

33-35 Fairlight Street, Fairlight

Proposed Residential Development

Traffic and Parking Assessment

Ref: 483/2020

Date: October 2021

Issue: B

Table of Contents

1.0	INTRODUCTION	1
2.0	PROPOSED DEVELOPMENT SCHEME.....	2
2.1	Site, Context and Existing Circumstances.....	2
2.2	Proposed Development.....	2
3.0	ROAD NETWORK AND TRAFFIC CONDITIONS	3
3.1	Road Network.....	3
3.2	Traffic Controls	3
3.3	Traffic Conditions	4
3.4	Transport Services	4
4.0	TRAFFIC	5
5.0	PARKING	6
6.0	ACCESS, INTERNAL DESIGN AND SERVICING	7
6.1	Access.....	7
6.2	Internal Design	7
6.3	Servicing	7
7.0	CONCLUSION	8

List of Figures

Figure 1	Location
Figure 2	Site
Figure 3	Road Network
Figure 4	Traffic Controls

List of Appendices

Appendix A	Development Plans
Appendix B	Turning Path Assessment

1.0 Introduction

This report has been prepared to accompany a Development Application to Northern Beaches Council for a proposed multi-unit residential development at 33-35 Fairlight Street, Fairlight (Figure 1).

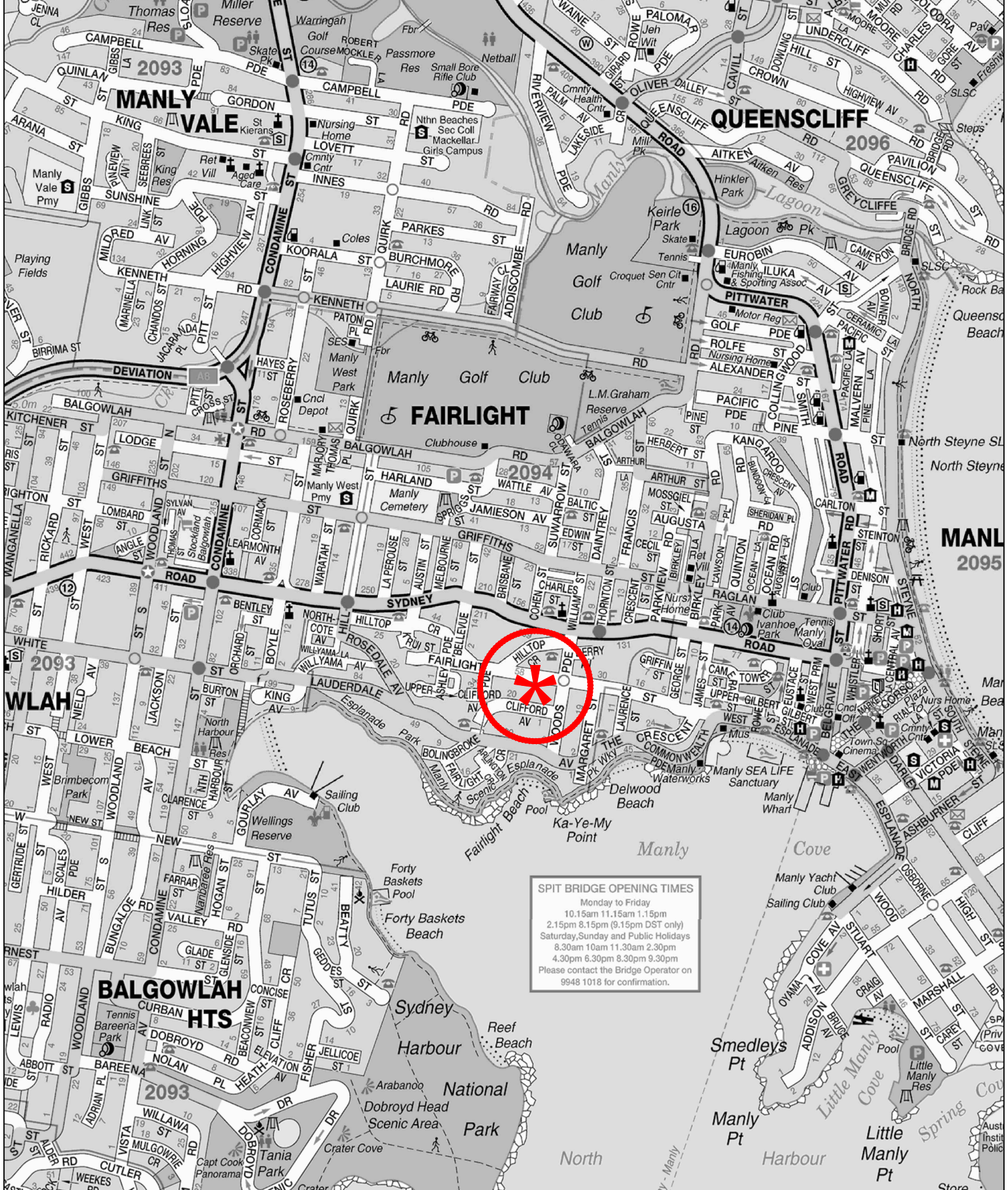
Fairlight is a popular and scenic location which benefits from public transport services and convenient proximity to the Manly commercial centre. The high demand for new residential apartments with ocean outlooks has resulted in ongoing residential developments in the area.

The proposed development scheme comprises:

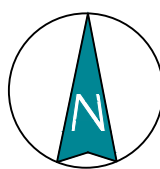
- 6 x apartments
- 2 x levels of car park

The purpose of this report is to:

- ❖ describe the site, its context and proposed development scheme
- ❖ describe the existing road network and conditions on that network
- ❖ assess the adequacy of the proposed on-site parking provision
- ❖ assess the proposed vehicle access and the potential traffic implications
- ❖ assess the proposed internal circulation and servicing arrangements



LEGEND



LOCATION

FIG 1

2.0 Proposed Development Scheme

2.1 Site, Context and Existing Circumstances

The site (Figure 2) is a consolidation of Lots 8B & 9B in DP3742, located at 33-35 Fairlight Street, Fairlight, and occupies a generally rectangular-shaped area of some 1,249m². The site has a frontage of some 31m to Fairlight Street situated in an elevated position with an outlook over North Harbour from the rear of the site. The surrounding uses comprise:

- ❖ the single dwellings along Fairlight Street with some multi-unit dwellings (on the northern side)
- ❖ the small Balgowlah Centre just to the northwest and the Manly town centre some 1.1km to the east.

There are two older-style residential buildings on the site at present with a vehicle access located at Fairlight Street.

2.2 Proposed Development

It is proposed to demolish the existing buildings and excavate the site to provide multiple level building platforms and construct a residential building which comprises:

4 x three-bedroom apartments

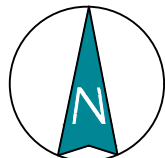
2 x four-bedroom apartments

A total of 14 parking spaces will be provided over two levels and accessed via a car lift. The existing driveway location at Fairlight Street will be retained but widened to 6m.

Details of the proposed development are provided on the architectural drawings prepared by Platform Architects that accompany the Development Application and are reproduced in Appendix A.



LEGEND



SITE

FIG 2

3.0 Road Network and Traffic Conditions

3.1 Road Network

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

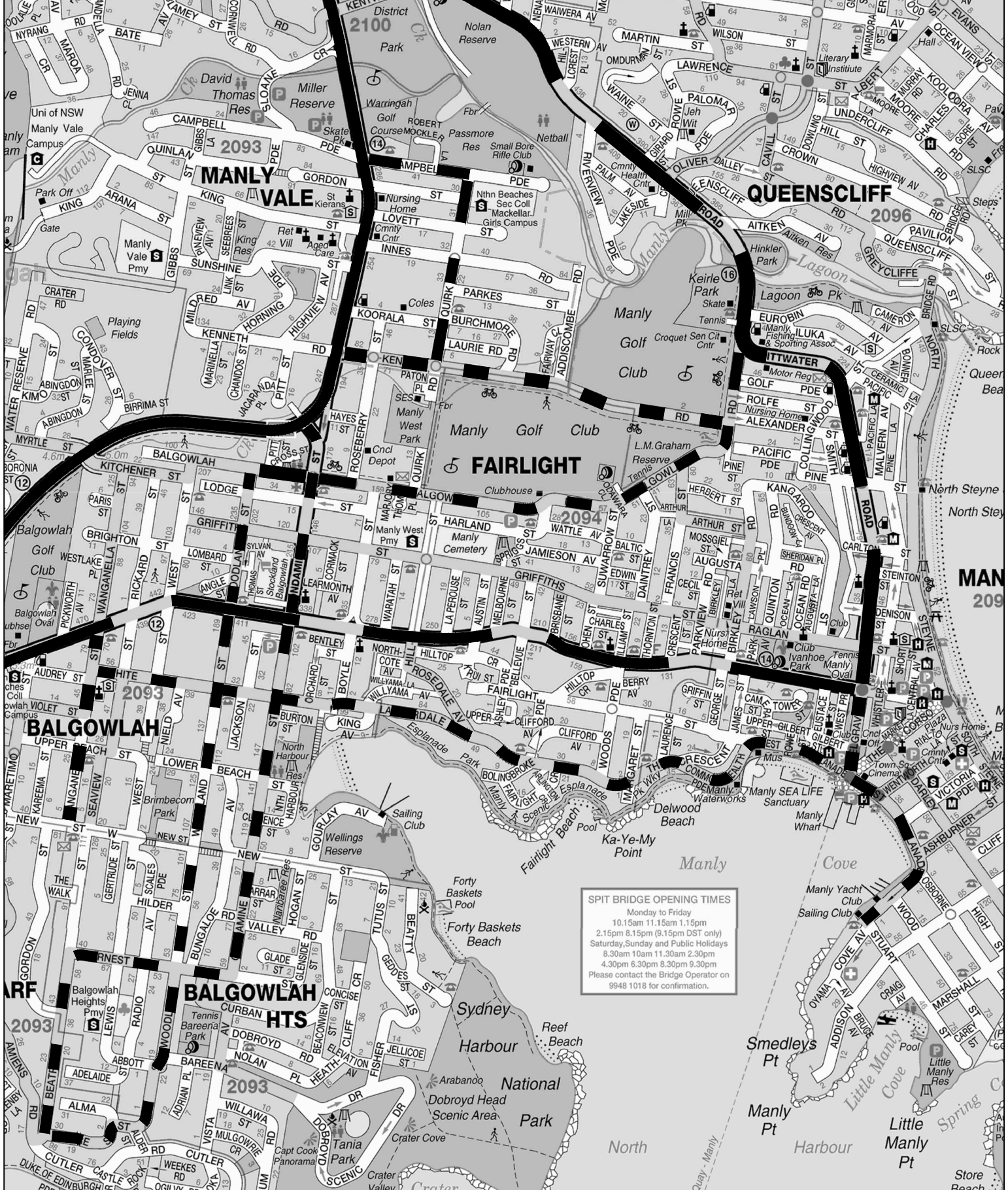
- ❖ *Manly Road / Burnt Bridge Creek Deviation / Condamine Street (north)* – a State Road and arterial route connecting across the Spit Bridge to the northern beaches area
- ❖ *Sydney Road* – a State Road and sub-arterial route connecting between Balgowlah and Manly
- ❖ *Wakehurst Parkway / Forest Road* – a State Road sub-arterial route connecting between Balgowlah and Frenchs Forest
- ❖ *Lauderdale Avenue / White Street* – a collector road route connecting between Manly and Balgowlah
- ❖ *Fairlight Street* – a local access road

Fairlight Street in the vicinity of the site is some 12.5m wide with a traffic lane plus a parking lane in each direction.




3.2 Traffic Controls

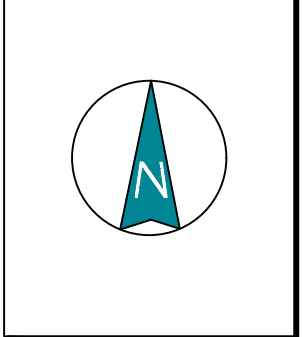
The traffic controls which have been applied to the road system serving the site (Figure 4) comprise:

- ❖ the traffic signals at the intersection of Condamine Street South and White Street
- ❖ the traffic signals along Sydney Road at the Hill Street, Condamine Street and Woodland Street intersections
- ❖ the roundabout at the Fairlight Street / Woods Parade intersection



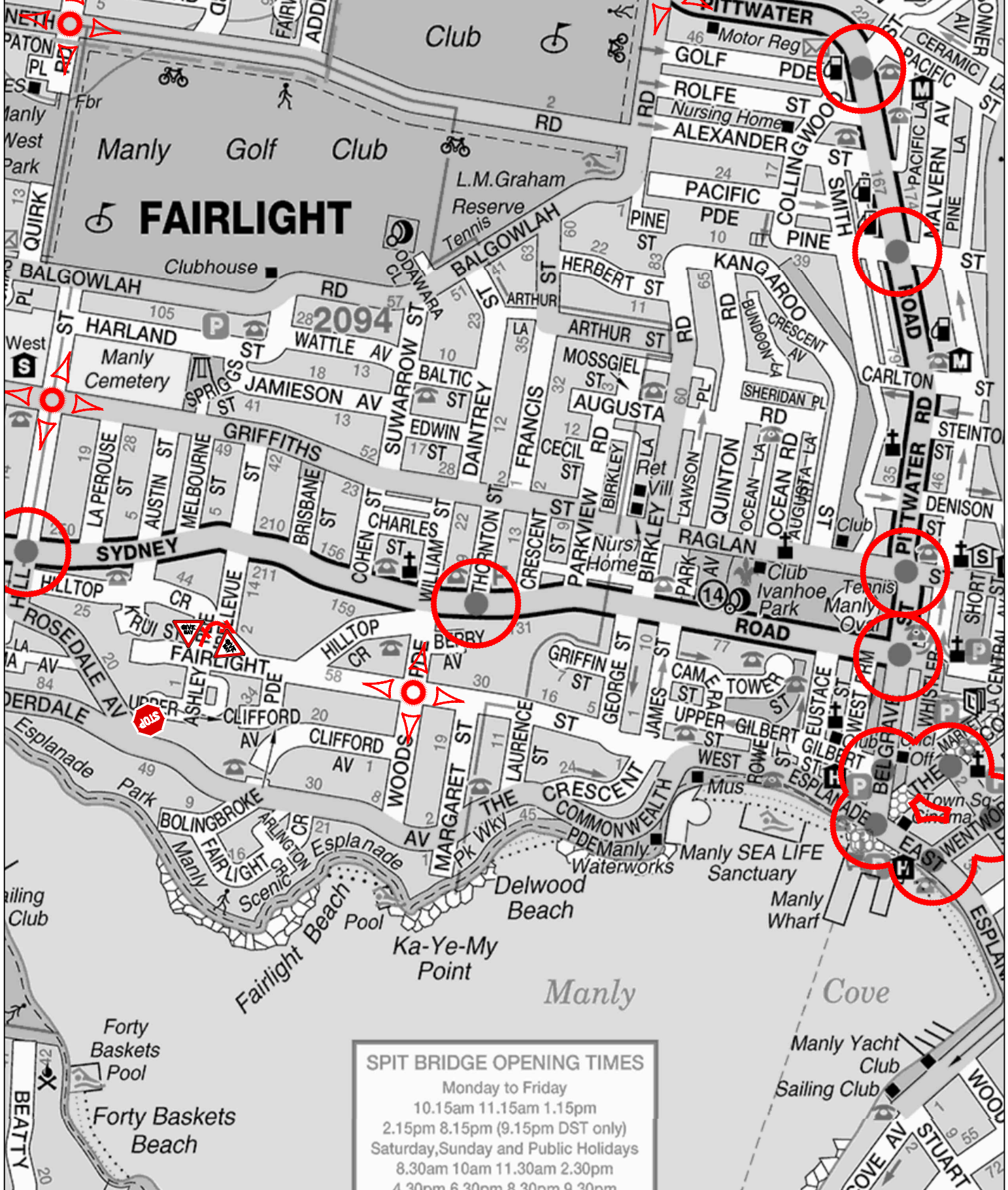
LEGEND

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR






ROAD NETWORK

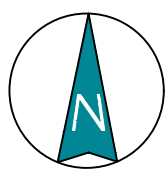
FIG 3



SPIT BRIDGE OPENING TIMES	
Monday to Friday	
10.15am	11.15am
1.15pm	2.15pm
8.15pm	(9.15pm DST only)
Saturday, Sunday and Public Holidays	
8.30am	10am
11.30am	2.30pm
4.30pm	6.30pm
8.30pm	9.30pm

LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



TRAFFIC CONTROLS

FIG 4

Transport and Traffic Planning Associates

- ❖ the STOP sign control on Rosedale Avenue at Lauderdale Avenue
- ❖ the 60 kmph speed restriction on Sydney Road and 50 kmph speed restriction on the local street/collector road system

3.3 Traffic Conditions

An indication of the prevailing traffic conditions on the roads in the vicinity of the site is provided by data¹ published by the Roads and Maritime Services. The data is expressed in terms of Annual Average Daily Traffic (AADT) and is summarised below:

	AADT
Sydney Road, Balgowlah	28,000 approx

Traffic movements on Fairlight Street are relatively minor and are generally free-flowing during the AM and PM peak periods.

3.4 Transport Services

Public transport services in the vicinity of the site are provided by a number of Sydney Buses services that operate along Lauderdale Avenue and Sydney Road. These services are accessible via the bus stops that are located some 200m to the north and south of the site. It is apparent that the site benefits from good accessibility to frequent bus services.

¹ *Traffic Volumes Data for Sydney Region
Roads and Maritime Services*

4.0 Traffic

The TfNSW Development Guideline criteria for “medium density” residential developments are as follows:

Large apartments (three beds/more) – 0.65 vtpd per unit

Application of the above rate to the proposed 6 apartments would indicate a projected peak traffic generation outcome of some 4 vtpd.

Traffic generation of this order of magnitude being some 1 vehicle movement every 15 minutes during the peak hours will be discernible in the context of the local road traffic. It is apparent that the proposal will not result in an undue traffic impact on the existing road network.

5.0 Parking

Council's DCP specifies a parking provision in relation to the proposed development as follows:

- 1 resident space per apartment plus
- 0.2 resident spaces per 2 bed apartment plus
- 0.5 resident spaces per 3 (or more) bed apartment plus
- 0.25 visitor spaces per apartment

Application of these criteria to the proposed development would indicate the following:

4 x Three-bedroom apartments	6 spaces
2 x Four-bedroom apartments	3 spaces
Visitors (6 apartments)	2 spaces
Total:	11 spaces

It is proposed to provide 14 spaces in the car park to comply with the DCP criteria.

6.0 Access, Internal Design and Servicing

6.1 Access

The existing driveway will be widened to 6m on the Fairlight Street frontage, providing access to a car lift and a waiting bay consistent with the design principles set out in the AS2890.1:2004 (concerning the management of conflict vehicle movements).

6.2 Internal Design

The design of the car parking area will conform with the requirements of AS2890.1 and there will be adequate provision for manoeuvring as indicated on the turning path assessment in Appendix B.

6.3 Servicing

Refuse will be removed from the street by Council services. Any occasional delivery requirements will also be satisfied by the available on-street parking (as is normal for residential developments of this nature).

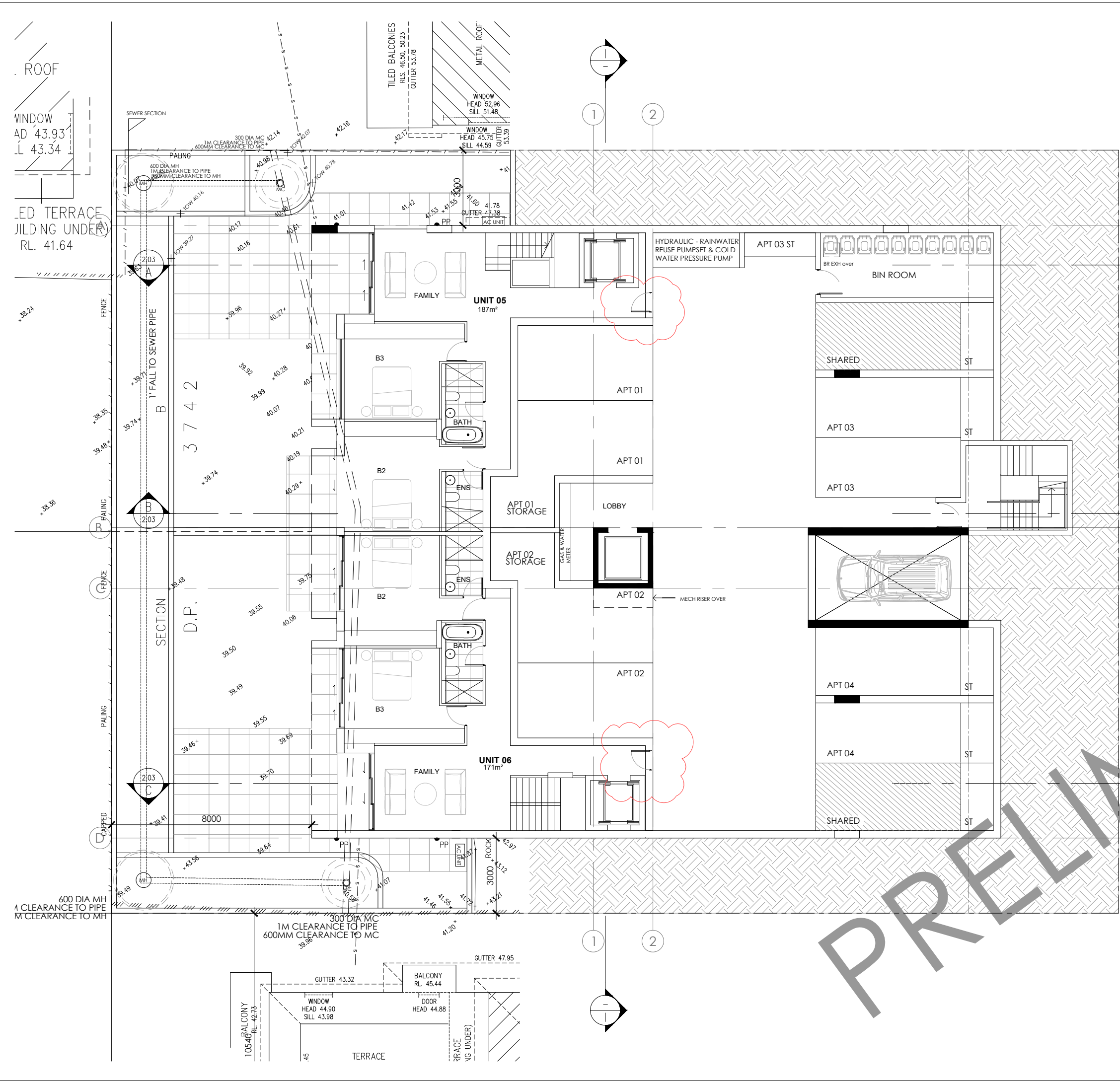
7.0 Conclusion

A traffic and parking assessment of the proposed residential development at 33-35 Fairlight Street, Fairlight has concluded that:

- ❖ there will not be any adverse traffic/safety implications
- ❖ the development will not create any undue traffic implications
- ❖ the proposed parking provision will be adequate and compliant with Council's code
- ❖ the proposed vehicle access, internal circulation and servicing arrangements will be suitable and appropriate.

Appendix A

Development Plans



LEGEND

ST	STORAGE	DP	DOWNPIPE	SK	SKYLIGHT
F	REFRIGERATOR	BG	BOX GUTTER	OP	OPAQUE GLAZING
R	ROBE	HR	HYDRAULIC RISER	RL	RELATIVE LEVEL
LDY	LAUNDRY	FX	FIXED PANEL	RFL	FINISHED FLOOR L.
GB	GLASS BALUSTRADE	LV	LOUVRE WINDOW	AFL	ABOVE FINISHED FL.
MB	METAL BALUSTRADE	SD	SLIDING PANEL	TOW	TOP OF WALL
PB	PRIVACY BLADE	CSD	CAVITY SLIDING PANEL	TOA	TOP OF AWNING
PS	PRIVACY SCREEN	AW	AWNING WINDOW	TOG	TOP OF GUTTER
PL	PLANTER	DH	DOUBLE HUNG W.	R.RL	RIDGE RL
RWO	RAINWATER OUTLET	SW	SWING PANEL		

platform
ARCHITECTS

2/40 EAST ESPLANADE, MANLY
p. 02 8385 9759 abn. 74602856157
nom. architect brida Gough, Reg No. 8280

IMPORTANT NOTES:

- Ensure that the drawings used carry the latest revision number.
- Read in conjunction with consultant & engineers drawings - refer to contract drawing list.
- All dimensions to be checked on site before commencement of work.
- All discrepancies to be brought to the attention of the Architect.
- Larger scale drawings and written dimensions take precedence.
- The Estuarine Planning Level is min 3.1m AHD. All levels to AHD.

REVISION	ISSUED	DESCRIPTION	BY
PRELIM	Nov 2020	ISSUED FOR PRELODGEEMENT MEETING WITH COUNCIL	BG/OH

PROJECT
NEW APARTMENTS

33-35 FAIRLIGHT STREET,
FAIRLIGHT NSW

CLIENT
**ALLEN GROUP
DEVELOPMENTS**

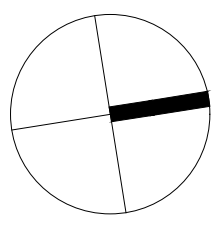
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NUMBER
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REVISION
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PRELIMINARY

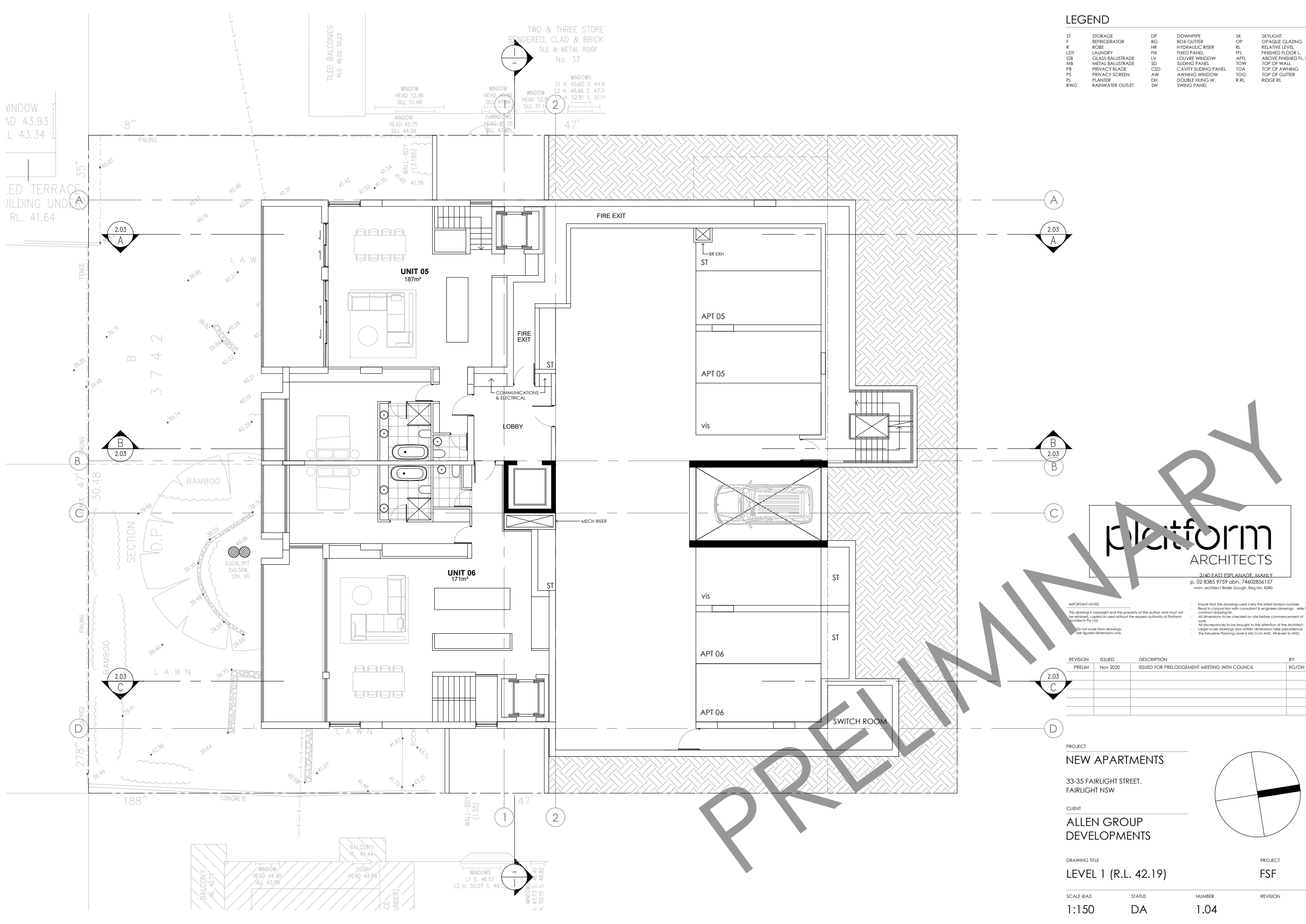
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ST	STORAGE	DP	DOWNPIPE	SK	SKYLIGHT
F	REFRIGERATOR	BG	BOX GUTTER	OP	OPAQUE GLAZING
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PL	PLANTER	DH	DOUBLE HUNG W.	R.RL	RIDGE RL
RWO	RAINWATER OUTLET	SW	SWING PANEL		

WINDOW
AD 43.93
L 43.34

ED TERRACE
BUILDING UNDER
RL. 41.64

TWO & THREE STORE
RENDERED, CLAD & BRICK
TILE & METAL ROOF
No. 37



platform
ARCHITECTS

2/40 EAST ESPLANADE, MANLY
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REVISION	ISSUED	DESCRIPTION	BY
PRELIM	Nov 2020	ISSUED FOR PRELODGEEMENT MEETING WITH COUNCIL	BG/OH
2.03			

PROJECT
NEW APARTMENTS

33-35 FAIRLIGHT STREET,
FAIRLIGHT NSW

CLIENT
**ALLEN GROUP
DEVELOPMENTS**

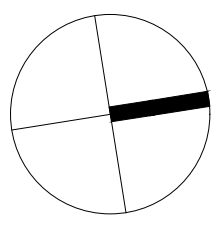
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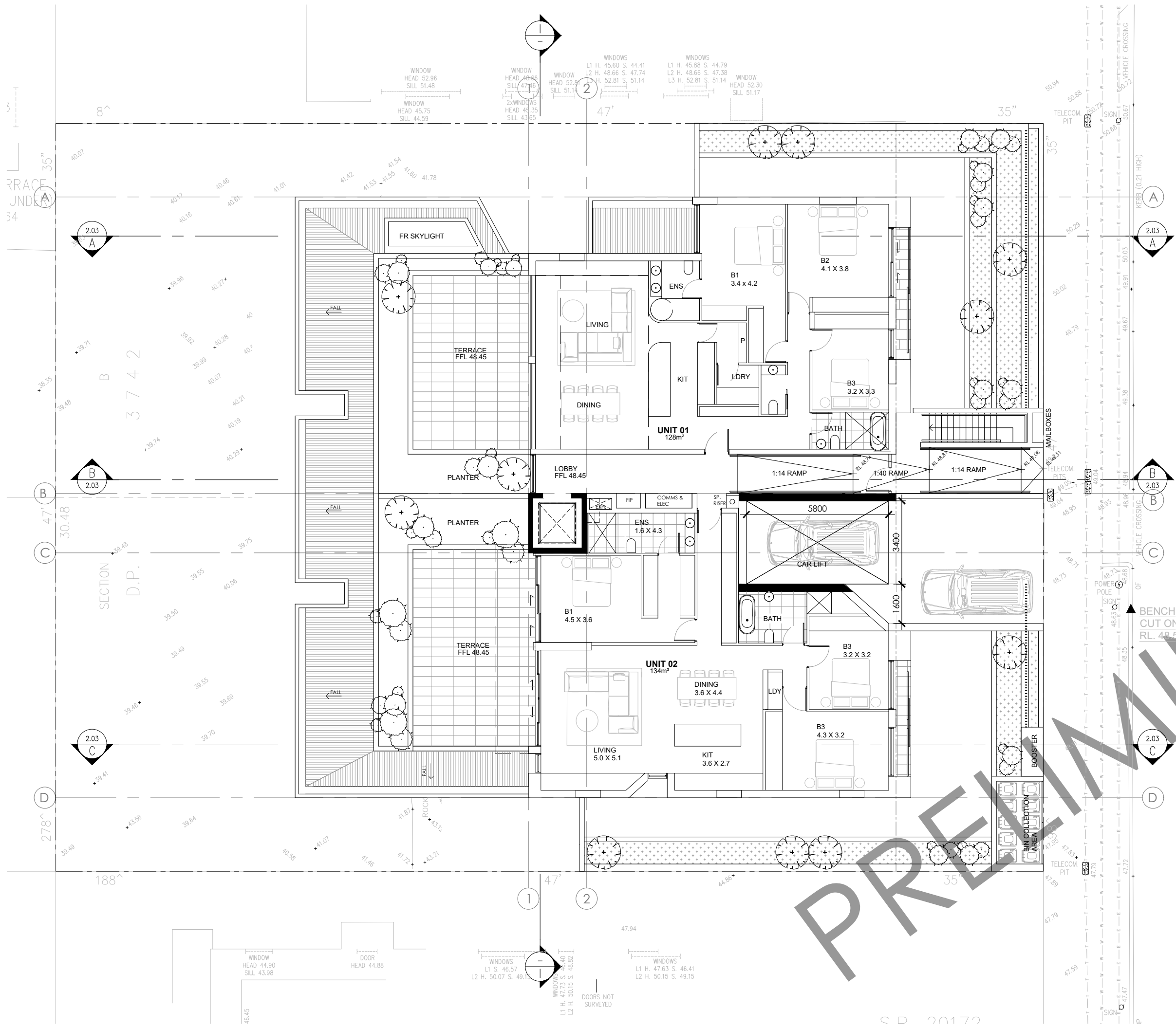
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NUMBER
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REVISION



PROJECT
FSF



LEGEND

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R	ROBE	HR	HYDRAULIC RISER	RL	RELATIVE LEVEL
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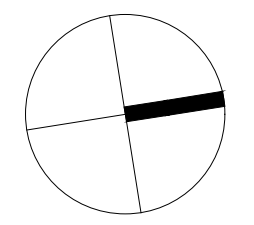
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PRELIM	Nov 2020	ISSUED FOR PRELODGEEMENT MEETING WITH COUNCIL	BG/OH

PROJECT
NEW APARTMENTS

33-35 FAIRLIGHT STREET,
FAIRLIGHT NSW

CLIENT
ALLEN GROUP
DEVELOPMENTS



DRAWING TITLE
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PROJECT
FSF

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NUMBER
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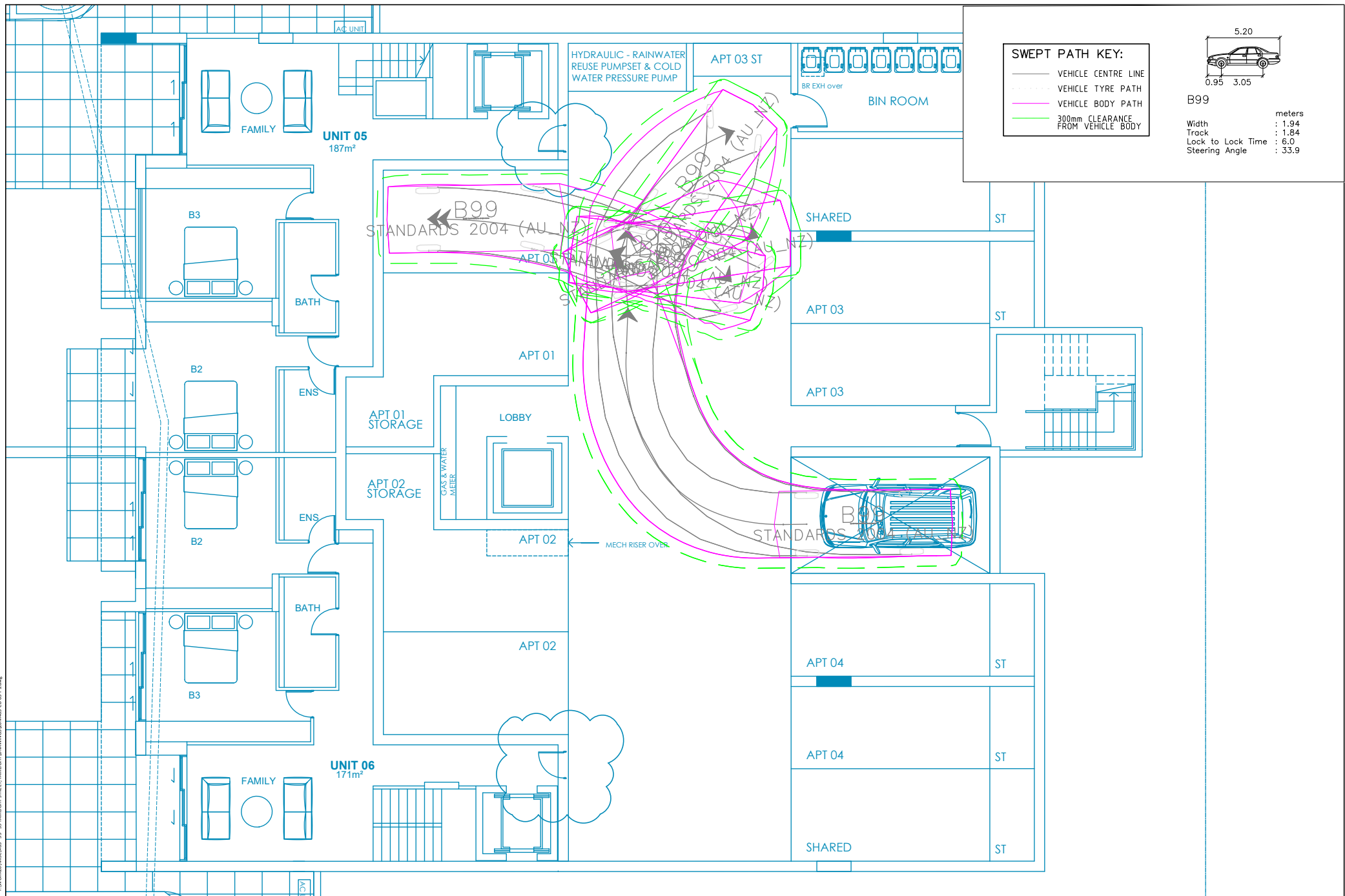
REVISION

PRELIMINARY

CD 20170

Appendix B

Turning Path Assessment



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**33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEEP PATH OF A B99 VEHICLE ENTERING THE CAR PARK AT BASEMENT LEVEL**

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 01 OF 11

ISSUE DATE 18 October 2021

DESIGNED BY
P.Prathigadapa

REVIEWED BY
B.LO

SCALE
AS 1:100

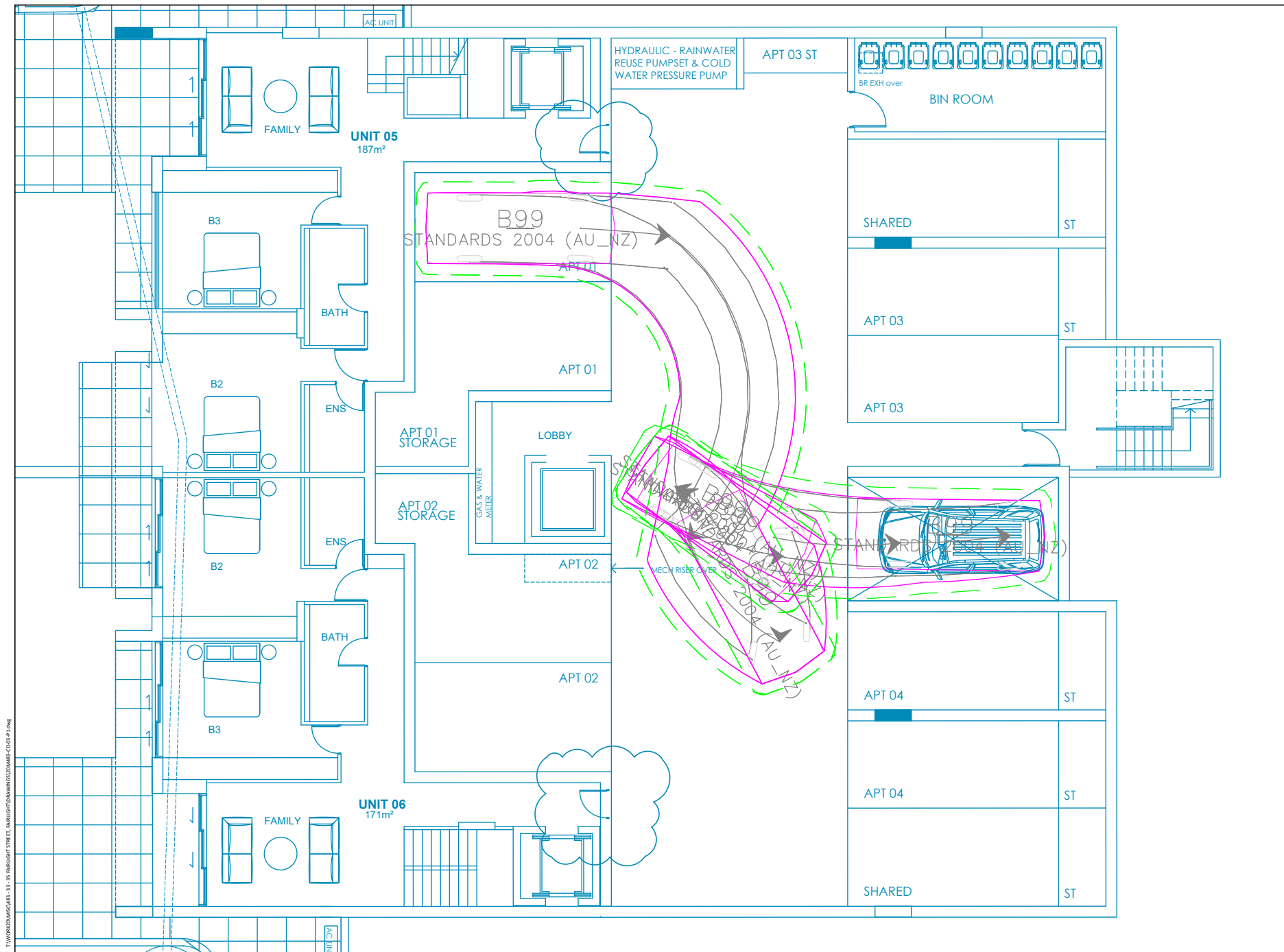


PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
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WARNING
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THE EXACT LOCATION SHALL BE PROVIDED BY THE
ALL SERVING SERVICES FROM AN EXISTING SURVEY

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33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEPT PATH OF A B99 VEHICLE EXITING THE CAR PARK AT BASEMENT LEVEL

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 02 OF 11

ISSUE DATE 18 October 2021

DESIGNED BY
 P.Prathigadapa

REVIEWED BY
 B.LO

SCALE
 AS

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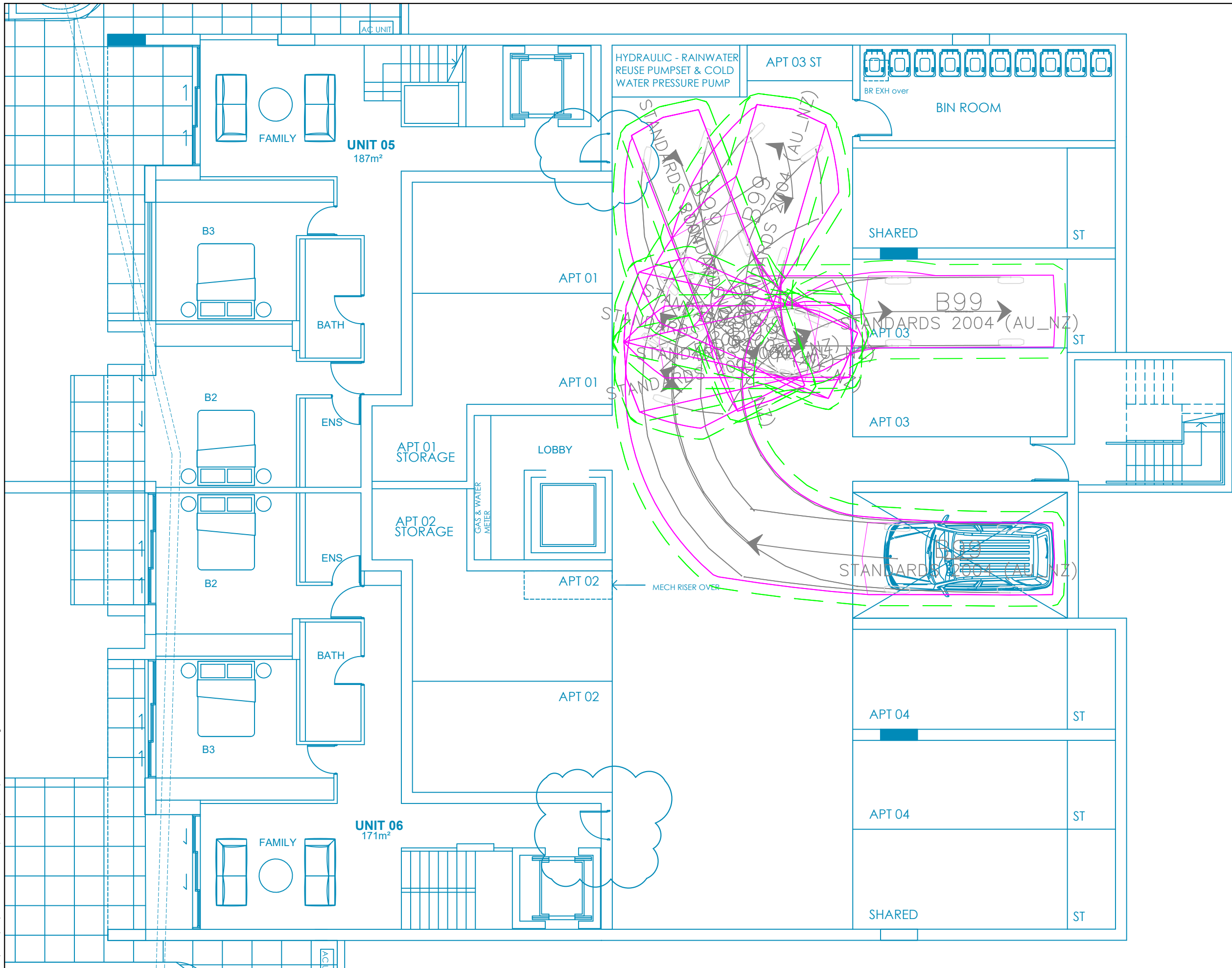


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33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEPT PATH OF A B99 VEHICLE ENTERING THE CAR PARK AT BASEMENT LEVEL
 DRAWING REF NO. 20M483-CD-03-P1 SHEET NO. 03 OF 11 ISSUE DATE 18 October 2021

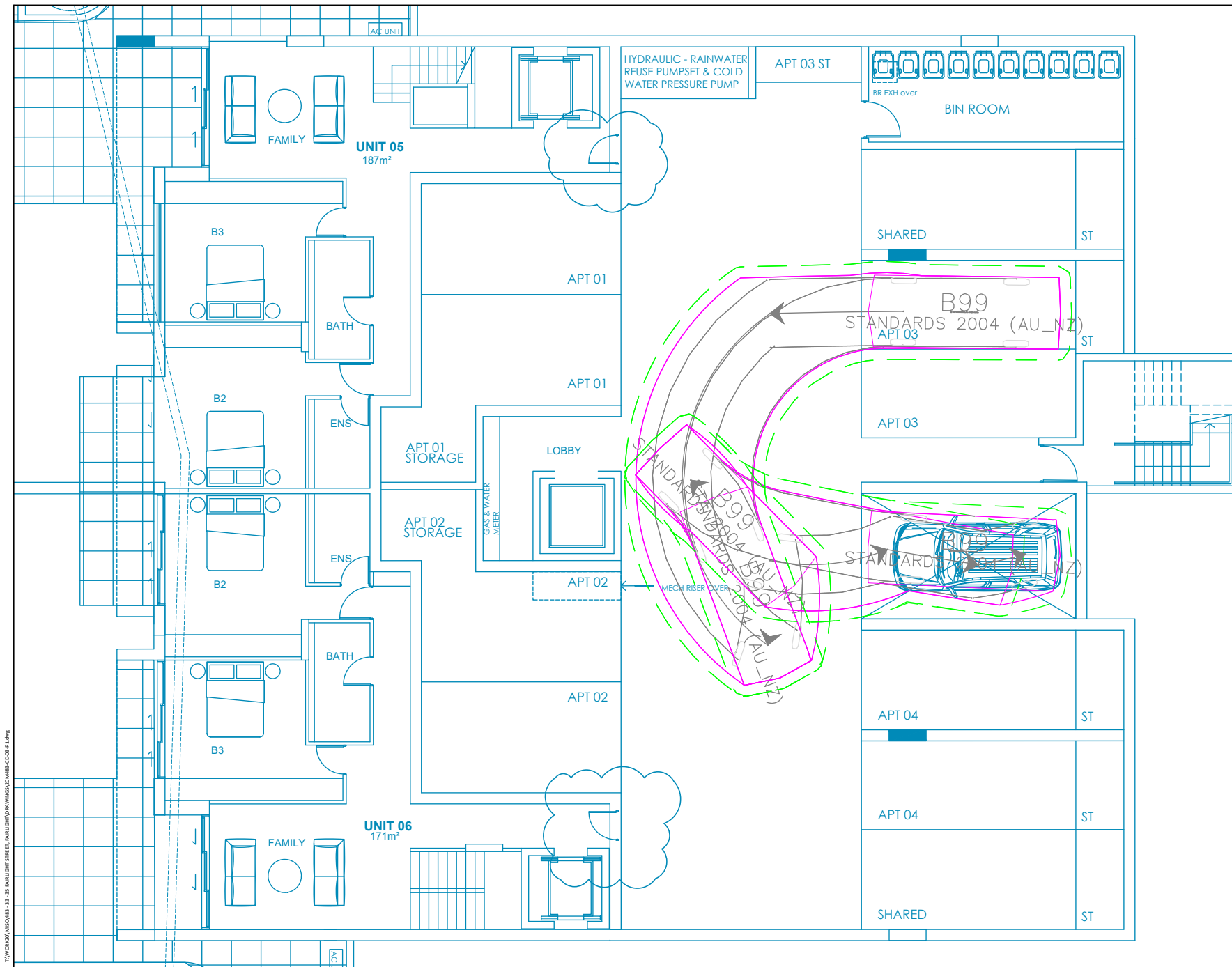
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33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEPT PATH OF A B99 VEHICLE EXITING THE CAR PARK

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 04 OF 11

ISSUE DATE 18 October 2021

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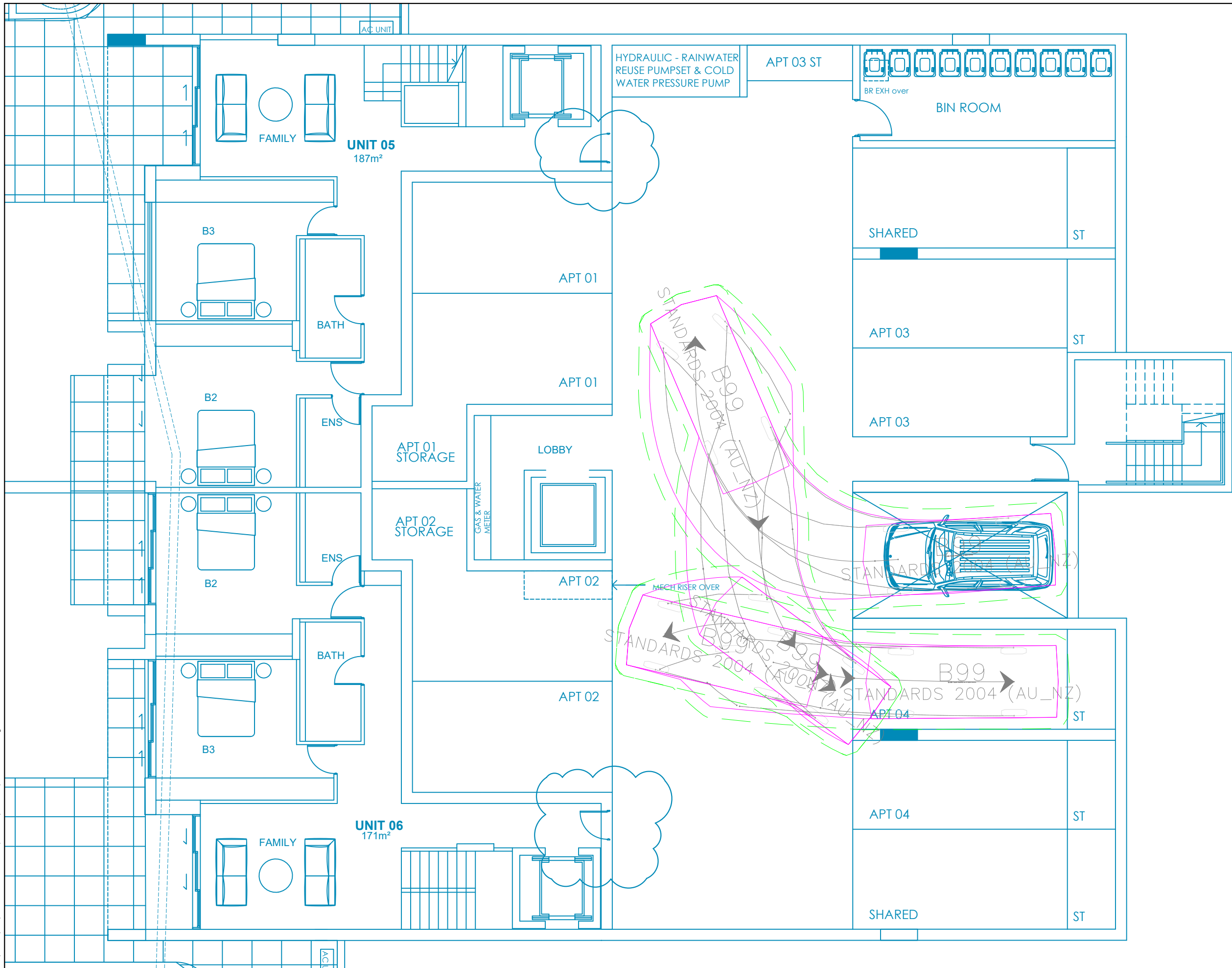


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**33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEEP PATH OF A B99 VEHICLE ENTERING THE CAR PARK AT BASEMENT LEVEL**

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 05 OF 11

ISSUE DATE: 18 October 2021

DESIGNED BY
P. Prathigadapa

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B. LO

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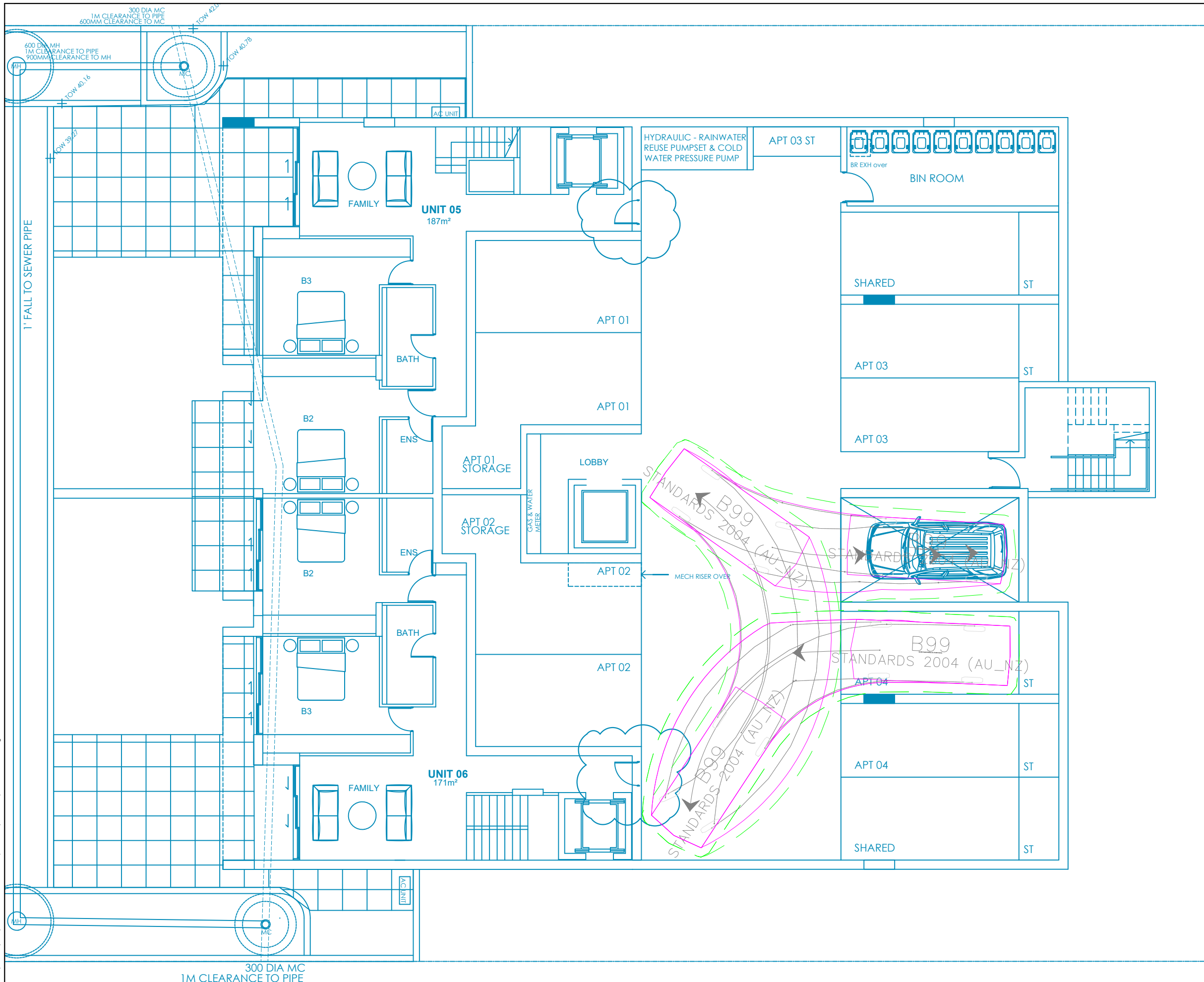


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 PROPOSED RESIDENTIAL DEVELOPMENT
 SWEEP PATH OF A B99 VEHICLE EXITING THE CAR PARK AT BASEMENT LEVEL
 DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 06 OF 11

ISSUE DATE 18 October 2021

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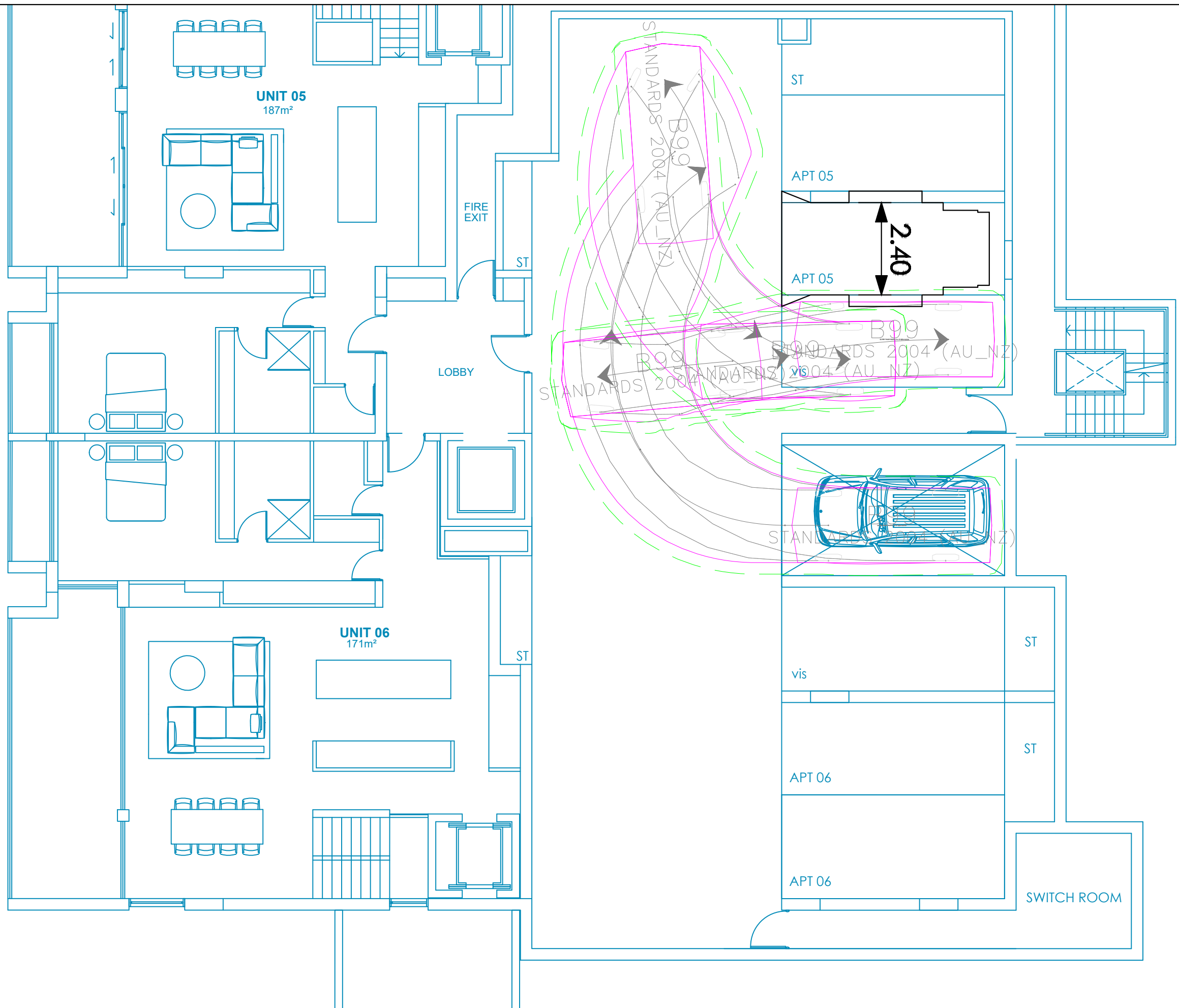
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Plotted by Lachlan



33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEEP PATH OF A B99 VEHICLE ENTERING THE CAR PARK- LEVEL 1
DRAWING REF NO. 20M483-CD-03-P1 SHEET NO. 07 OF 11

ISSUE DATE: 18 October 2021

DESIGNED BY P.Prathigadapa
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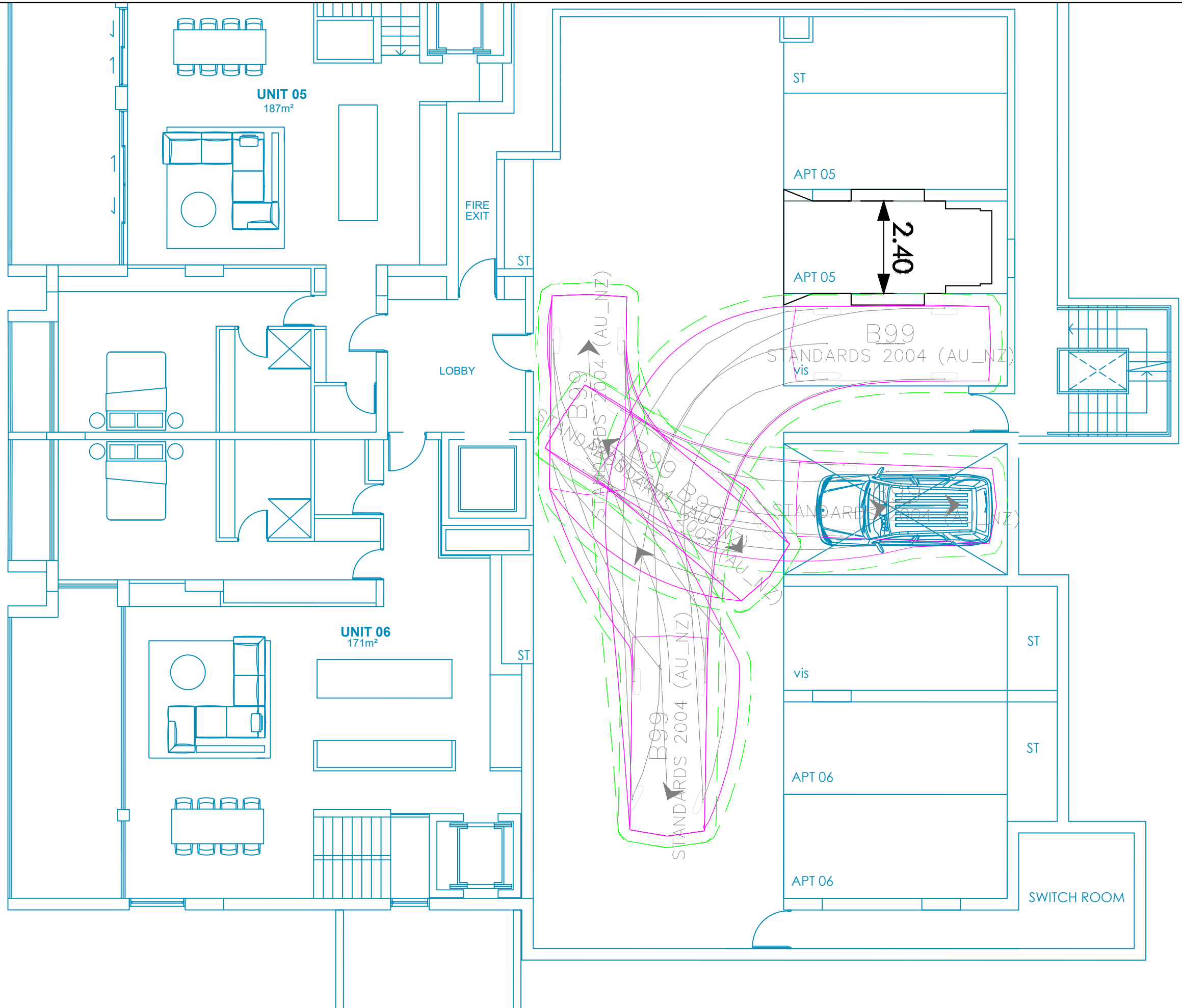


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T:\WORK\20\MS\CD\83 - 33 - 35 FAIRLIGHT STREET, FAIRLIGHT\DRAWINGS\20M483-CD-03-P1.dwg
Plotted by Lachlan



33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED RESIDENTIAL DEVELOPMENT
SWEEP PATH OF A B99 VEHICLE EXITING THE CAR PARK- LEVEL 1

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 08 OF 11

ISSUE DATE 18 October 2021

DESIGNED BY P.Prathigadapa
REVIEWED BY B.LO

SCALE A3 0 1.0 2.0 1:100

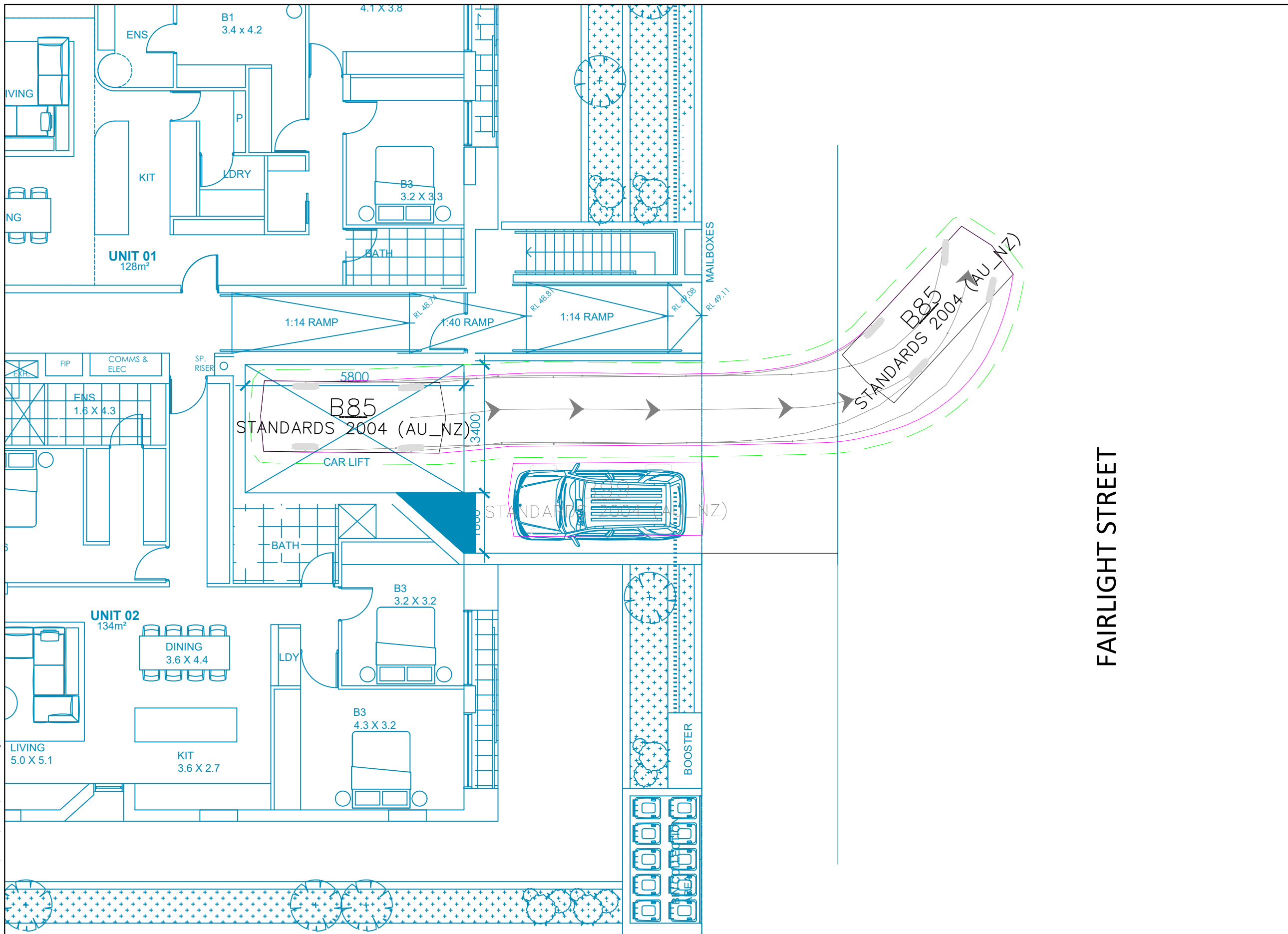


PRELIMINARY PLAN
FOR DISCUSSION PURPOSES
ONLY SUBJECT TO CHANGE
WITHOUT NOTIFICATION

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FAIRLIGHT STREET

33 - 35 FAIRLIGHT STREET, FAIRLIGHT
 PROPOSED RESIDENTIAL DEVELOPMENT
 SWEEP PATH OF A B85 VEHICLE PASSING B99 VEHICLE AT GROUND FLOOR ENTRY

DRAWING REF NO. 20M483-CD-03-P1

SHEET NO. 09 OF 11

ISSUE DATE 18 October 2021

DESIGNED BY P.Prathigadapa
 REVIEWED BY B.LO

SCALE A3 0 1.0 2.0 1:100



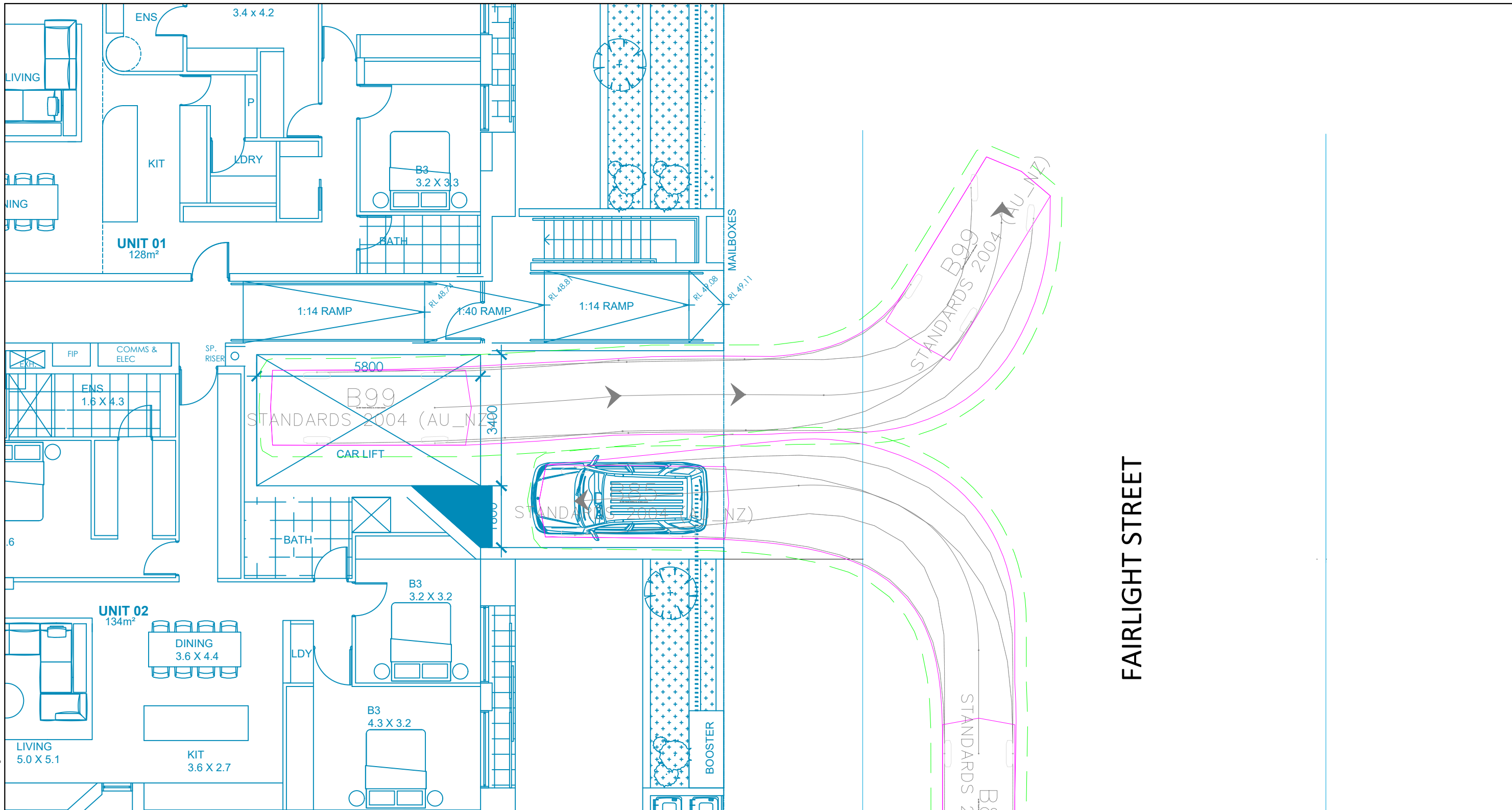
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 Plotted by Lachlan



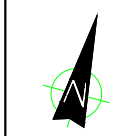
FAIRLIGHT STREET

SWEPT PATH KEY:

- VEHICLE CENTRE LINE
- VEHICLE TYRE PATH
- VEHICLE BODY PATH
- 300mm CLEARANCE FROM VEHICLE BODY

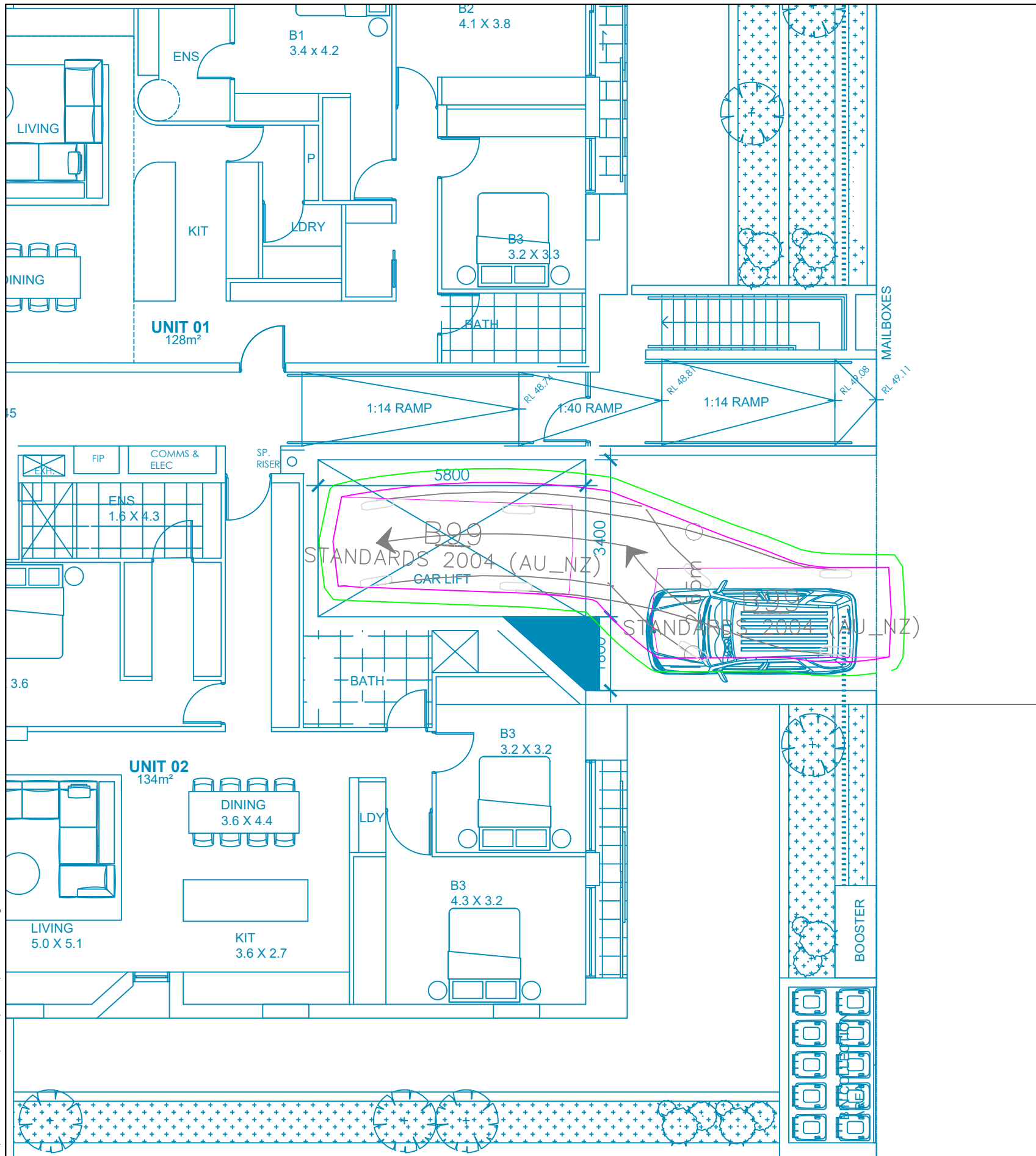
<p>B99</p> <p>Width : 5.20 Track : 3.05 Lock to Lock Time : 0.95</p>	<p>B85</p> <p>Width : 4.91 Track : 2.80 Lock to Lock Time : 0.92</p>
<p>Width : 1.94 Track : 1.84 Lock to Lock Time : 6.0 Steering Angle : 33.9</p>	<p>Width : 1.87 Track : 1.77 Lock to Lock Time : 6.0 Steering Angle : 34.1</p>

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Plotted by Lachlan



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FAIRLIGHT STREET

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 Plotted by Lachlan

33 - 35 FAIRLIGHT STREET, FAIRLIGHT
 PROPOSED RESIDENTIAL DEVELOPMENT
 SWEPT PATH OF A B99 VEHICLE ENTERING AT GROUND FLOOR ENTRY
 DRAWING REF NO. 20M483-CD-03-P1 SHEET NO. 11 OF 11

ISSUE DATE: 18 October 2021

DESIGNED BY P.Prathigadapa REVIEWED BY B.LO

SCALE A3 0 1.0 2.0 1:100

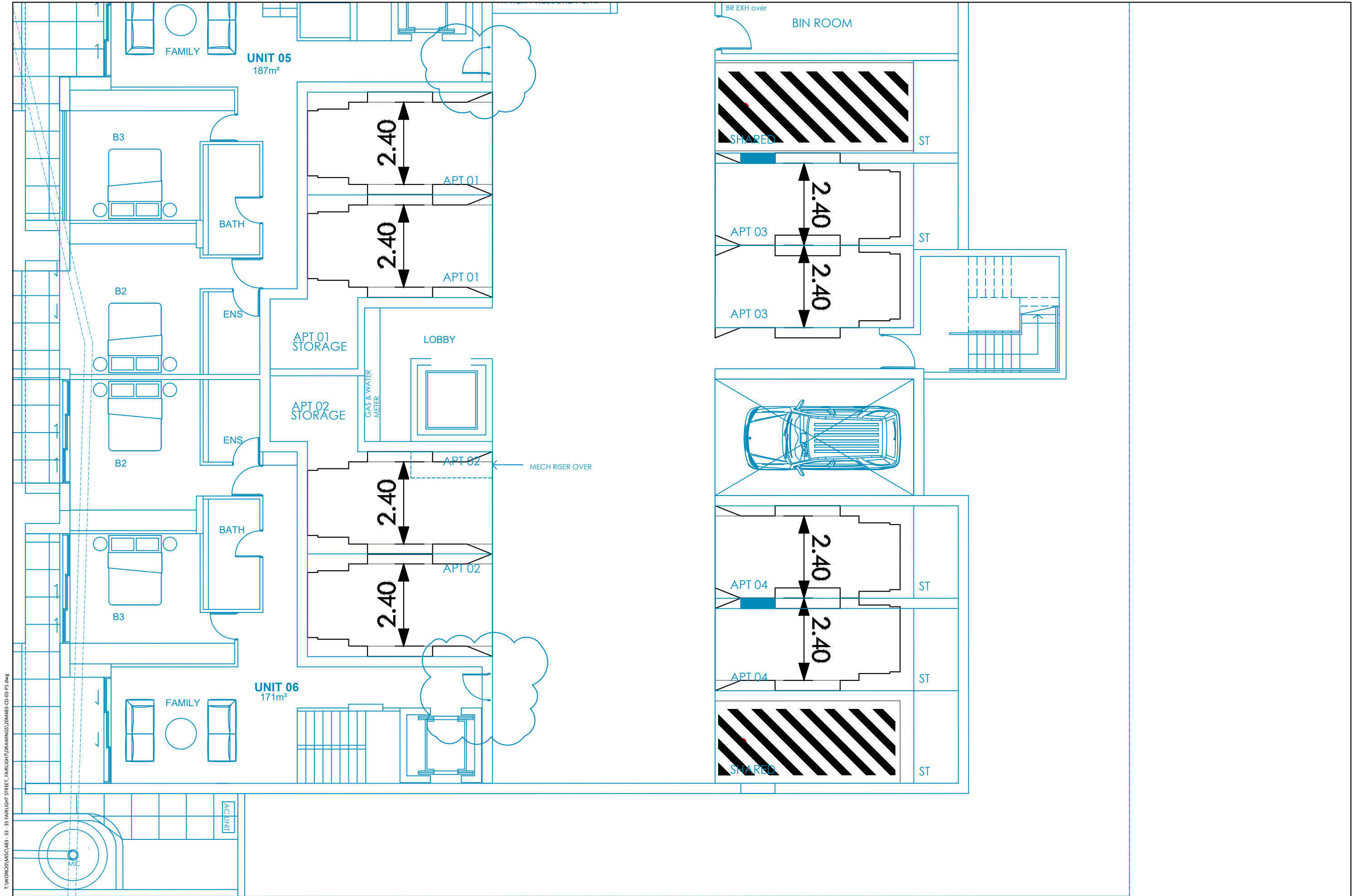


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33 - 35 FAIRLIGHT STREET, FAIRLIGHT
 PROPOSED RESIDENTIAL DEVELOPMENT
 BASEMENT LEVEL LAYOUT
 DRAWING REF NO. 20M483-CD-03-P1

ISSUE DATE: 18 October 2021

DESIGNED BY P.Prathigadapa
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Plotted by Lachlan

33 - 35 FAIRLIGHT STREET, FAIRLIGHT
PROPOSED SITE
PROPOSED SITE

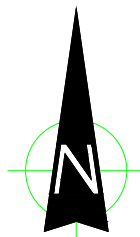
DRAWING REF NO. 20M483-CD-03-P1 SHEET NO. V OF 11 ISSUE DATE 18 October 2021

DESIGNED BY P. Prathigadapa
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SCALE A3 0 5.0 10.0 1:500

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