



13 January, 2020

Clarendon Homes
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BAULKHAM HILLS NSW 2153

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Our Reference: 2019570RP5.DOCX

Attention: Mr D Sylvester

Dear David,

**RE: PROPOSED DISPLAY HOME AT 600 & 602 WARRINGAH ROAD,
FORESTVILLE**

This report has been prepared by TAR Technologies Pty Ltd on behalf of Clarendon Homes to examine the traffic and parking implications of two proposed display homes at 600 (Lot 8) and 602 (Lot 7) Warringah Road, Forestville. The display homes on each lot share a common carparking area at Lot 7. This report has been updated as per the changes made in DA Drawing Revision H dated 10/05/2019. These changes include – reducing the area of the car park, removing one parking space, relocation of the car park and the re-design of the driveway/garage access.

Existing traffic situation

The proposed development site is located on Warringah Road, a State Road. Lot 7 is currently vacant. Lot 8 contains a single storey dwelling. Access to both lots is via Warringah Road.

The nearest crossroads are Ferguson Street / Stanley Street and Brown Street / Currie Street. Both streets are connected by Wilkom Avenue which passes behind the proposed lots. All three streets are local roads with predominately unrestricted parking. Both Ferguson Street / Stanley Street and Brown Street / Currie Road are signalised at Warringah Road and allow all turning movements onto Warringah Road. However, the right turn southbound into Ferguson Street and Brown Street is prohibited from Warringah Road.

The section of Warringah Road fronting the subject property is restricted to a 70km/h speed limit. Bus stops are located 170m south and 180m north of the subject lots.

Proposed development

The proposed development is for two lots each with a two-storey display home. One car parking area, shared by both lots, will contain four (4) car parking spaces for visitors and two (2) for staff parking. Access to the proposed development will be retained from Warringah

Road as a single entry / exit driveway. The proposed display home will be open from 10am to 5pm, Monday to Sunday.

Traffic and Parking

Most of the visitors to the display homes are expected to arrive as groups, such as families and couples, predominantly on weekends.

To determine likely traffic generation patterns two previous traffic surveys can be referred to. The surveys were undertaken at an existing Clarendon display home at 653 Warringah Road, Forestville on two peak days in October 2016 from 10am to 3pm. The results of the traffic surveys are provided below:

Saturday 29 October 2016 at 653 Warringah Road, Forestville:

- Number of groups to visit during the study period **4**
- Maximum number of groups within a single hour **2**
- Average duration of stay per vehicle on-site **30 minutes**

Sunday 30 October 2016 at 653 Warringah Road, Forestville:

- Number of groups to visit during the study period **6**
- Maximum number of groups within a single hour **2**
- Average duration of stay per vehicle on-site **30 minutes**

It has been assumed that two display homes would double the expected maximum parking demand to four spaces. The proposed four (4) visitor and two (2) staff parking spaces are expected to be adequate.

A summary of the traffic and parking impacts are as follows:

- Since the display homes are expected to generate less than four (4) vehicle movements per hour, the impact on the road network is expected to be minimal.
- Based on two surveys of a display home nearby, the maximum visitor parking demand is expected to be four spaces within a single peak hour. Four (4) are provided for the proposed two display homes.
- The display homes are to be supervised by two (2) staff onsite. Parking for two spaces is provided.
- Visitors choosing to park in neighbouring streets will be able to access the site via the paved foot paths currently in place along Warringah Road and its side-streets.

- The design allows all vehicles to enter and leave in a forward motion, as demonstrated in the diagrams attached. The B99 vehicle has been used for all swept paths.
- The proposed development is located on a public transport route via Warringah Road. Some of the visitors to the display home are expected to use public transport to access the site.

Conclusion

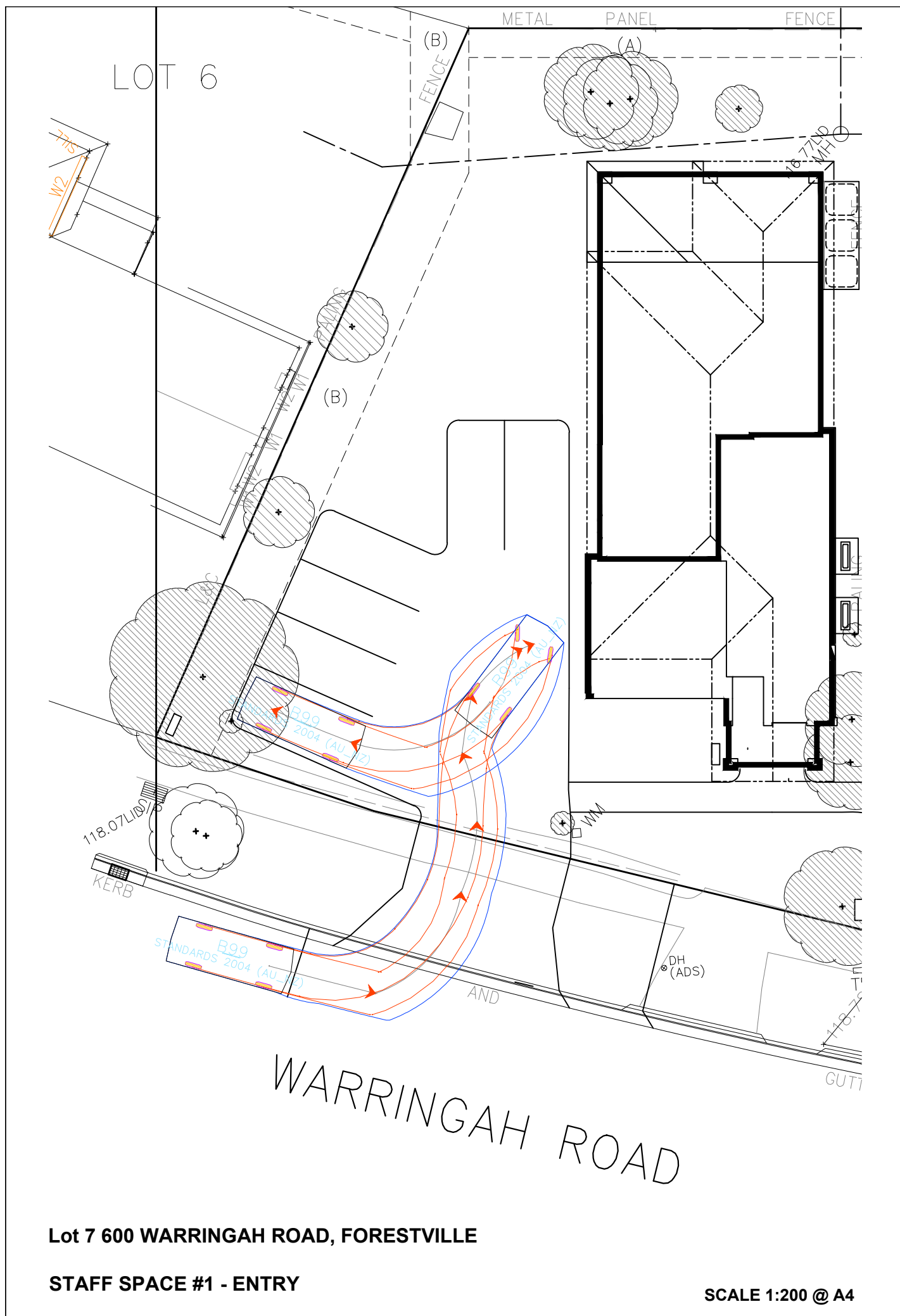
This report has assessed the parking access and adequacy for the proposed development. The proposed access and parking arrangement is logical and considered satisfactory.

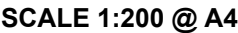
Overall the proposed development is not expected to result in any adverse traffic impacts.

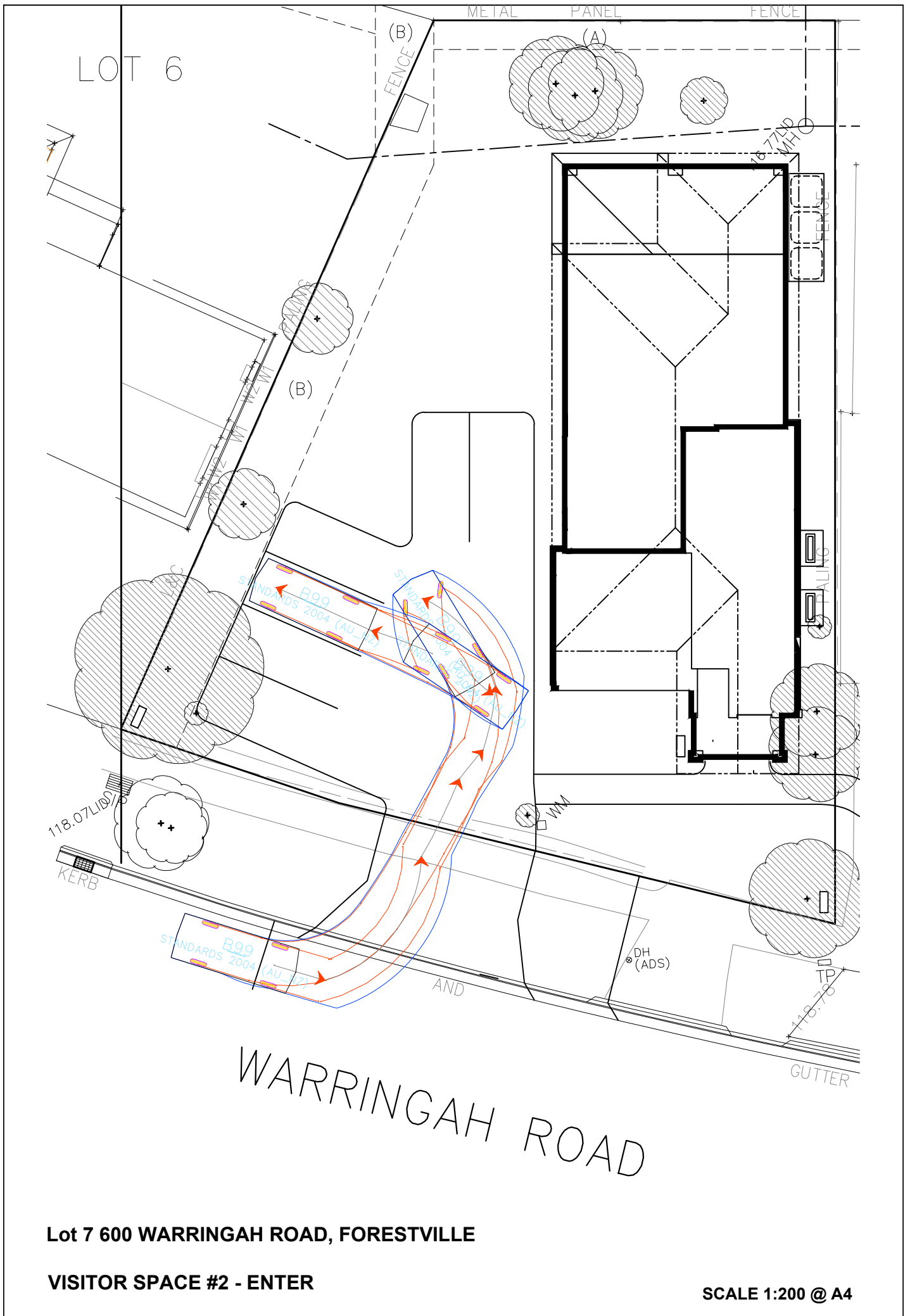
Yours sincerely,
for TAR Technologies Pty Ltd

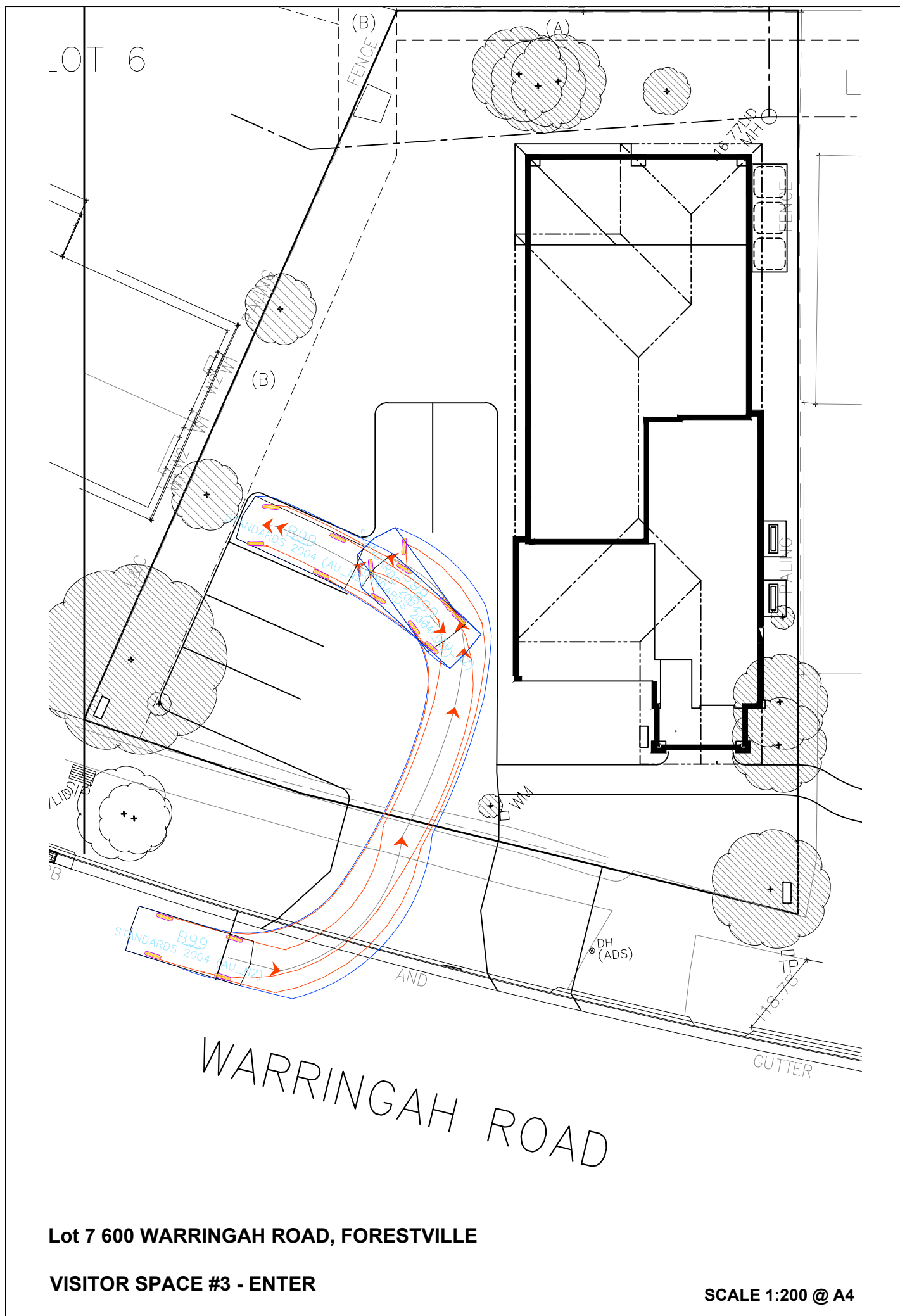


Brett Morrison MEngSc (NSW), AITPM, ACEA
Director

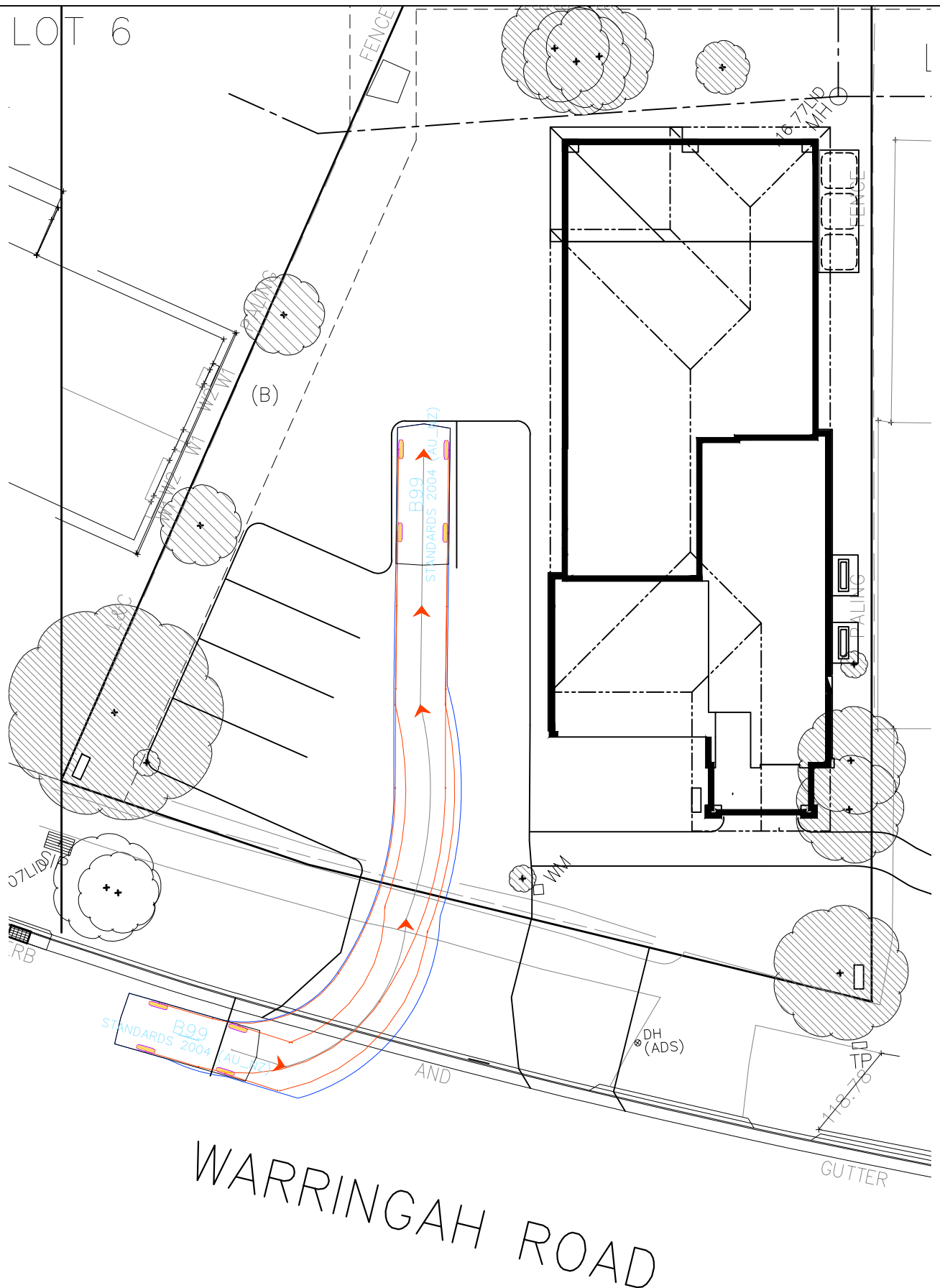








LOT 6

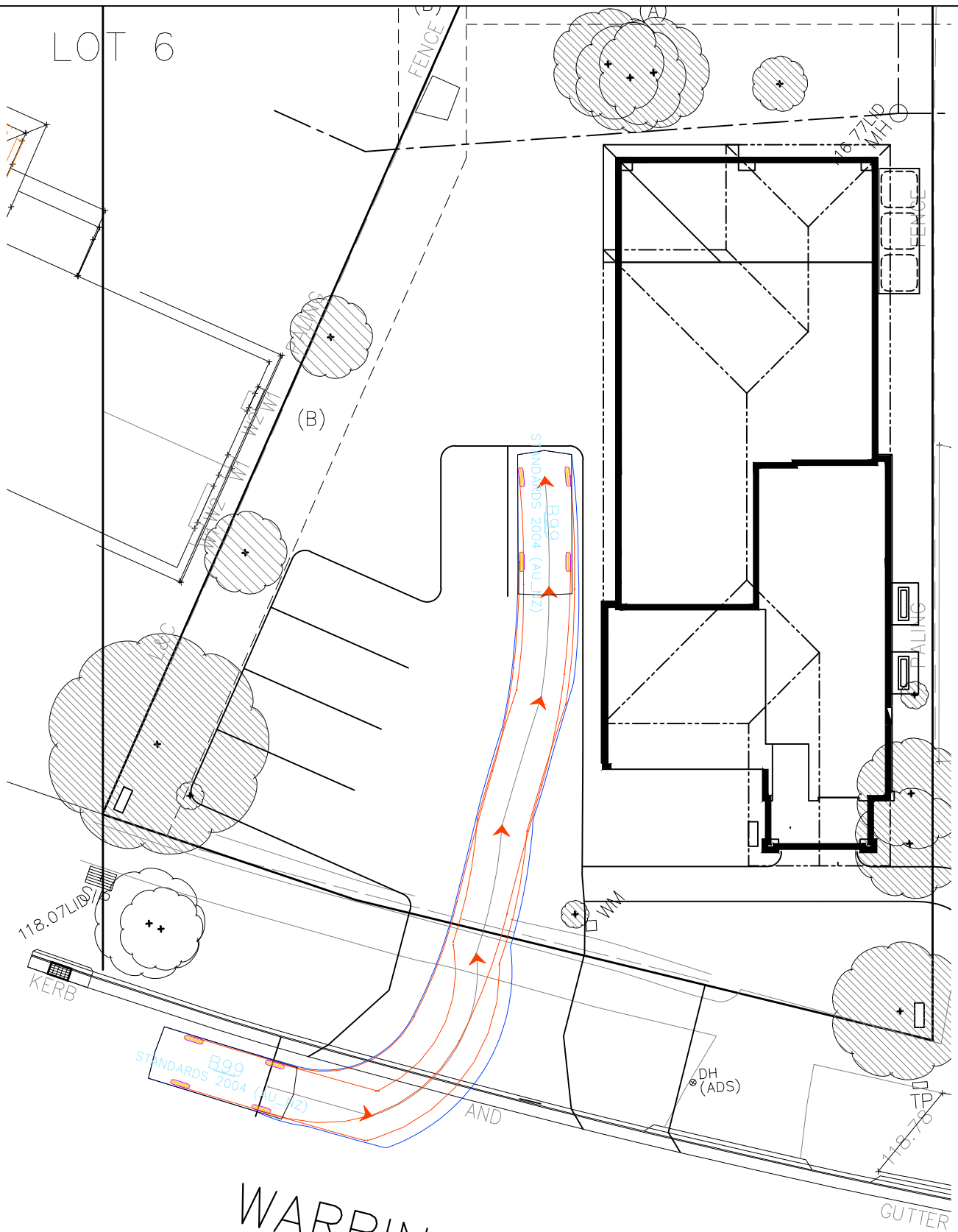


Lot 7 600 WARRINGAH ROAD, FORESTVILLE

VISITOR SPACE #4 - ENTER

SCALE 1:200 @ A4

LOT 6

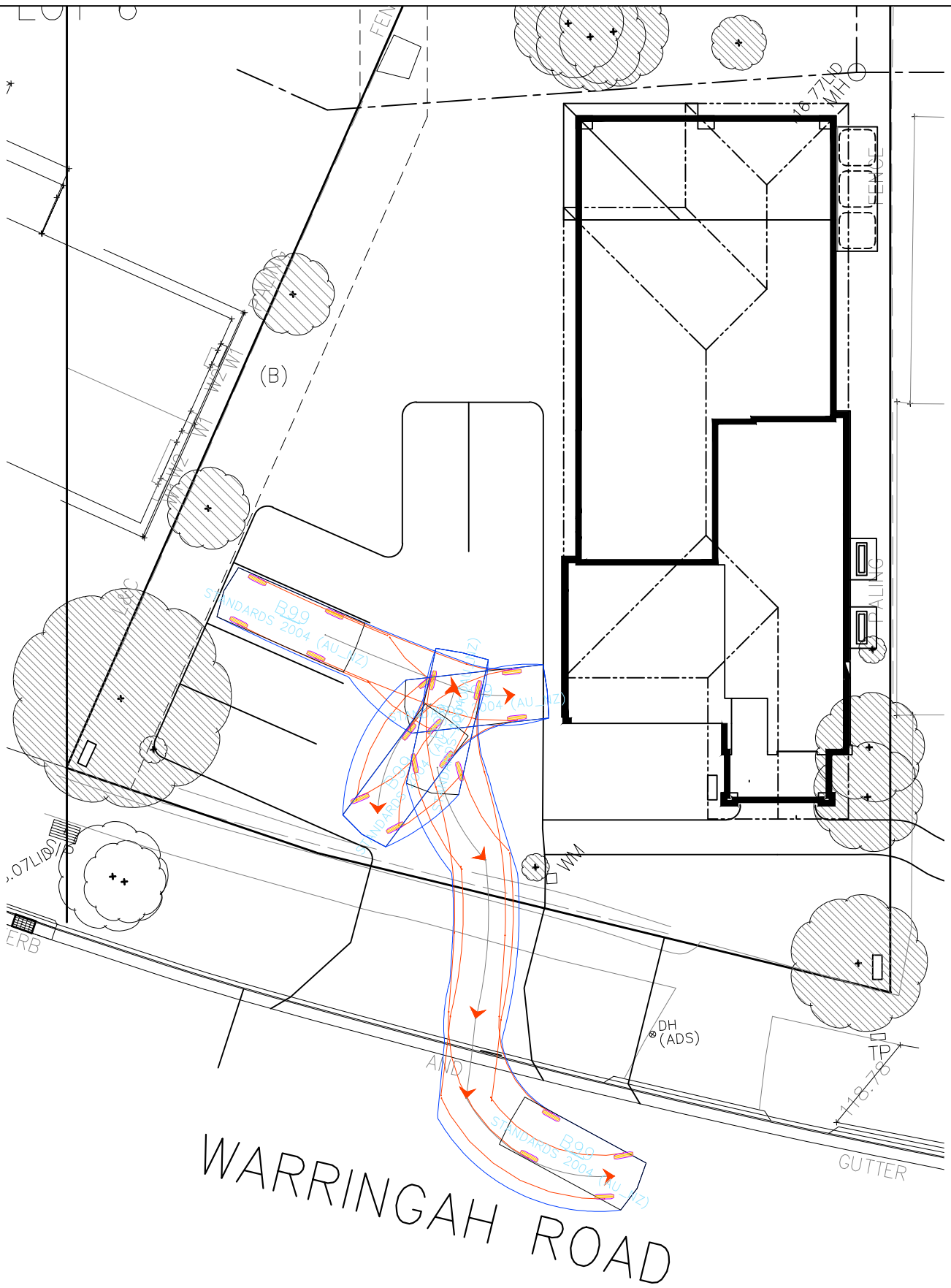


WARRINGAH ROAD

Lot 7 600 WARRINGAH ROAD, FORESTVILLE

STAFF SPACE #2 - ENTER

SCALE 1:200 @ A4

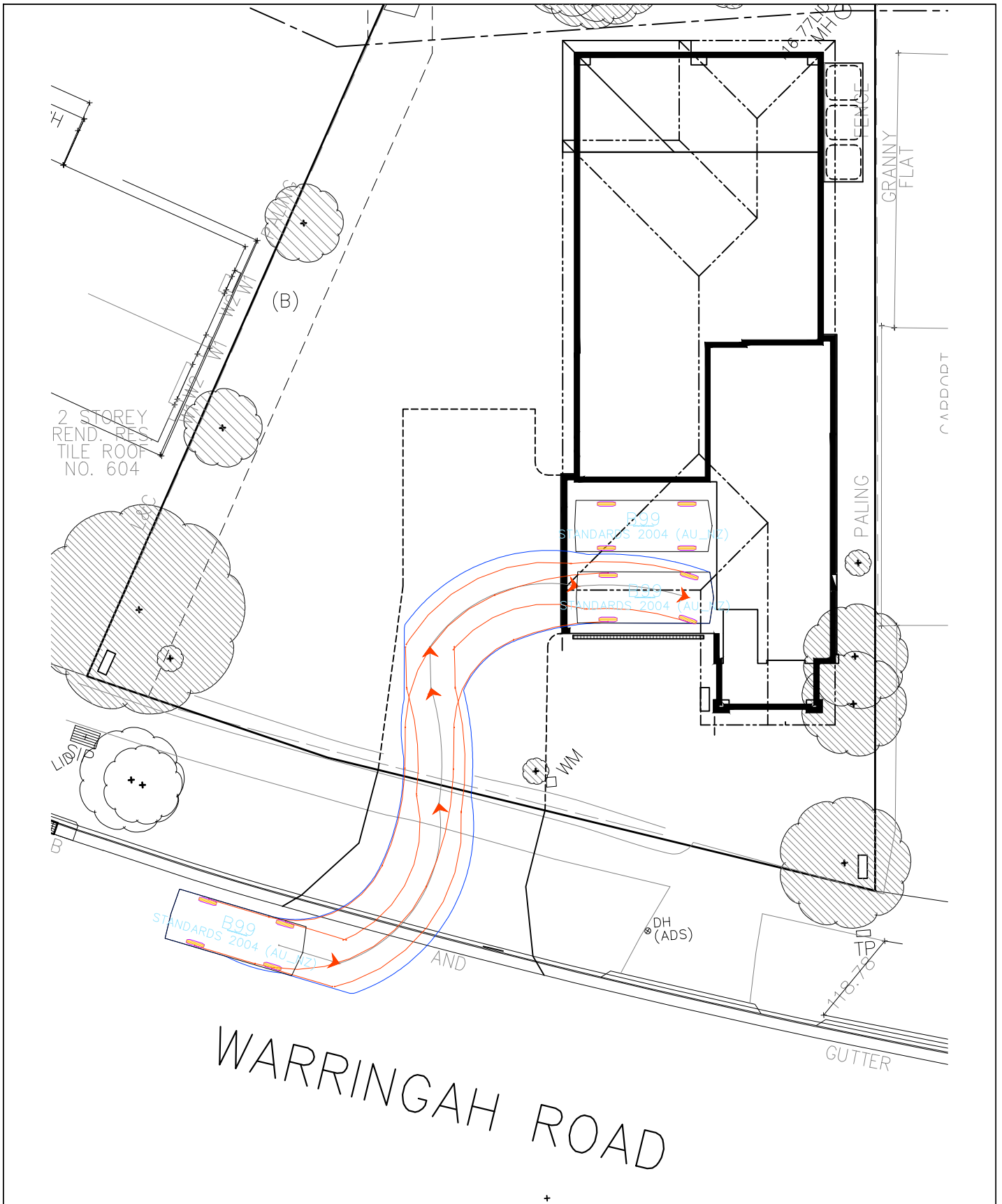


Lot 7 600 WARRINGAH ROAD, FORESTVILLE

VISITOR SPACE #2 - EXIT

SCALE 1:200 @ A4

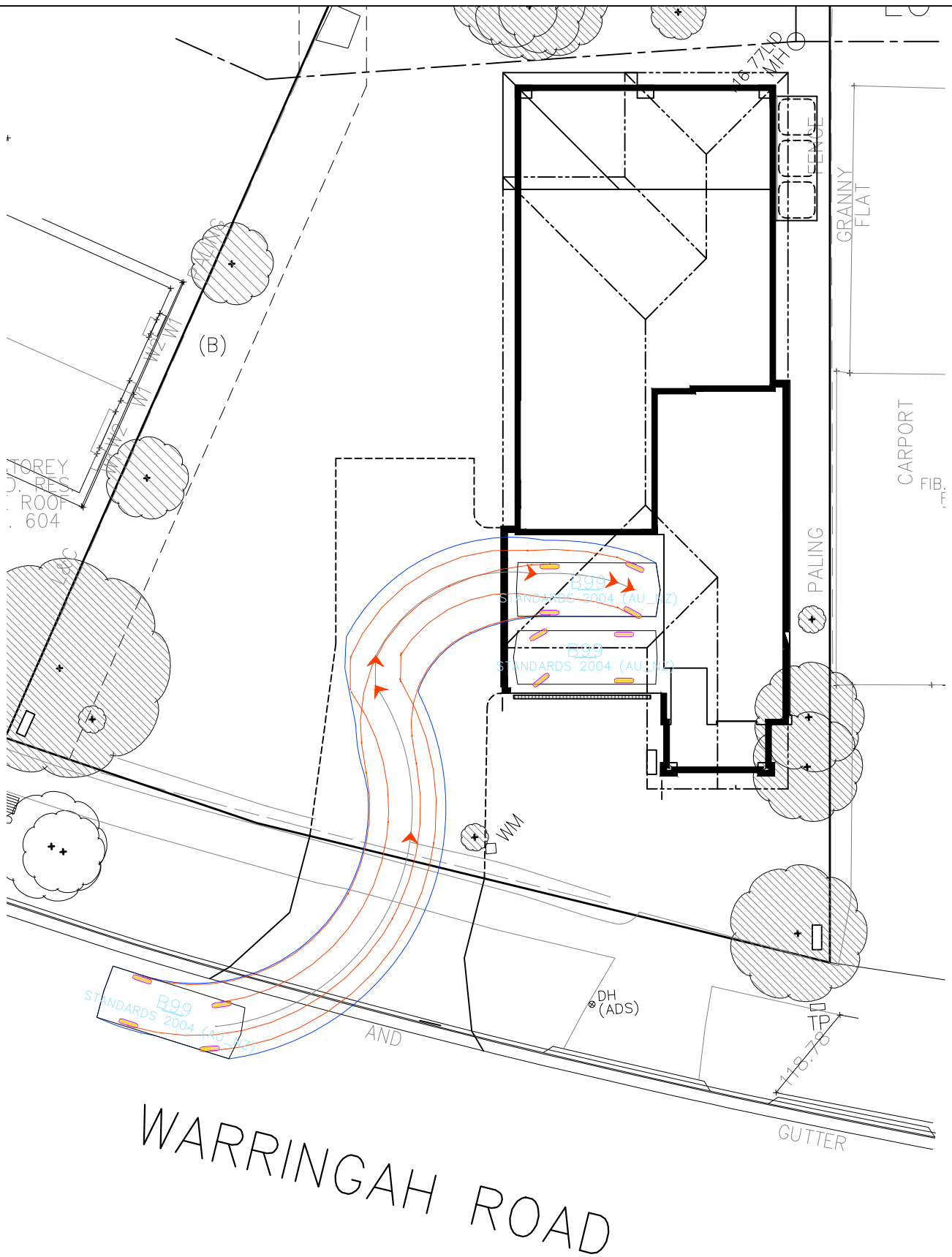




Lot 7 600 WARRINGAH ROAD, FORESTVILLE

POST DISPLAY GARAGE ACCESS TO SPACE #1 - ENTRY

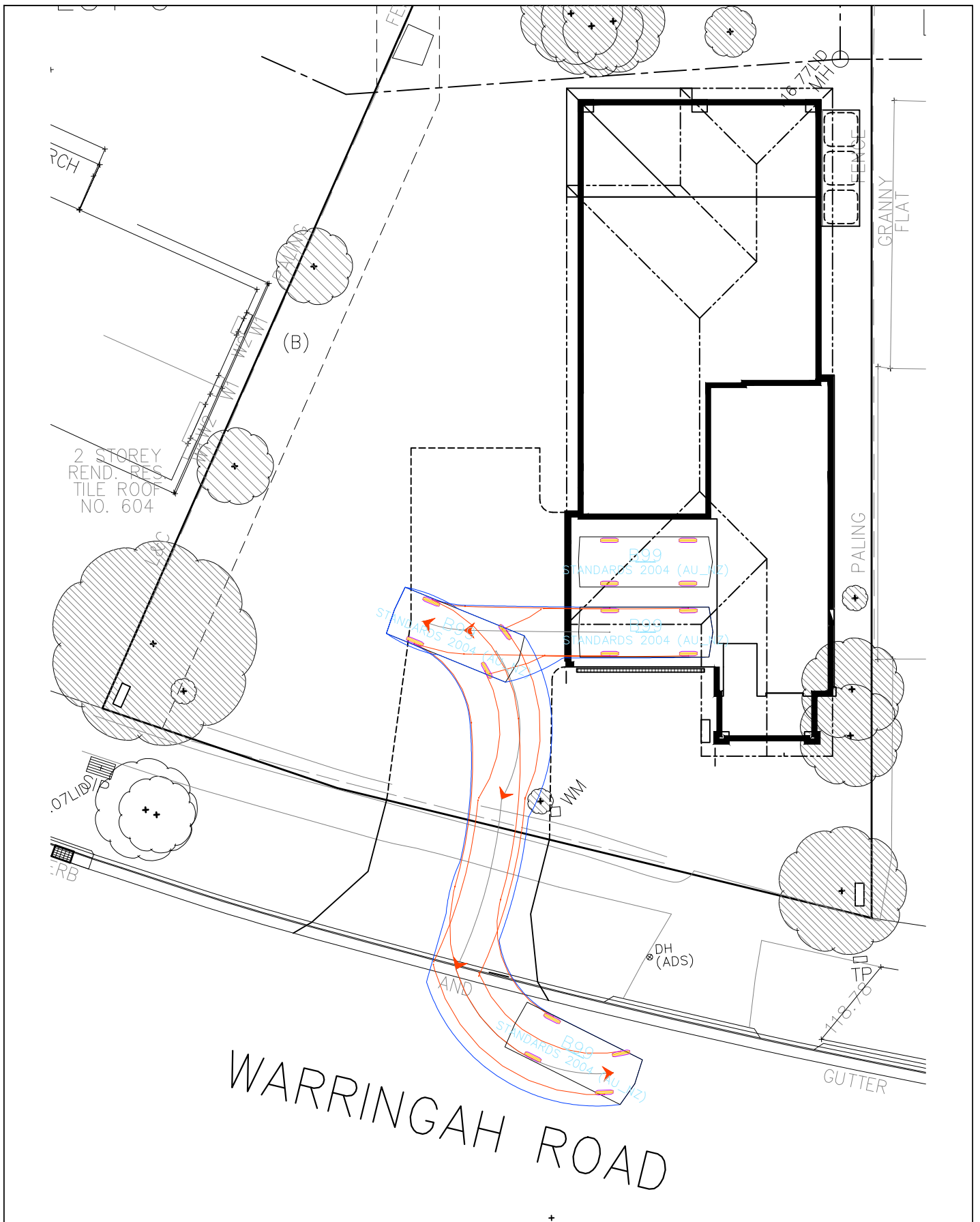
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Lot 7 600 WARRINGAH ROAD, FORESTVILLE

POST DISPLAY GARAGE ACCESS TO SPACE #2 - ENTRY

SCALE 1:200 @ A4



Lot 7 600 WARRINGAH ROAD, FORESTVILLE

POST DISPLAY GARAGE ACCESS TO SPACE #1 - EXIT

SCALE 1:200 @ A4

