals along Warringah Road at the Starkey Street, Darley Street, and Currie Road/Brown Street intersections
- the roundabouts along Starkey Street and Cook Street
- the CLEARWAY, NO STOPPING, and BUS ZONE restrictions along Warringah Road
- the central median island along Warringah Road which restricts site access movements to left turn IN/OUT
- the 60 kmph speed restriction this section of Warringah Road and 50 kmph restrictions along the local and collector road system.


Sorlie
Garigal
Warringah
National
Park
Forestville
FORESTVILLE
2087
Davidson High
Mimosa Pmy
Our Lady of Good Counsel Pmy
Forestville Pmy
Vern Barnett School
St Davids Village
Alexander Campbell House
Tredinnick Ret Vill
Forestville War Memorial Soccer Playing Fields
Skate Facility
Rugby
Casuarina Res
Ranger Station
Gwarra Reserve
Lindsay Res
Epacris Res Num 1
Jindabyne Reserve
Rabbett Res
Wareham Reserve
Buddhist Temple
Davidson Picnic Area
Bates
Cook
Carroll
Creek
Track
Street
Buff
Reserve
Park
Gate
Playing Fields
Motor Reg
Pmy
Resvr
Fbr 5.2m
Fbr 5.4m
Fbr 5.5m
4.6m
Vocational Training Cntr
Cmnty Cntr
Ent Youth Cntr
RSL
Sen Cits Hall
Austrian Club
Angophora Pk
Casuarina
Garigal
National
Park
Forestville
Reserve
Creek
Track
Buff
Street
Bates
Cook
Davidson Picnic Area
Ranger Station
Gate
Pmy
Cmnty Cntr
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Fbr 5.2m
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Fbr 5.5m
4.6m
Buddhist Temple
Resvr
Motor Reg
Rabbett Res
Wareham Reserve
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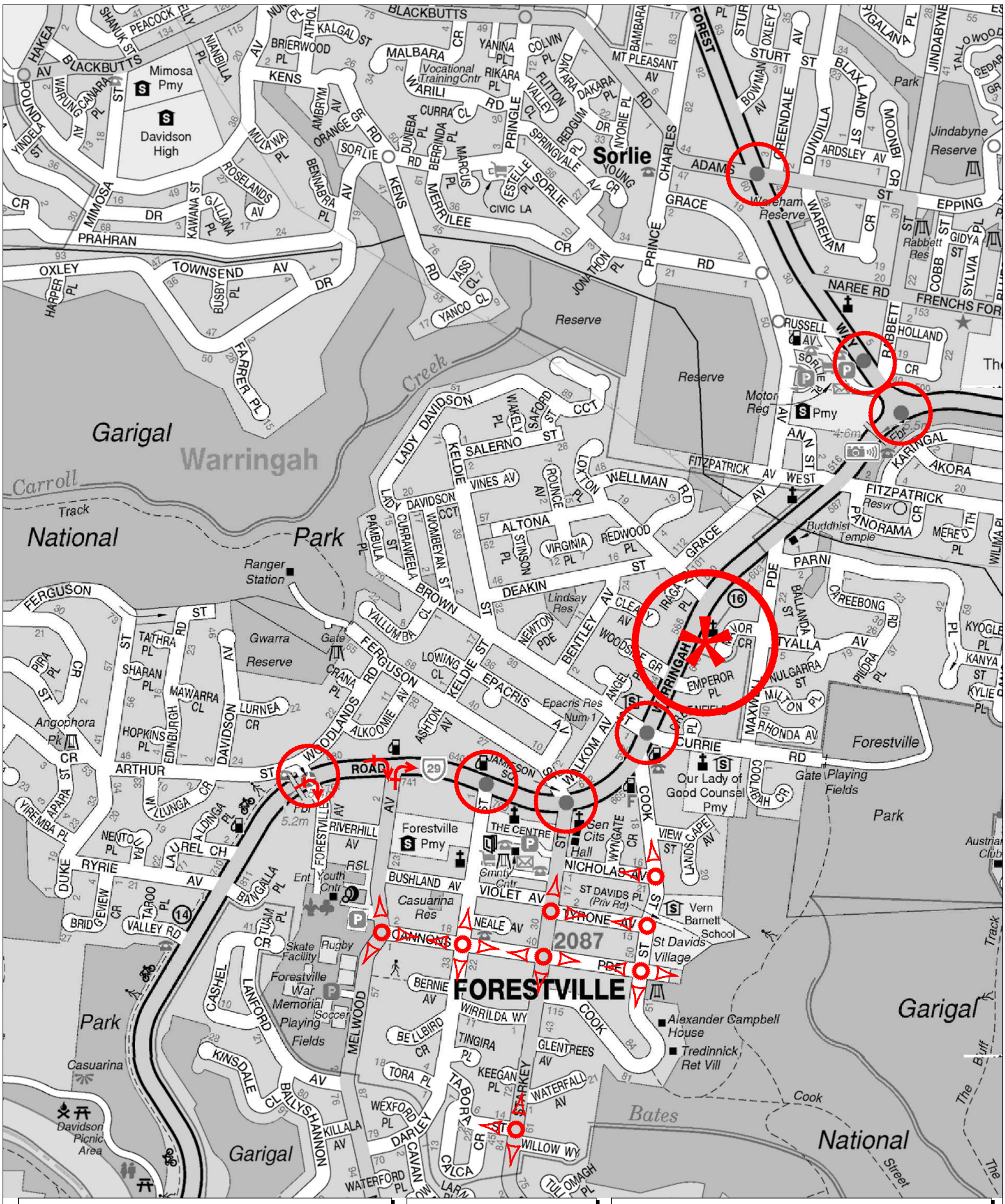
Warringah
National
Park
Sorlie



LEGEND

- TRAFFIC SIGNAL CONTROL
- ROUNDABOUT
- RESTRICTED TURNING MOVEMENT

N

TRAFFIC CONTROLS

FIG 4

3.3 Traffic Conditions

An indication of the prevailing traffic conditions on the road system in the vicinity of the site is provided by data published by RMS and observations undertaken for this study. Data[1] published by RMS is expressed in terms of annual average daily traffic (AADT).

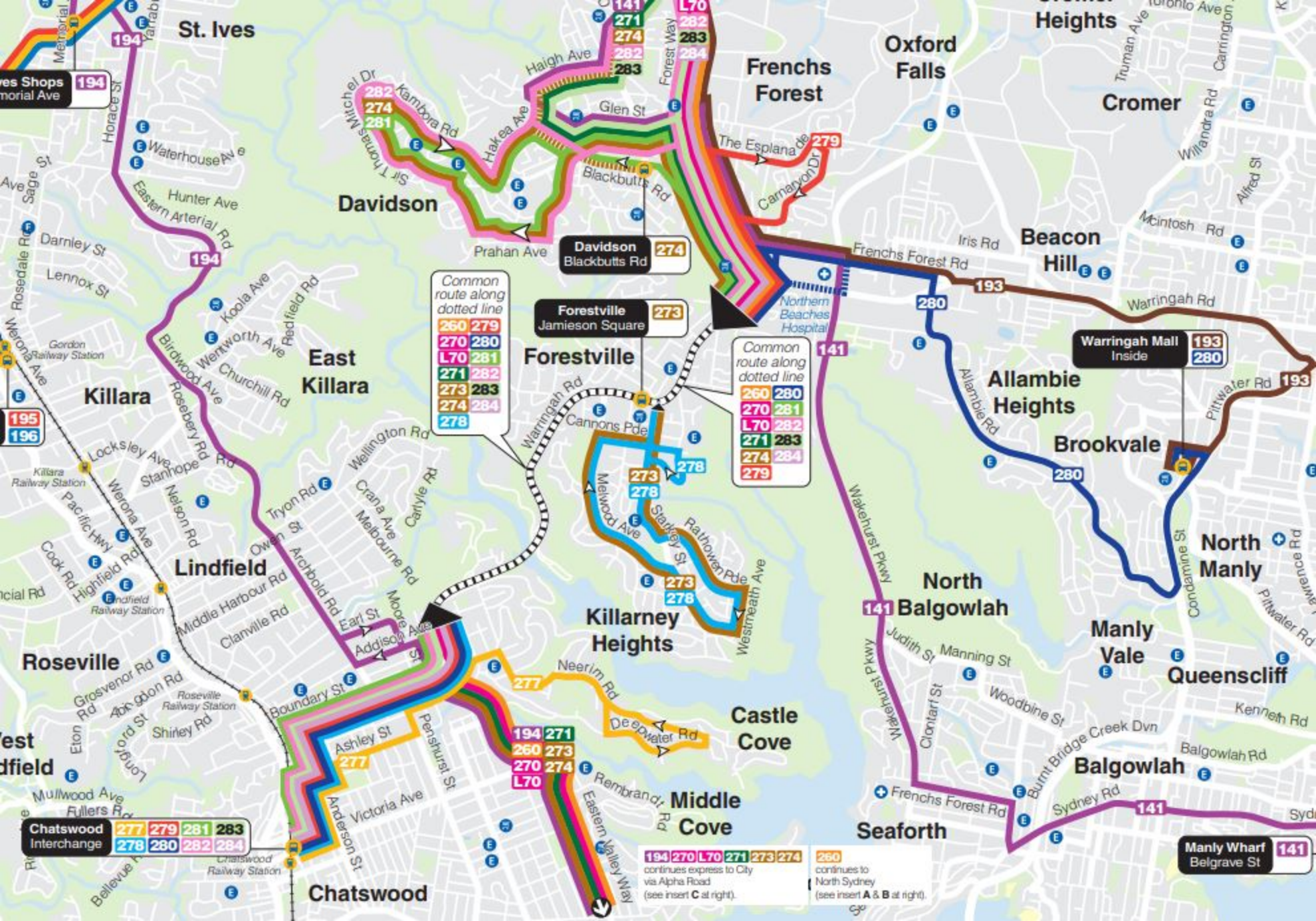
	Volume (AADT)
Warringah Road, East of Daines Parade	50,981

Observations indicate that the road network and access intersections operate relatively satisfactorily with the signal control at intersections along the Warringah Road route providing for pedestrian crossings and gaps in the traffic flows to facilitate vehicle access movements for frontage properties. There are some delays and congestion along Warringah Road during the peak periods and extensive queuing can result when incidents rainy weather occur.

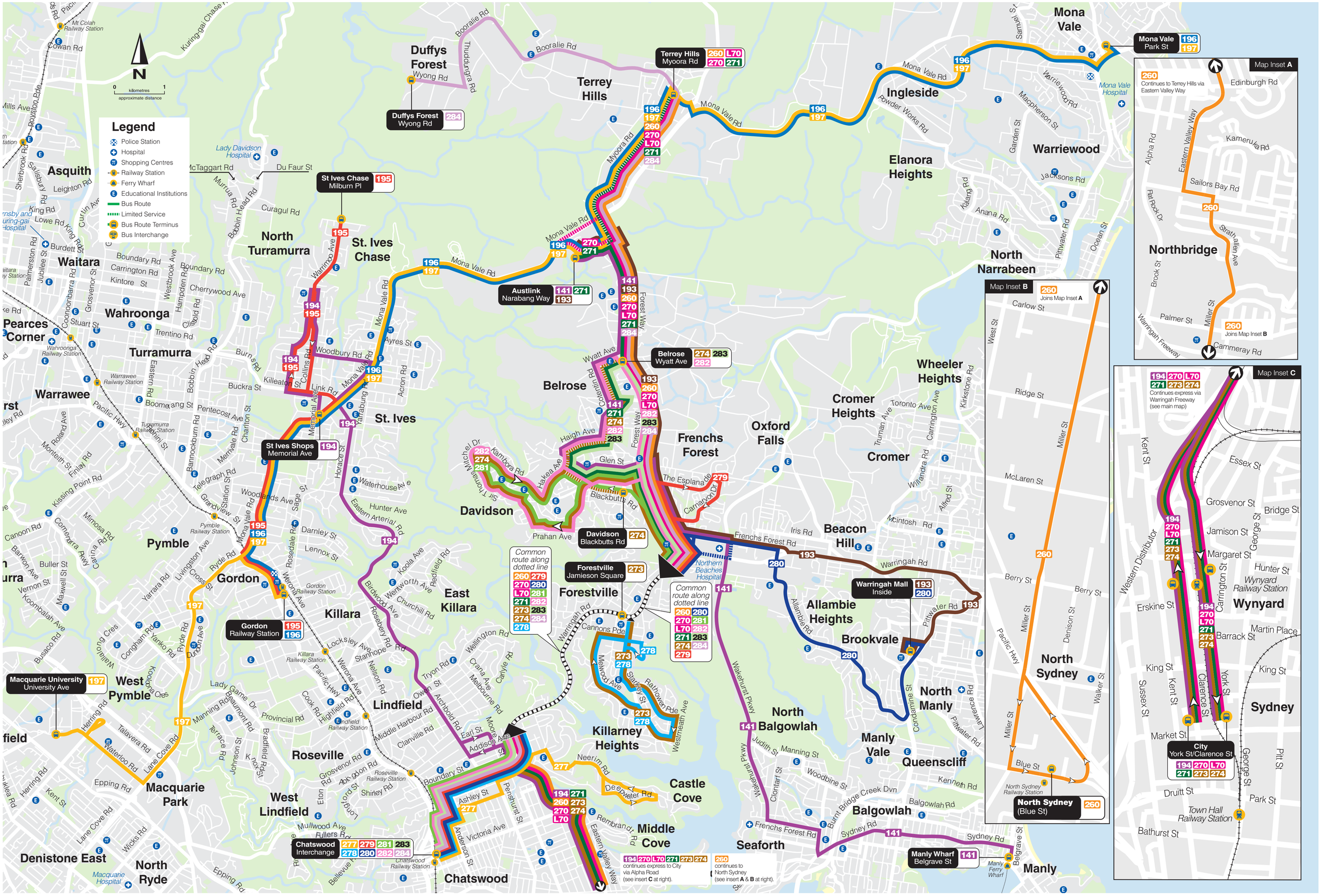
3.4 Transport Services

Bus services along Warringah Road (see overleaf) are provided by Forest Coachlines with routes 136, 137, and L60 which provide connection to Chatswood railway station.

[1] *Traffic Volumes Sydney Region*
Roads and Traffic Authority of NSW


St. Ives
Frenchs Forest
Oxford Falls
Heights
Cromer
Davidson
Beacon Hill
Forestville
East Killara
Killara
Allambie Heights
Brookvale
North Manly
Lindfield
Killarney Heights
North Balgowlah
Manly Vale
Queenscliff
Roseville
Castle Cove
Balgowlah
Middle Cove
Seaforth
Chatswood
Haigh Ave
Forest Way
Glen St
Kambora Rd
Hakea Ave
Sir Thomas Mitchell Dr
Blackbutts Rd
The Esplanade
Carnarvon Dr
Prahan Ave
Frenchs Forest Rd
Iris Rd
Warringah Rd
Pittwater Rd
Allambie Rd
Condamine St
Wakehurst Pkwy
Judith St
Manning St
Woodbine St
Clontarf St
Burnt Bridge Creek Dvn
Balgowlah Rd
Sydney Rd
Kenneth Rd
Horace St
Waterhouse Ave
Hunter Ave
Eastern Arterial Rd
Darnley St
Lennox St
Koola Ave
Wentworth Ave
Redfield Rd
Churchill Rd
Birdwood Ave
Rosebery Rd
Wellington Rd
Cannons Pde
Melwood Ave
Starkey St
Rathowen Pde
Westmeath Ave
Locksley Ave
Stanhope Rd
Werona Ave
Nelson Rd
Tryon Rd
Crana Ave
Melbourne Rd
Carlyle Rd
Pacific Hwy
Cook Rd
Highfield Rd
Middle Harbour Rd
Clanville Rd
Archbold Rd
Earl St
Addison Ave
Moore Ave
Boundary St
Grosvenor Rd
Shirley Rd
Ashley St
Pennhurst St
Victoria Ave
Anderson St
Neerim Rd
Deepwater Rd
Rembrandt Rd
Eastern Valley Way
Mulwood Ave
Bellevue Rd
Gordon Railway Station
Killara Railway Station
Lindfield Railway Station
Roseville Railway Station
Chatswood Railway Station
Northern Beaches Hospital
Common route along dotted line
260 279
270 280
L70 281
271 282
273 283
274 284
278
Common route along dotted line
260 280
270 281
L70 282
271 283
274 284
279
Forestville Jamieson Square 273
Davidson Blackbutts Rd 274
Warringah Mall Inside 193 280
Chatswood Interchange 277 279 281 283 278 280 282 284
Manly Wharf Belgrave St 141
194 270 L70 271 273 274 continues express to City via Alpha Road (see insert C at right).
260 continues to North Sydney (see insert A & B at right).

FOREST Network Map



4.0 Parking

The minimum parking requirements in respect of the proposed development are specified in the SEPP (Seniors Living) as follows:

0.5 car spaces for each room
1 motorcycle space and 1 bicycle space for each 5 rooms

Application of this criteria to the development scheme with a total of 18 bedrooms indicates the following total provision:

18 bedrooms - 9 spaces

It is proposed to provide 9 car spaces in the carpark to satisfy the requirements of the SEPP criteria.

5.0 Traffic

The TfNSW Development Guidelines do not specify a traffic generation characteristic for a Veterinary hospital; however, there would have been up to 5 staff on the site with some 15 parking spaces and frequent visitation for animal consultation, hospitalisation, and boarding. It is reasonable to assume a peak period generation for this use of between 5 and 10 vtph.

The RMS Technical Direction (TDT 2013/04a) reveals the following peak traffic generation rates for Seniors Living developments:

AM	Not applicable
PM	0.4 vtph per dwelling

Application of the above to the proposal with 6 townhouses would indicate a total peak period traffic generation outcome of some 2 to 3 vtph.

These traffic movements will be somewhat less than that of the previous veterinary use on the site and movements of this minor magnitude will not present any adverse traffic capacity, safety, or environmental-related consequences. The volumes will be of such a minor nature that they will not impact on the operational performance of Warringah Road or the intersections in the vicinity of the site, particularly when the movements will be restricted to left turn IN/OUT only by the central median island.

Vehicle movements generated by the proposed development will readily be able to turn left into and out of Warringah Road with the aid of traffic signal-induced gaps in the westbound Warringah Road traffic flows. Vehicles wishing to turn right (to or from) will be able to do so at the Darley Road intersection and pedestrians will be able to cross Warringah Road (to/from bus stops) at the traffic signal-controlled Currie Road intersection or the pedestrian bridge at Darley Road.

6.0 Access, Internal Circulation, and Servicing

6.1 Access

A single combined 5.5m wide ingress/egress driveway will be provided centrally on the Warringah Road frontage. Warringah Road at this location is straight and relatively level and the sight distances in relation to site access movements will be quite satisfactory. The design of the proposed access driveway will accord with the requirements of AS 2890.1.

6.2 Internal Circulation

The design of the parking area will accord with AS 2890.1 and 6, and accordingly the provision for cars to access and manoeuvre in the carpark will comply with the AS requirements.

Details of a turning path assessment for the car park are provided in Appendix C indicating satisfactory for turning and manoeuvring.

6.3 Servicing

Refuse will be collected from the street while any occasional service personnel or maintenance vehicles etc. will be reliant on the available on-street parking in the area.

7.0 Conclusion

The development site represents a valuable opportunity for Seniors Living housing development which is compatible with the planning principals for the precinct. The traffic, transport and parking assessment provided in this report indicates that the development will:

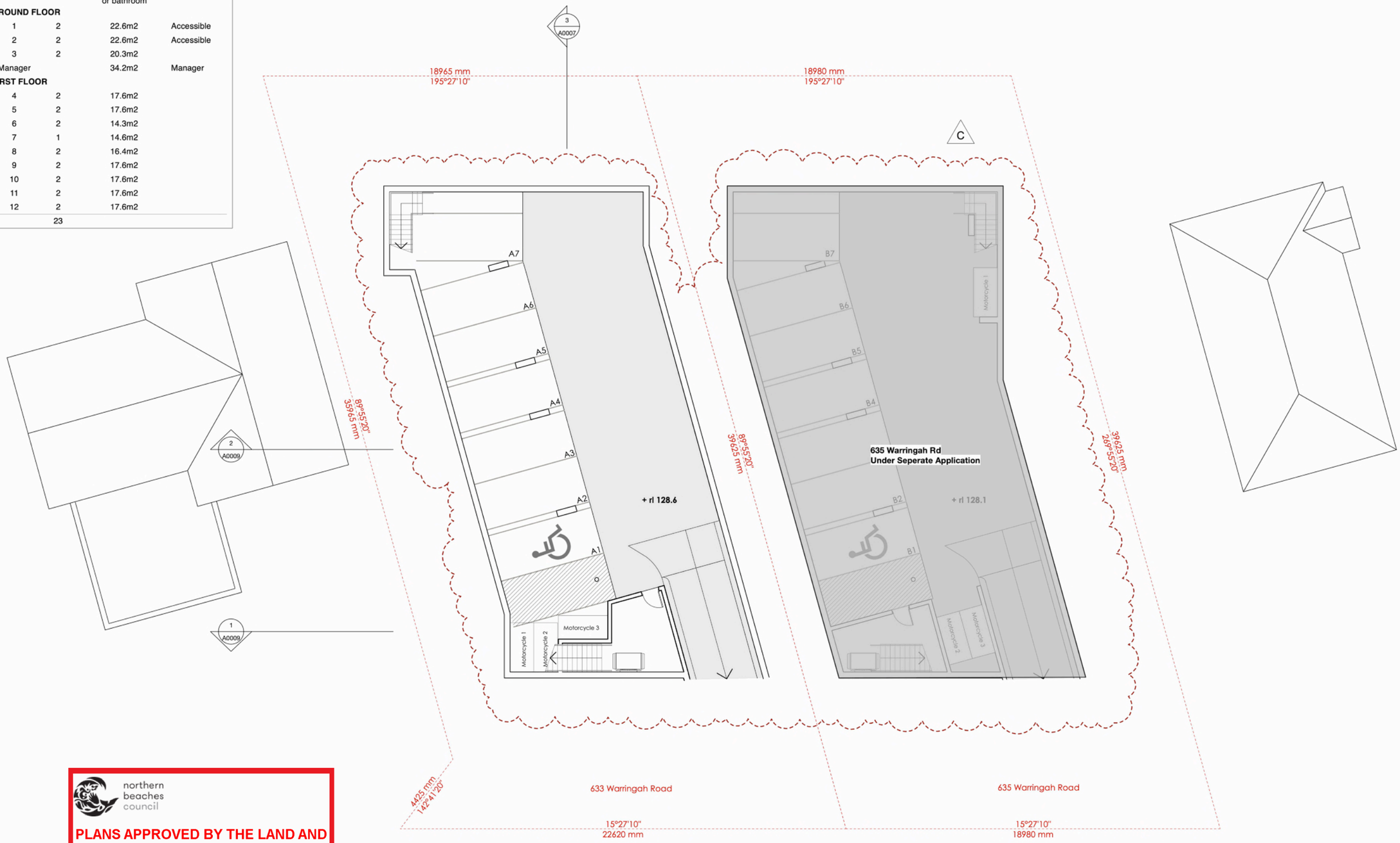
- not present any unsatisfactory traffic capacity, safety, or environmental related implications
- incorporate a suitable and appropriate parking provision for the nature of the use
- incorporate suitable vehicle access, internal circulation, and servicing arrangements.

Appendix A

Approved Development Plans

ROOM SCHEDULE-633 Warringah Rd

Room No	Persons	Area* *not including kitchen or bathroom	Notes
GROUND FLOOR			
1	2	22.6m2	Accessible
2	2	22.6m2	Accessible
3	2	20.3m2	
Manager		34.2m2	Manager
FIRST FLOOR			
4	2	17.6m2	
5	2	17.6m2	
6	2	14.3m2	
7	1	14.6m2	
8	2	16.4m2	
9	2	17.6m2	
10	2	17.6m2	
11	2	17.6m2	
12	2	17.6m2	
	23		



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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2020/342804

DATED: 3 Septemeber 2021

issue	date	Revision	by
C1	10/8/21	Reissued.	JM
C	27/7/21	Basement Design Amended	JM
B	14.04.21	Amendments as clouded.	JM
A	17.07.20	Development Application	JM
1	2/6/20	PRELIMINARY	DS

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PRELIM. ISSUE | FOR APPROVAL ✓ | FOR CONSTRUCTION | RECORD

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project
New Boarding House
633 Warringah Road, Forestville

drawing title
Basement Floor Plan

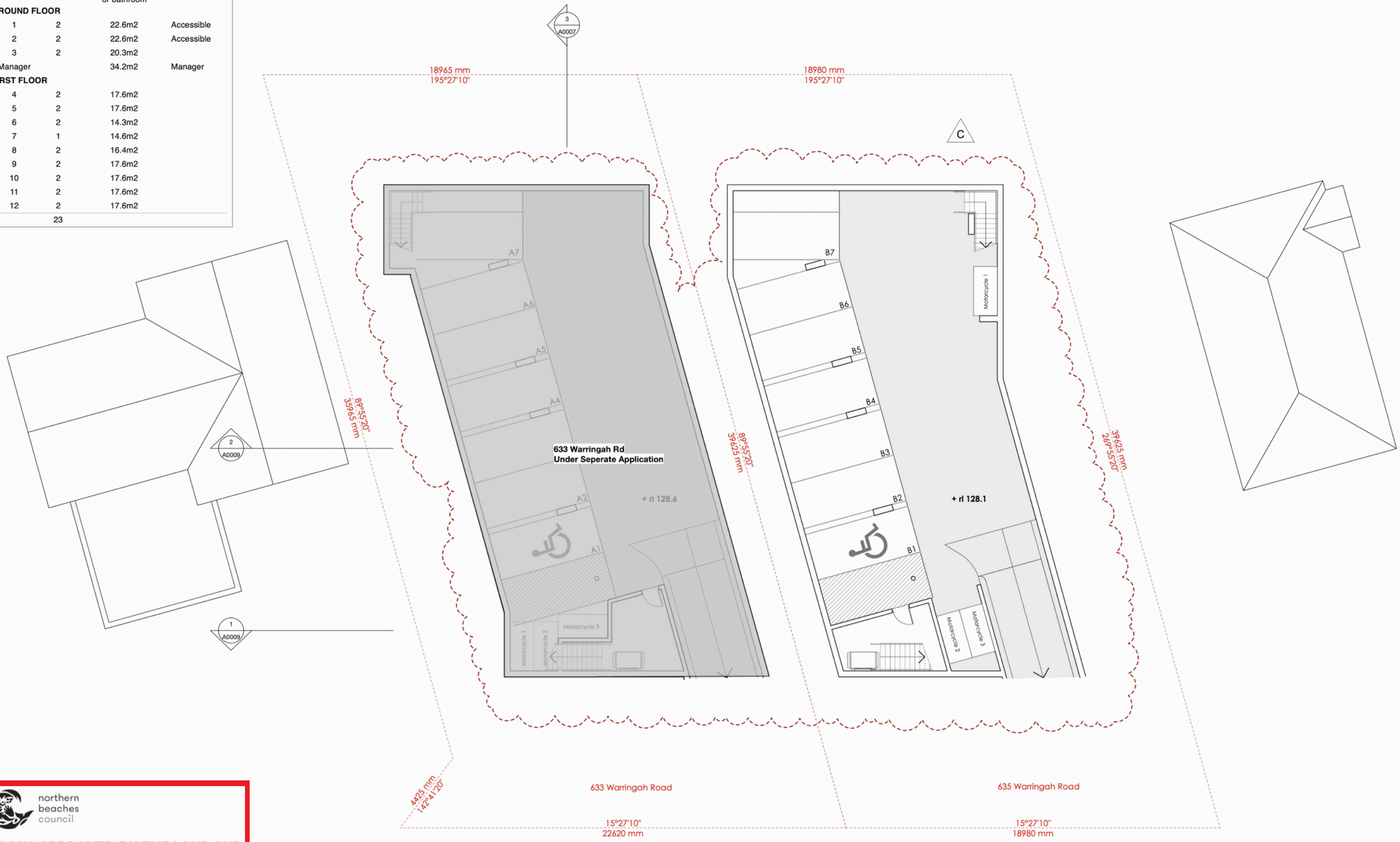
true north

job no.: 18.25
card file: 2020-18 DA Drawings - 2 Basements - 2
date: Mon, 9 Aug 2021
drawn / checked by: jm/ds / jm
scale at A3: As noted [@ A1]

A:0002 C1

ROOM SCHEDULE-633 Warringah Rd

Room No	Persons	Area* *not including kitchen or bathroom	Notes
GROUND FLOOR			
1	2	22.6m2	Accessible
2	2	22.6m2	Accessible
3	2	20.3m2	
Manager		34.2m2	Manager
FIRST FLOOR			
4	2	17.6m2	
5	2	17.6m2	
6	2	14.3m2	
7	1	14.6m2	
8	2	16.4m2	
9	2	17.6m2	
10	2	17.6m2	
11	2	17.6m2	
12	2	17.6m2	
	23		



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C1	10/8/21	Reissued.	JM
C	27/7/21	Basement Design Amended	JM
B	14.04.21	Amendments as clouded.	JM
A	17.07.20	Development Application	JM
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project
New Boarding House

635 Warringah Road, Forestville

drawing title
Basement Floor Plan

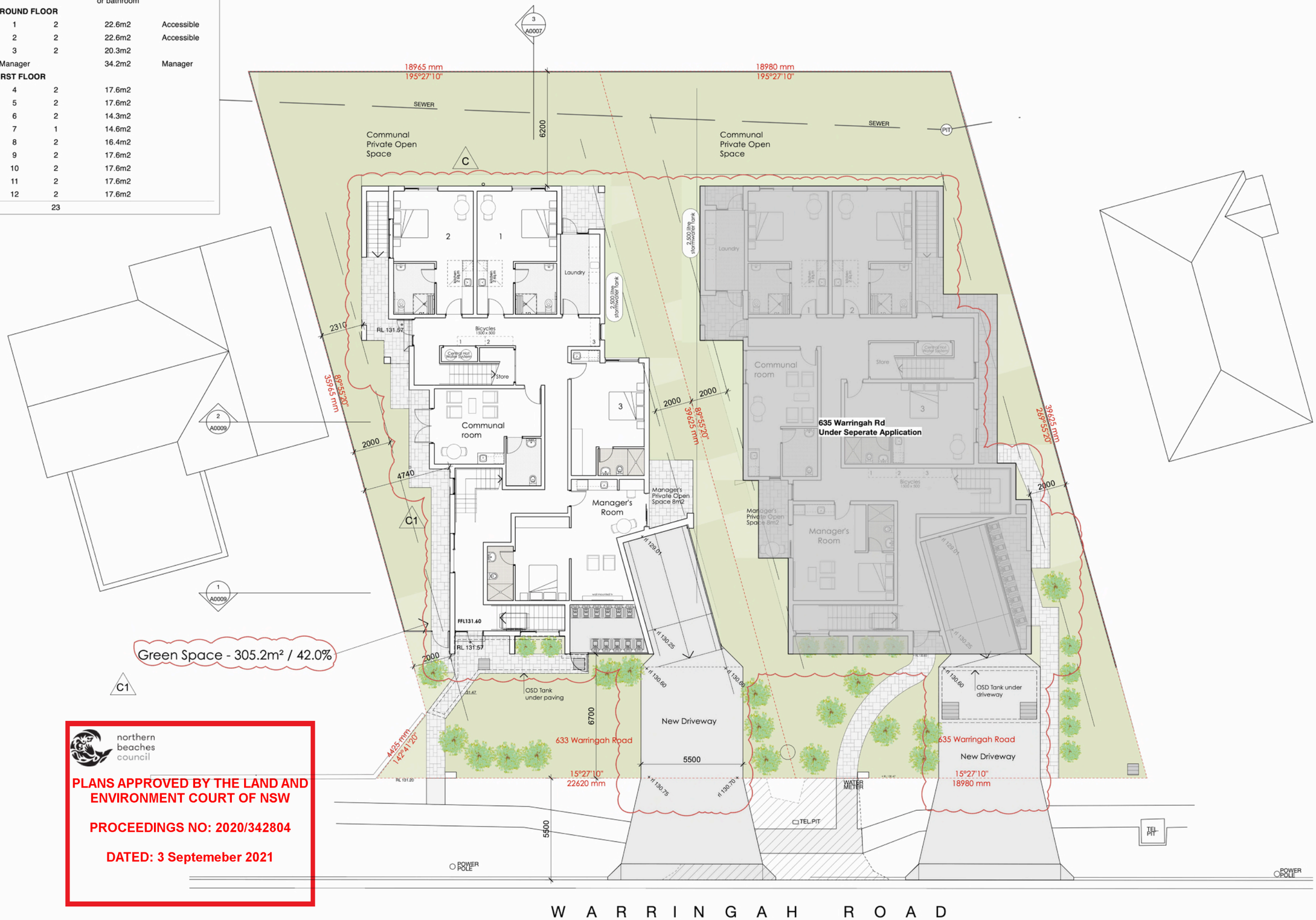
true north

job no : 18.25
cad file : 2017 DWG & DA Drawings - 2 Basements - 2
date : Mon, 9 Aug 2021
drawn / checked by: jm/ds / jm
scale at A3 : As noted [@ A1]

A:1002 C1

ROOM SCHEDULE-633 Warringah Rd

Room No	Persons	Area* *not including kitchen or bathroom	Notes
GROUND FLOOR			
1	2	22.6m2	Accessible
2	2	22.6m2	Accessible
3	2	20.3m2	
Manager		34.2m2	Manager
FIRST FLOOR			
4	2	17.6m2	
5	2	17.6m2	
6	2	14.3m2	
7	1	14.6m2	
8	2	16.4m2	
9	2	17.6m2	
10	2	17.6m2	
11	2	17.6m2	
12	2	17.6m2	
	23		



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PROCEEDINGS NO: 2020/342804

DATED: 3 Septemeber 2021

issue	date	Revision	by
C1	3/8/21	Egress path from rear fire stair added.	JM
C	27/7/21	Basement Design Amended	JM
B	14.04.21	Amendments as clouded.	JM
A	17.07.20	Development Application	JM
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project: New Boarding House

633 Warringah Road, Forestville

drawing title: Ground Floor Plan

true north

job no.: 18.25

card file: 2020/2018 DA Drawings - 2 Basements - 2

Date: Wed, 13 May 2020

drawn / checked by: jm/ds / jm

scale at A3: As noted [@ A1]

A:0003 C1

ROOM SCHEDULE-635 Warringah Rd

Room No	Persons	Area* *not including kitchen or bathroom	Notes
GROUND FLOOR			
1	2	21.6m2	Accessible
2	2	22.7m2	Accessible
3	2	17.6m2	
Manager		25.5m2	
FIRST FLOOR			
4	2	17.6m2	
5	1	14.3m2	
6	2	17.6m2	
7	2	17.6m2	
8	2	16.4m2	
9	2	17.6m2	
10	2	17.6m2	
11	2	17.6m2	
12	2	17.6m2	
	23		

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2020/342803

DATED: 3 September 2021

2 A:1003 Ground Floor Plan
Scale: 1:100
0 1 2 3 4 5 6 7 8 9 10 M

issue	date	Revision	by
C1	3/8/21	Egress path from rear fire stair added.	JM
C	27/7/21	Amended Basement Plans	JM
B	11.11.20	Amended Plan for Planning Meeting	JM
A	07.07.20	Development Application	JM
1	11/6/20	Development Application	DS

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project New Boarding House
635 Warringah Road, Forestville
drawing title Ground Floor Plan

true north

job no : 18.25
cad file : 2020-06-18 DA Drawings - 2 Basements - 2
Date: Wed, 13 May 2020
drawn / checked by: jm/ds / jm
scale at A3 : As noted [@ A1]

A:1003 C1

Appendix B

Proposed Development Plans

WALSH ARCHITECTS

Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609

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P: 0466 049 880

Nominated Architect : Scott Walsh
ACT 2624 | NSW 10366

REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	24.11.2021

GROUND FLOOR PLAN

SHEET NUMBER	DA101
REVISION	A
SCALE @ A1	1 : 100

633-635 WARRINGAH RD FORESTVILLE

WALSH ARCHITECTS

Building 3.3/1 Dairy Rd,
Fyshwick ACT 2609

E: scott@walsharchitects.com.au
P: 0466 049 880

Nominated Architect : Scott Walsh
ACT 2624 | NSW 10366

REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	24.11.2021

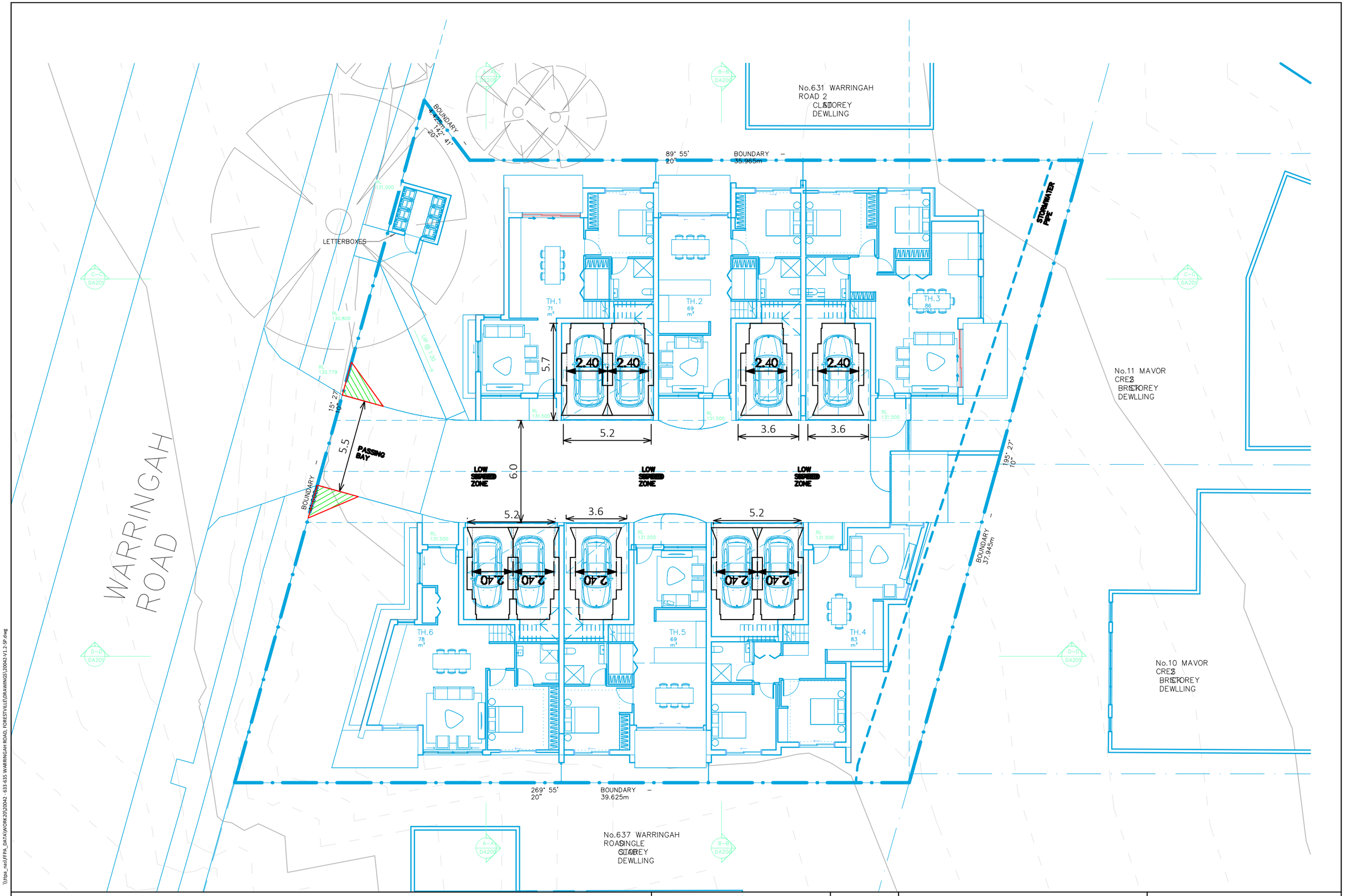
LEVEL 1 PLAN

SHEET NUMBER	DA102
REVISION	A
SCALE @ A1	1 : 100

633-635 WARRINGAH RD FORESTVILLE

Appendix C

Turning Path Assessment



633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
CAR PARK LAYOUT

DRAWING REF NO. 20042-V1.2-SP

SHEET NO. 01 OF 06

ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA

REVIEWED BY B.LO

SCALE A3 0 2.0 4.0 1:200

PRELIMINARY PLAN
FOR DISCUSSION PURPOSES ONLY SUBJECT TO CHANGE WITHOUT NOTIFICATION

WARNING
THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE PROVEN ON SITE. ALL EXISTING SERVICES SHOWN ARE NOT GUARANTEED.

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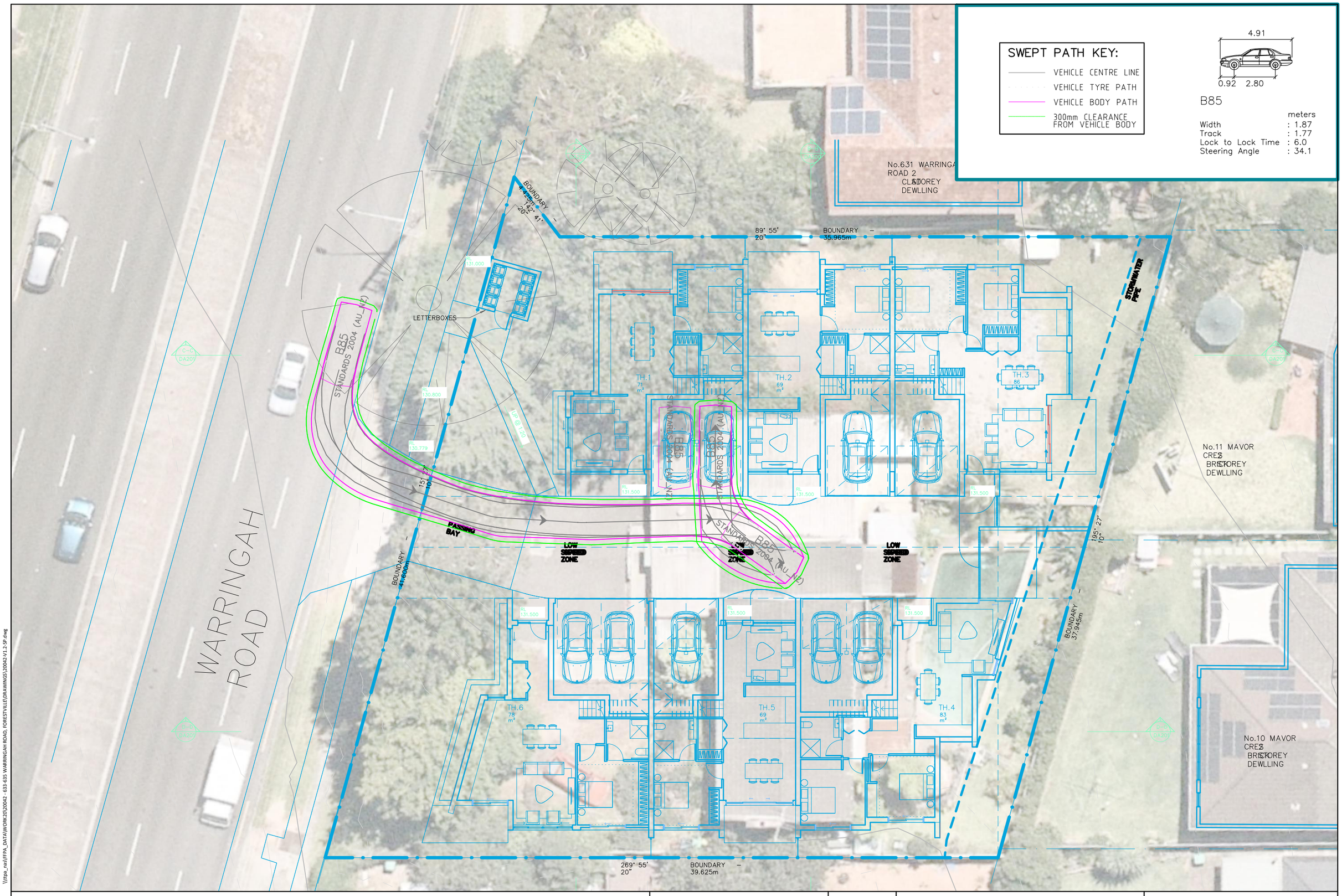
Plotted by Prasanth



633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
SWEPT PATH OF A B85 ENTERING THE GARAGE

DRAWING REF NO. 20042-V1.2-SP SHEET NO. 02 OF 06 ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA
REVIEWED BY B.LO

SCALE A3 0 2.0 4.0 1:200

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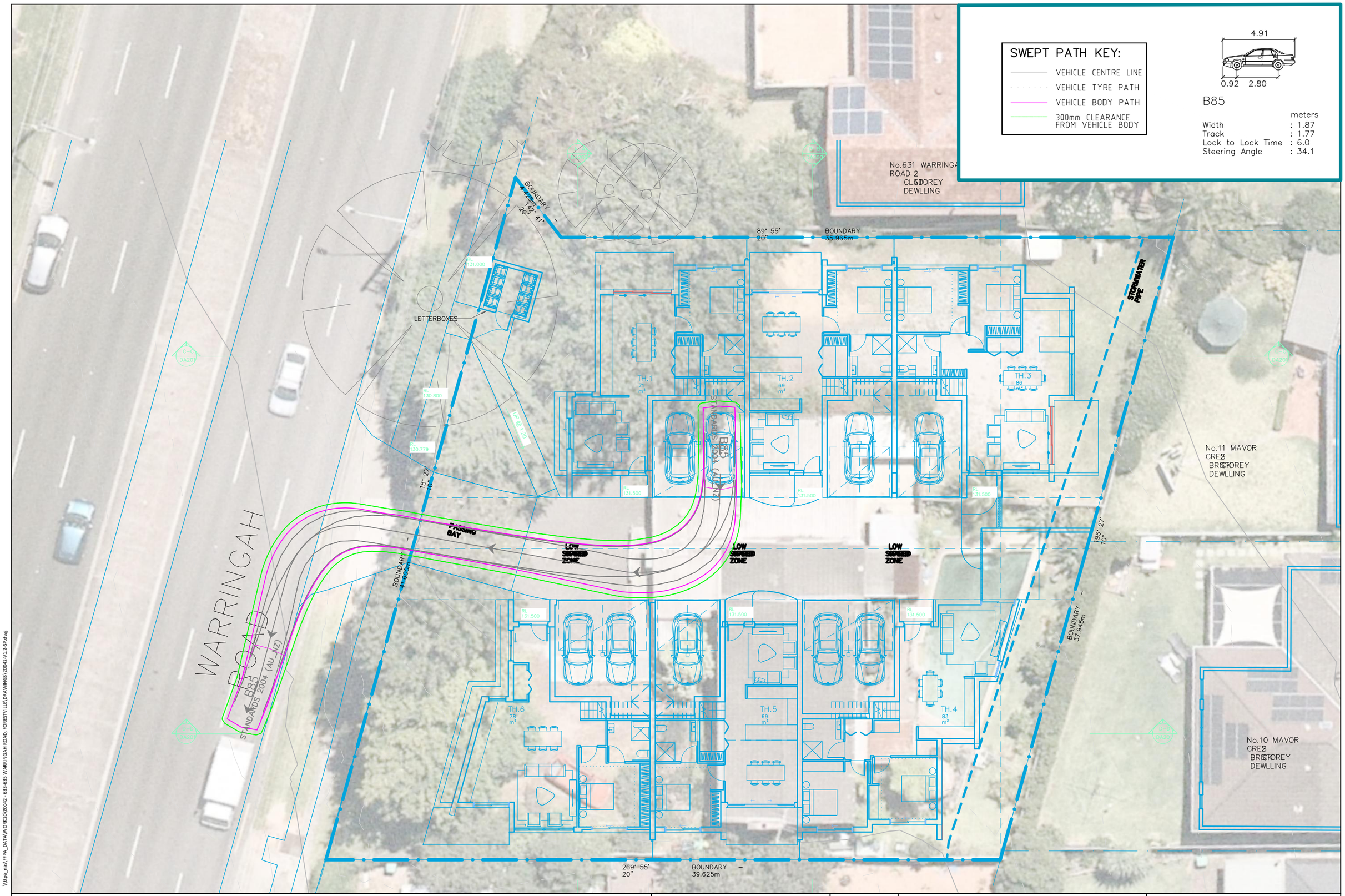
Plotted by Prasanth



633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
SWEPT PATH OF A B85 EXITING THE GARAGE

DRAWING REF NO. 20042-V1.2-SP

SHEET NO. 03 OF 06

ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA

REVIEWED BY B.LO

SCALE A3 0 2.0 4.0 1:200

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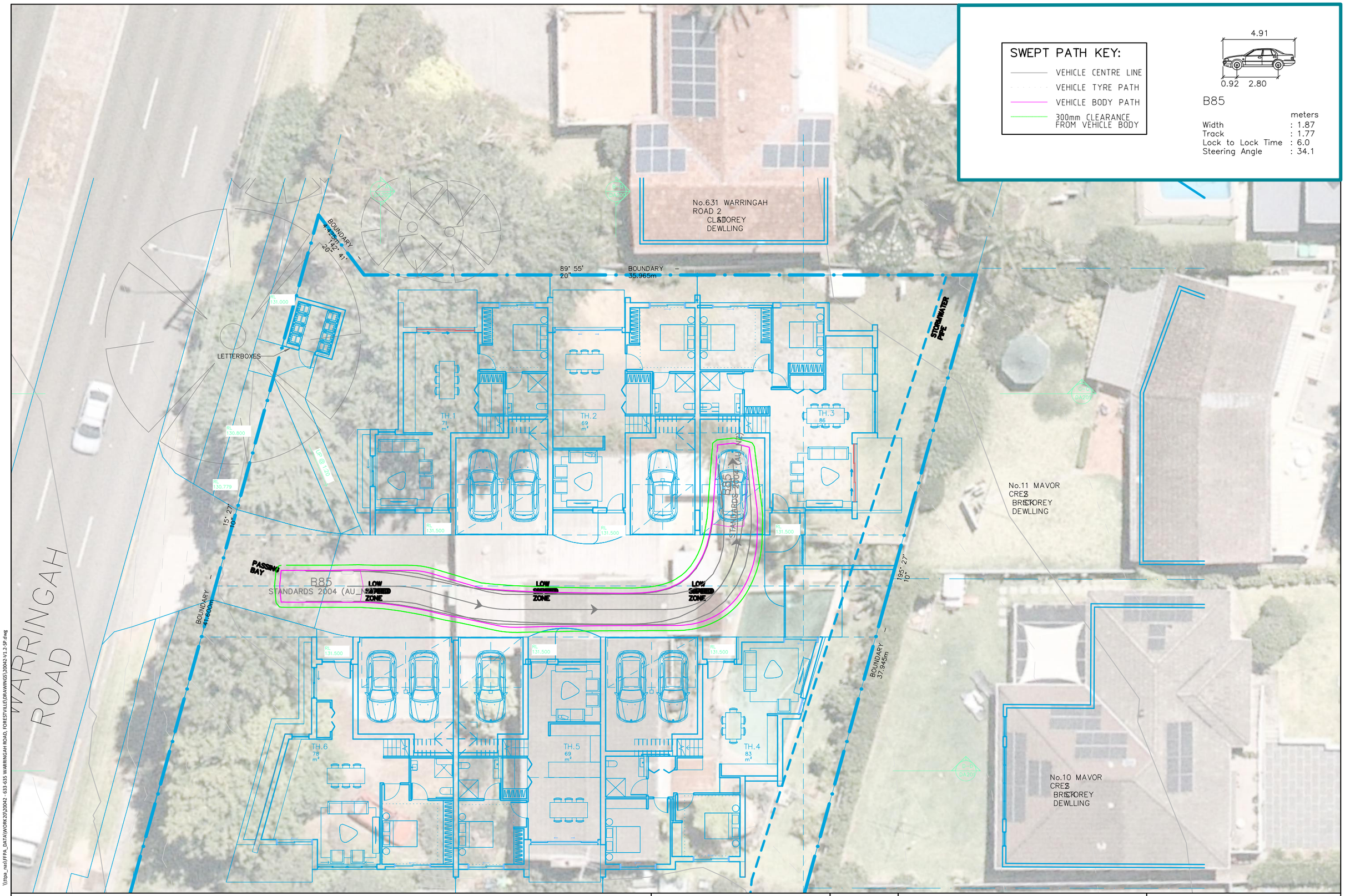

633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
SWEPT PATH OF A B85 ENTERING THE GARAGE

DRAWING REF NO. 20042-V1.2-SP

SHEET NO. 04 OF 06

ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA

REVIEWED BY B.LO

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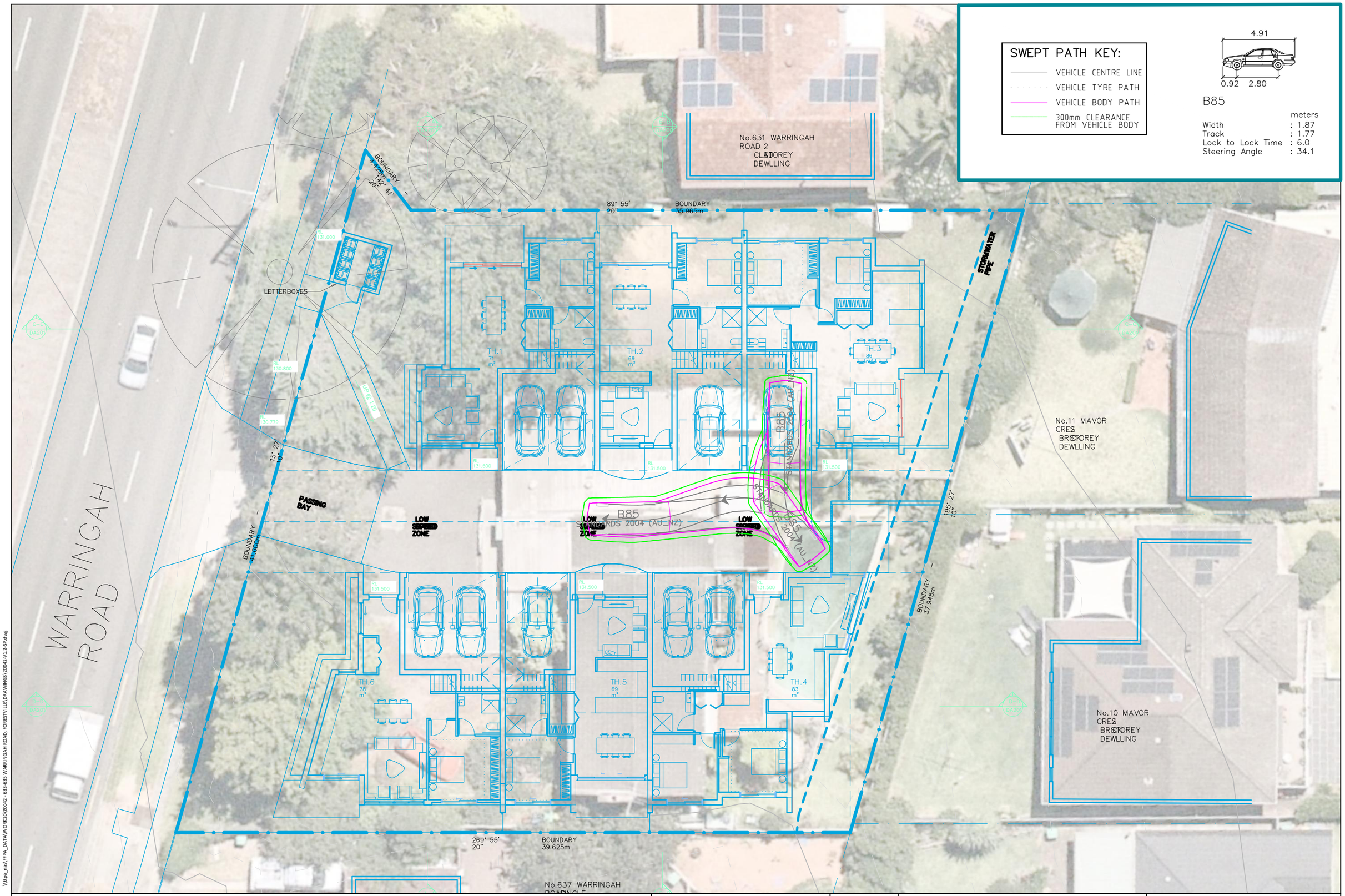

633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
SWEPT PATH OF A B85 EXITING THE GARAGE

DRAWING REF NO. 20042-V1.2-SP

SHEET NO. 05 OF 06

ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA

REVIEWED BY B.LO

SCALE A3 0 2.0 4.0 1:200

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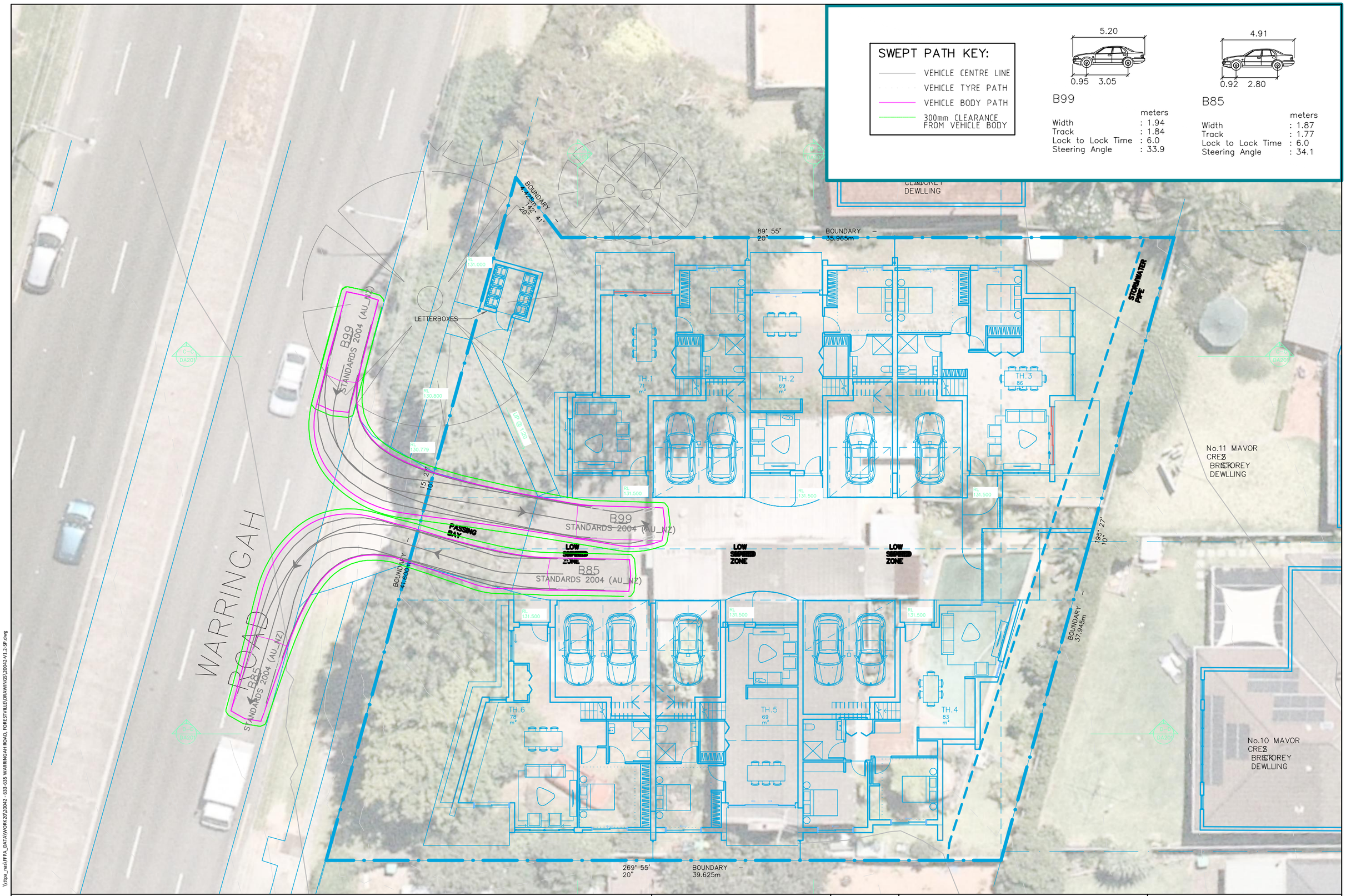

633-635 WARRINGAH ROAD, FORESTVILLE
PROPOSED SENIORS LIVING DEVELOPMENT
SWEPT PATH OF B85 AND B99 VEHICLES PASSING AT DRIVEWAY ENTRANCE

DRAWING REF NO. 20042-V1.2-SP SHEET NO. 06 OF 06 ISSUE DATE 25 November 2021

DESIGNED BY P.PRATTHIGADAPA
REVIEWED BY B.LO

SCALE A3 0 2.0 4.0 1:200

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