

17 June 2019

Mr Scott Walsh  
Walsh 2 Architects  
By email: [scott@walsharchitects.com.au](mailto:scott@walsharchitects.com.au)

Dear Scott,

**RE: 49 Forest Way, Frenchs Forest**

This letter relates to assessment of the traffic access and parking design of the proposed seniors living development at 49 Forest Way, Frenchs Forest.

The proposed development is located at a convenient location, close to all local amenities including Forest Way shopping centre and health care centres. A bus stop is located at the doorstep of the proposed pedestrian entrance in Forest Way providing access to a number of bus services with high frequency. The bus routes connects the site to the final destination of Chatswood, City CBD, Warringah Mall, Manly, Mona Vale, Terrey Hills, Duffys Forest and Killarney Heights.

The proposed development is for a four 3 bedroom units seniors living with vehicular access to a basement car park from Adams Street. The relevant SEPP parking requirements is 0.5 car spaces for each bedroom for self-contained dwellings, which requires the provision of 6 off-street parking. The proposed development provides 8 car spaces.

The proposed combined ingress/egress access driveway with the width of 3.6m complies with the requirements of AS2890.1 Section 3.2.2. The provision of a passing bay is not necessary as the proposed development will generate a low level of traffic (1.6 vehicles trips in peak hour). It also should be noted that morning site peak hour does not generally coincide with the network peak hour.

The location of the proposed driveway in Adams Street on the furthest point from Forest Way / Adams Street intersection minimises the impact of vehicles entering and exiting the driveway on the intersection. The driveway location complies with AS2890.1 Section 3.2.3.

The basement car park has been reviewed and checked for accessibility for vehicles. The spaces can all be accessed in a satisfactory manner that will ensure that vehicles will enter and exit the site in a forward direction. The dimensions of the spaces, aisle width, manoeuvring areas, clearances, access ramp and driveway are all fully compliant with AS2890.1-2004.

There is only one item that is not fully compliant with standards. This is the driveway grade of 1:9 within 6 metres of the property boundary. AS2890.1 indicates that the grade should be limited to 1:20 within 6 metres of the boundary. However, the Standard does provide an exemption to this in Section 3.3(a). This exemption permits a grade of up to 1:8 subject to a number of site conditions. The proposal complies with these conditions except in one aspect, which is that it is an upgrade for exiting vehicles rather than a downgrade.

The reason for this condition is to minimise conflict between exiting vehicles and pedestrians walking along the footpath, however, it should be noted that vehicles on an upgrade will tend to be accelerating while on a downgrade they will be tending to brake on exit. At this site there are only very low pedestrian volumes as there is a footpath on the opposite side of the site in Adams Street, and there are very good sight lines between drivers and pedestrians. In addition, in accordance with Guide to Traffic Generating Developments (RMS, TDT 2013/04), the proposed seniors living will generate the total of 1.6 vehicle trips in weekday peak hour, which is considered very low.

In summary, the assessment of the driveway non-compliance is that it is minor and for the reasons outlined above it will not have an adverse impact on the safety of pedestrians in Adams Street. In all other aspects, the design is fully compliant with the parking requirements of the SEPP and the parking and traffic design requirements of AS2890.1-2004 and AS2890.6- 2009.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rezvan Saket', is written over a light blue rectangular background.

Rezvan Saket  
Traffic Consultant