

Our Ref: 17316

30 September 2019

Aveo Group
Village Centre
33 Shearwater Drive
SHORTLAND NSW 2287

Attention: Mr Kegan Lacey

Dear Kegan,

**RE: 79 CABBAGE TREE ROAD, BAYVIEW – AVEO PENINSULA GARDENS
TRAFFIC IMPACT STATEMENT**

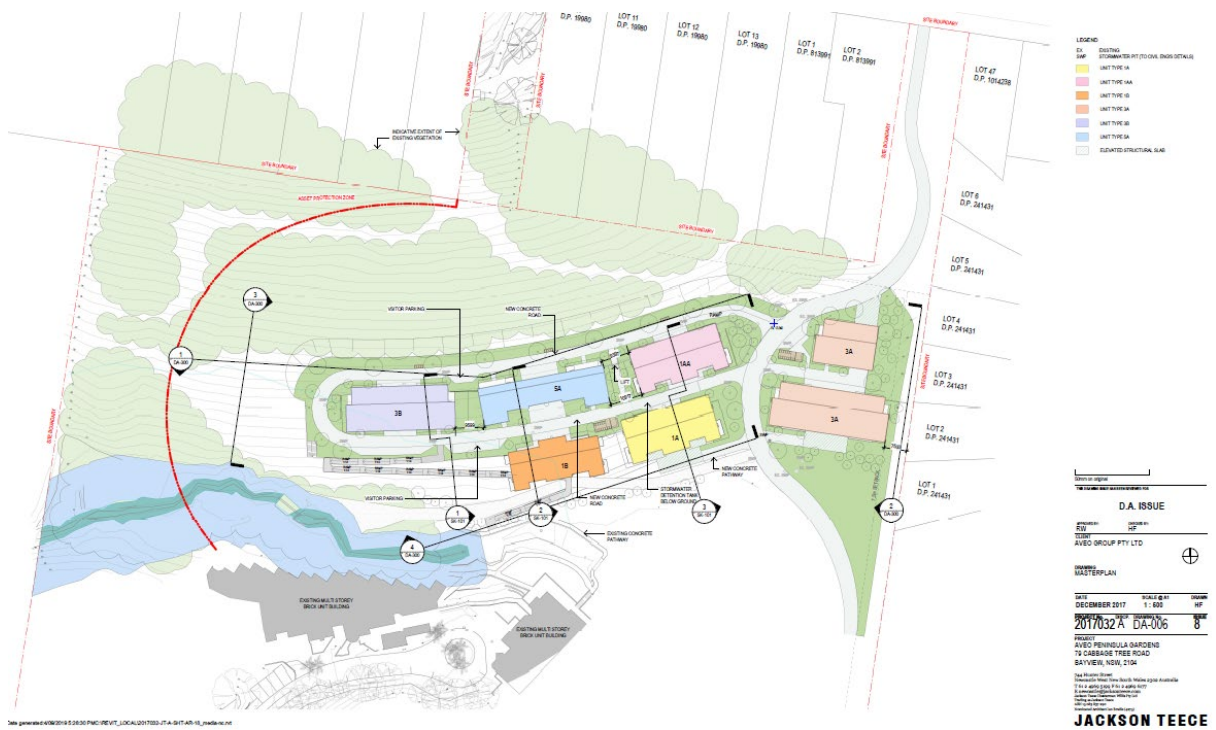
As requested, please find herein The Transport Planning Partnership's (TPPP) traffic and parking assessment for the above proposed development.

Overview

In 2018, TPPP prepared a traffic impact assessment (TIA) report and construction traffic management plan (CTMP) relating to the proposed expansion of the existing seniors living development at the above site. This proposal involved the construction of 25 two-bedroom independent living units with associated car parking and facilities.

It is now proposed to reduce the proposal to provide 24 two-bedroom independent living units. The updated layout plan is shown in Figure 1.

Figure 1: Updated Layout Plan



Source: Jackson Teece

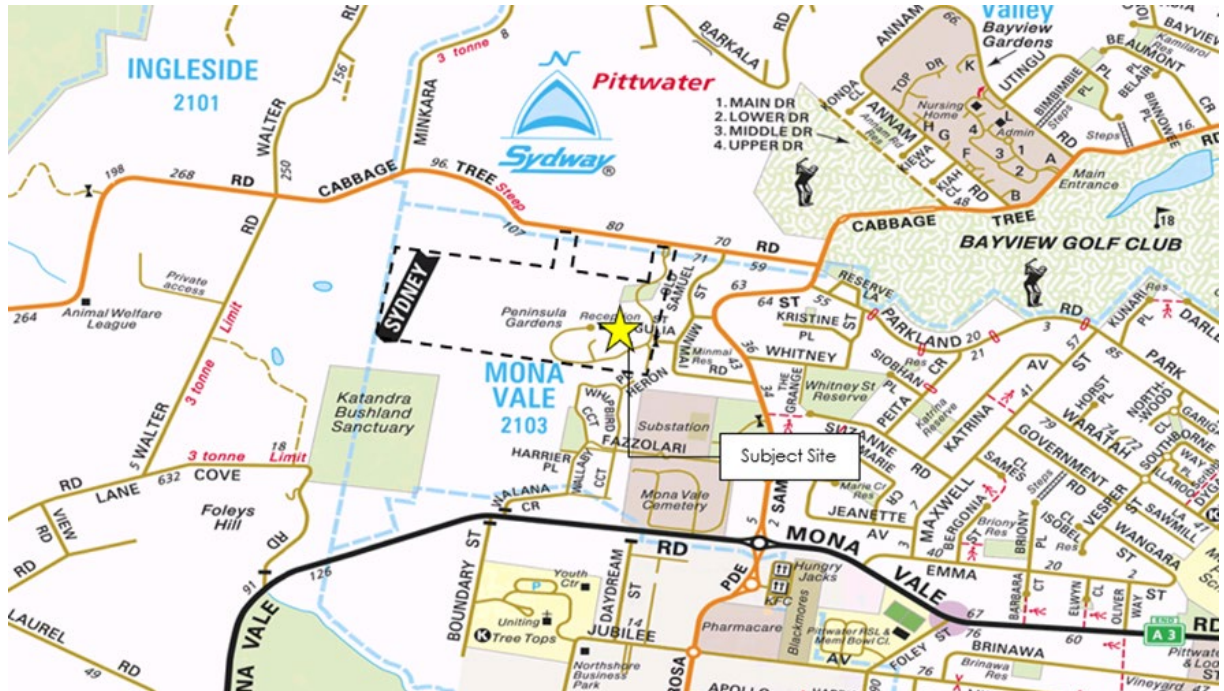
Site Context

The site is located at 79 Cabbage Tree Road, Bayview, and falls within the local government area of the Northern Beaches Council (formerly Pittwater Council). The site is currently situated within Peninsula Gardens, which offers independent living units (ILUs)/Villas and serviced apartments and associated car parking.

Access to Peninsula Gardens is currently provided off Cabbage Tree Road to the north of the site, with parking provided in separate garages and at-grade off the internal service roads. Land surrounding the site predominately comprises low to medium density residential uses and bushland.

The site and its surrounds are shown in Figure 2.

Figure 2: Locality Map



Source: Street Directory Australia <http://www.street-directory.com.au/>

The existing vehicle access off Cabbage Tree Road is shown in Figure 3.

Figure 3: Existing Vehicle Access



Proposed Development

It is proposed to provide 24 two-bedroom independent living units and associated car parking within the existing Peninsula Gardens site. This is a reduction of one two-bedroom independent living unit compared to the previous proposal lodged in 2018.

As per the previous proposal, new internal roads would be provided to connect with the wider Peninsula Garden site, as shown in Figure 1. Vehicle access to the proposed development will be provided off the existing driveway off Cabbage Tree Road.

The new internal roads have generally been designed as one-way roads, with a minimum road width of 3.5m, to connect with the existing two-way internal service road within the Peninsula Gardens site. The exception to this is for units 1A and 3A, which have been designed with separate two-way vehicle access off the existing internal service road.

Car Parking Assessment

Parking Requirement

The State Environmental Planning Policy (SEPP), Housing for Seniors or People with a Disability, 2004 states that:

- *A consent authority must not refuse consent to a development application made pursuant to this Chapter for the carrying out of development for the purpose of a residential care facility, hostels or self-contained dwellings on any of the following grounds*
 - *Self-contained dwellings*
 - (h) **parking:** *if at least the following is provided:*
 - i. *0.5 car spaces for each bedroom where the development application is made by a person other than a social housing provider, or*
 - ii. *1 car space for each 5 dwellings where the development application is made by, or is made by a person jointly with, a social housing provider*

As such, the proposed development would require at least 24 car parking spaces based on the proposed provision of 48 bedrooms (24 x 2-bedroom ILUs). It is proposed to comply with this and provide a total of 24 residential car parking spaces within private enclosed garage spaces and 27 visitor spaces (including three kerbside visitor spaces).

The enclosed garage car parking spaces are proposed to be designed in accordance with Pittwater Development Control Plan (DCP) 2014 requirements, as follows:

- for a single vehicle – a minimum 3.0m wide by 6.0m long internal garage space, with a minimum 2.4m wide entry
- for two adjacent vehicles – a minimum dimension of 5.7m wide by 6.0m long internal garage space, with a minimum 2.4m wide entry per vehicle is required.

Therefore, the proposed parking provision complies with the minimum car parking requirements as set above. In addition to this, the car park and associated elements are proposed to be designed in accordance with the design requirements set out in the relevant Australian Standards and/or Pittwater DCP requirements.

Traffic Assessment

Traffic generation rates for the proposed development have been estimated based on the RMS Guide to Traffic Generating Developments (Guide) and updated traffic surveys (TDT 2013/04a). The RMS Guide suggests that seniors housing developments typically generate traffic at the following rates:

- Weekday daily vehicle trips 2.1 vehicle trips per dwelling
- Weekday peak hour vehicle trips 0.4 trips per dwelling

On that basis, the proposed provision of 24 seniors living apartments would likely generate a total trip generation of 50 vehicle trips per day, or 10 vehicle trips in the peak hour. This equates to a frequency of one vehicle every six minutes in the peak hour, which is low and considered negligible. This level of development traffic is not expected to result in any noticeable traffic impacts on the surrounding road network.

Summary and Conclusion

The proposal seeks to provide 24 two-bedroom independent living units within the existing Peninsula Gardens site. This is a reduction of one two-bedroom independent living unit compared to the previous proposal lodged in 2018.

The traffic and parking aspects associated with the proposal are considered satisfactory and consistent with the previous proposal. The proposal is not expected to generate any noticeable traffic and/or parking impacts on the surrounding road network.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,



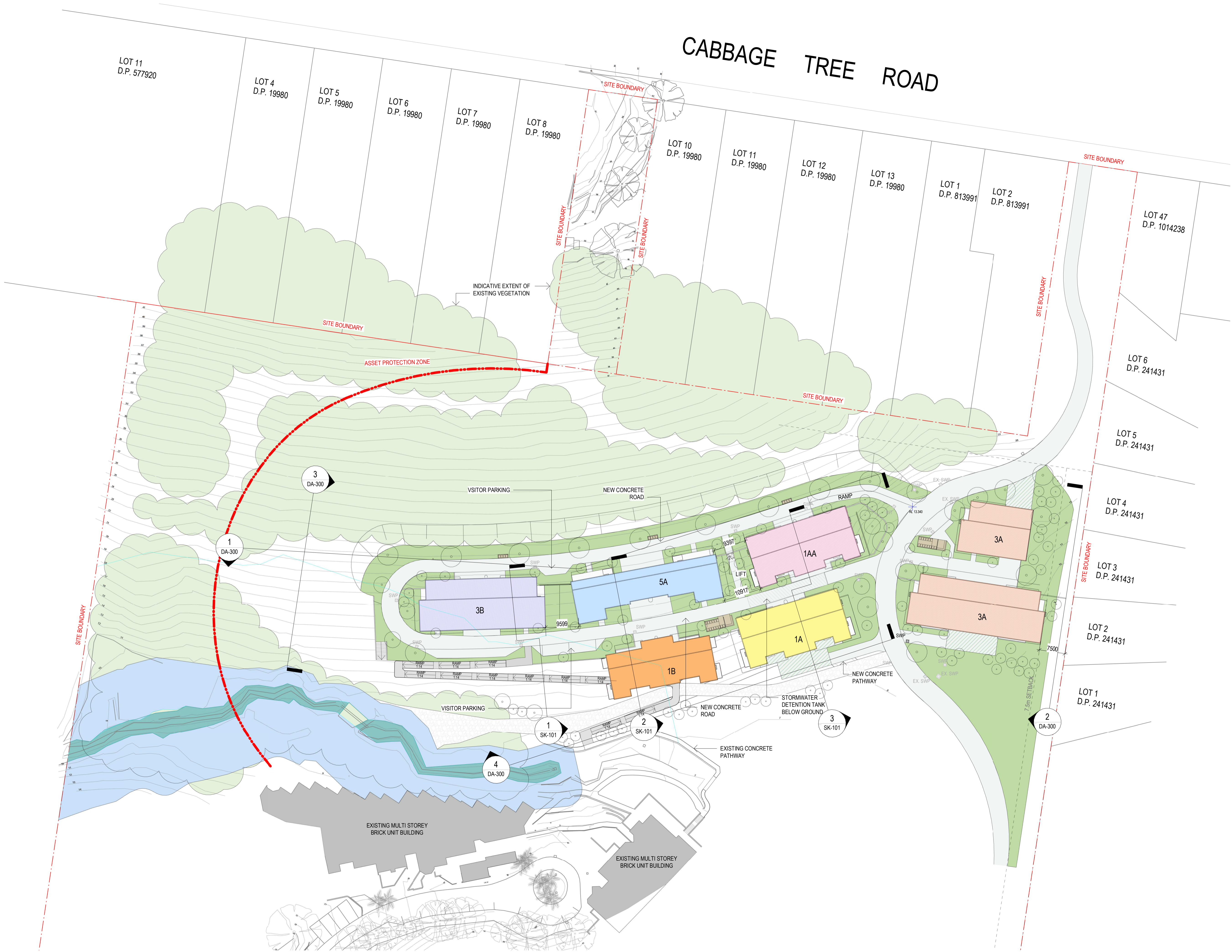
Wayne Johnson
Director

Attachment One

Amended Layout Plan

ISSUE	DESCRIPTION	APPROVED	DATE
1	ISSUED FOR D.A.	RW	17/01/2018
2	ISSUED FOR D.A.	RW	30/01/2018
3	ISSUED FOR D.A.	RW	01/02/2018
4	ISSUED FOR D.A.	RW	06/02/2018
5	ISSUED FOR D.A.	JG	18/02/2019
6	UPDATED CIVIL	JG	11/04/2019
7	ISSUE FOR COUNCIL	JG	28/07/2019
8	UPDATED ROAD	JG	04/09/2019

LEGEND	
EX	EXISTING STORMWATER PIT (TO CIVIL ENG'S DETAILS)
[Yellow Box]	UNIT TYPE 1A
[Pink Box]	UNIT TYPE 1AA
[Orange Box]	UNIT TYPE 1B
[Light Orange Box]	UNIT TYPE 3A
[Purple Box]	UNIT TYPE 3B
[Blue Box]	UNIT TYPE 5A
[Hatched Box]	ELEVATED STRUCTURAL SLAB



50mm on original
THIS DRAWING ISSUE HAS BEEN REVIEWED FOR

D.A. ISSUE

APPROVED BY: RW
CHECKED BY: HF
CLIENT: AVEO GROUP PTY LTD

DRAWING MASTERPLAN

DATE: DECEMBER 2017
SCALE @ A1: 1 : 500
DRAWN: HF

PROJECT No. 2017032 A
DISCP. DA-006
DRAWING No. DA-006
ISSUE 8

PROJECT AVEO PENINSULA GARDENS
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