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Land and Housing Corporation
Level 4, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Ref: 426
18 November 2022

Issued via email: salina.lama@facs.nsw.gov.au

Dear Salina

Boarding House Development - 189 Riverside Drive, Airds Traffic Assessment

Amber Organisation has been asked by Land and Housing Corporation to provide a review of the traffic and parking matters of the proposed boarding house located at 189 Riverside Drive, Airds. The boarding house is proposed to accommodate eight rooms with two car parking spaces to be provided at the north-western end of the site, including one disabled space, which are to be accessed via a new single crossover to Riverside Drive. Two motorcycle spaces and two bicycle spaces are also proposed adjacent to the car parking area.

1. Site and Surrounds

1.1 Site Location

The site is located on the north-western side of Riverside Drive, in Airds. The site and the surrounding area are predominantly R2 Low Density Residential. Notable land uses in the surrounding area include the following:

- Ooranga Centre is located immediately west of the site;
- Brindley Park is located 50 metres southwest of the site;
- John Warby Public School is located 500 metres north of the site;
- Riley Park is located 500 metres northeast of the site; and
- A group of shops is located on the western side of Riverside Drive 400 metres west of the site.

The site is currently vacant with an existing crossover to Riverside Drive in the eastern corner of the site.



1.2 Road Network

Riverside Drive is a municipal road that provides a loop within the Airds suburb. Adjacent to the site it has a carriageway width of approximately 10 metres which accommodates one lane of traffic in each direction and kerbside parallel parking on both sides of the road. It has a speed limit of 50km/hr which is reduced to 40km/hr within the vicinity of the nearby schools. It typically has footpaths provided on both sides of the road.

1.3 Sustainable Transport

The site has access to the public transport network via the bus routes that operate on Riverside Drive. The closest available bus stop is located approximately 70 metres walking distance south of the site on the western side of Riverside Drive. The bus services include the following:

- Bus Route 884 – Campbelltown to Airds (Loop Service): Provides a loop service connecting Airds with the Campbelltown CBD. Services are provided from 4:30am to 10:30pm approximately every 30 minutes Monday to Friday. Services are provided approximately every 60 minutes on Saturdays and Sundays.
- Bus Route 884W - Wedderburn to Campbelltown via Airds: Provides five services Monday to Friday.

The services link the site with the commercial and community uses within Campbelltown, and the Campbelltown Railway Station which provides access to the wider public transport network.

2. HSEPP Assessment

Clause 24 (2) (i) of the HSEPP states the following in relation to the required car parking provision for boarding houses:

‘if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces—

(i) for development on land within an accessible area—0.2 parking spaces for each boarding room,

(ii) otherwise—0.5 parking spaces for each boarding room’

An accessible area includes land that is located within:

‘400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between—

(i) 6am and 9pm each day from Monday to Friday, both days inclusive, and

(ii) 8am and 6pm on each Saturday and Sunday.’

The site is located 70 metres walking distance from Bus Route 884 which meets these requirements. Accordingly, the car parking requirement for the proposed development is 0.2 parking spaces per room. As such, the parking requirement for the eight-room boarding house is 2 spaces.

It is proposed to provide two car parking spaces on-site, including one disabled space, which meets the requirements of HSEPP.

Clause 25 (1) (i) of the HSEPP also requires the following:



‘the boarding house will include adequate bicycle and motorcycle parking spaces’

Two motorcycle and two bicycle parking spaces are proposed on-site which is considered an adequate provision for the right-room development and subsequently meets the requirements of the HSEPP.

3. Car Park Layout

3.1 Access Arrangements

The access to the car park is proposed to have a width of 3.0 metres which complies with the minimum width outlined within AS/NZS 2890.1:2004.

Riverside Drive has a speed limit of 50km/hr. Adopting a design speed of 60km/hr the site access requires a sight distance of 55 metres. The sight distance at the access exceeds the requirements of AS/NZS 2890.1:2004 in both directions.

A pedestrian sight splay is provided on both sides of the access at the site boundary in accordance with Figure 5.2 of AS/NZS 2890.1:2004 to allow exiting drivers to see pedestrians on the adjacent footpath.

Accordingly, the proposed access arrangements meet the dimensional requirements of AS/NZS 2890.1:2004 and is expected to provide safe and efficient vehicle movement.

3.2 Car Park Layout

The parking spaces are each proposed to be provided with a width of 2.4 metres and a length of 5.4 metres, with an adjacent shared zone provided adjacent to the disabled space. The dimensions of the car parking spaces comply with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009.

A swept path assessment has been prepared using a B85 vehicle (85th percentile vehicle) to ensure vehicles are able to access the parking spaces and is provided within Appendix A. The assessment found that the spaces could be accessed (ingress and egress) in a satisfactory manner. The assessment indicates that the car park layout has been designed appropriately and in accordance with the dimensional requirements of AS/NZS 2890.1:2004.

4. Traffic Generation

The site is expected to generate a minimal level of traffic given the car park only accommodates two spaces. Any traffic is expected to be within the daily variation of the road network and is expected to have a negligible impact.

5. Conclusion

Amber Organisation has reviewed the traffic and parking matters of the proposed eight-room boarding house at 189 Riverside Drive, Airds. Two car parking spaces to be provided at the north-western end of the site, including one disabled space, which are to be accessed via a new single crossover to Riverside Drive. Two motorcycle spaces and two bicycle spaces are also proposed adjacent to the car parking area. Based on the above assessment the following conclusions are provided:

- The provision of two car parking spaces on-site meets the requirements of the HSEPP given the site is located within an accessible area;



- The provision of two motorcycle spaces and two bicycle spaces is considered adequate to accommodate the demand of the eight-room development which meets the requirements of HSEPP;
- A review of the car park layout indicates it complies with the requirements of the relevant Australian Standards; and
- The site is expected to have a negligible impact on the surrounding road network.

Therefore, it is concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a negligible impact on the parking and transport surrounding environment.

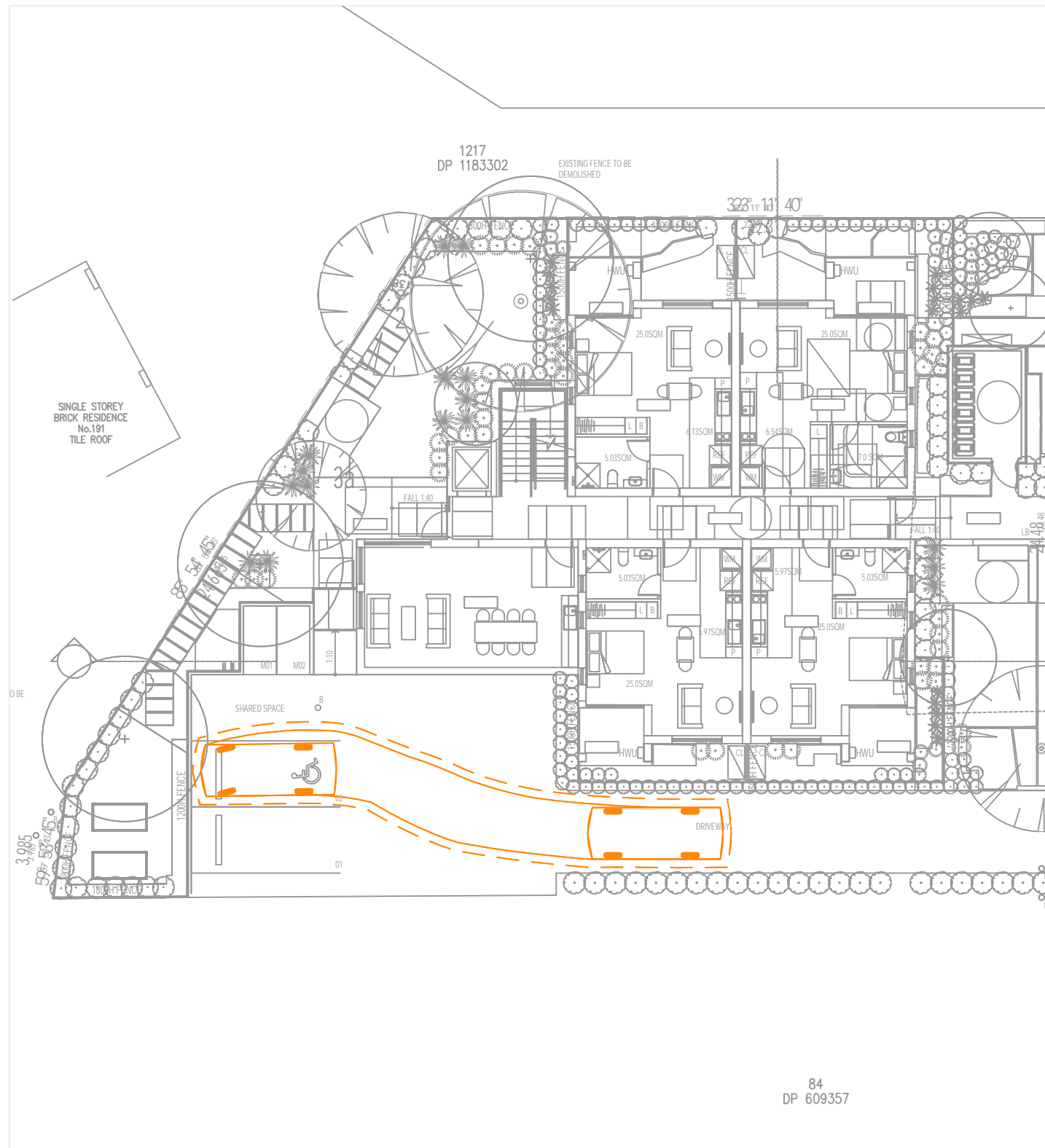
If you have any questions please feel free to contact the undersigned.

Yours sincerely
Amber Organisation

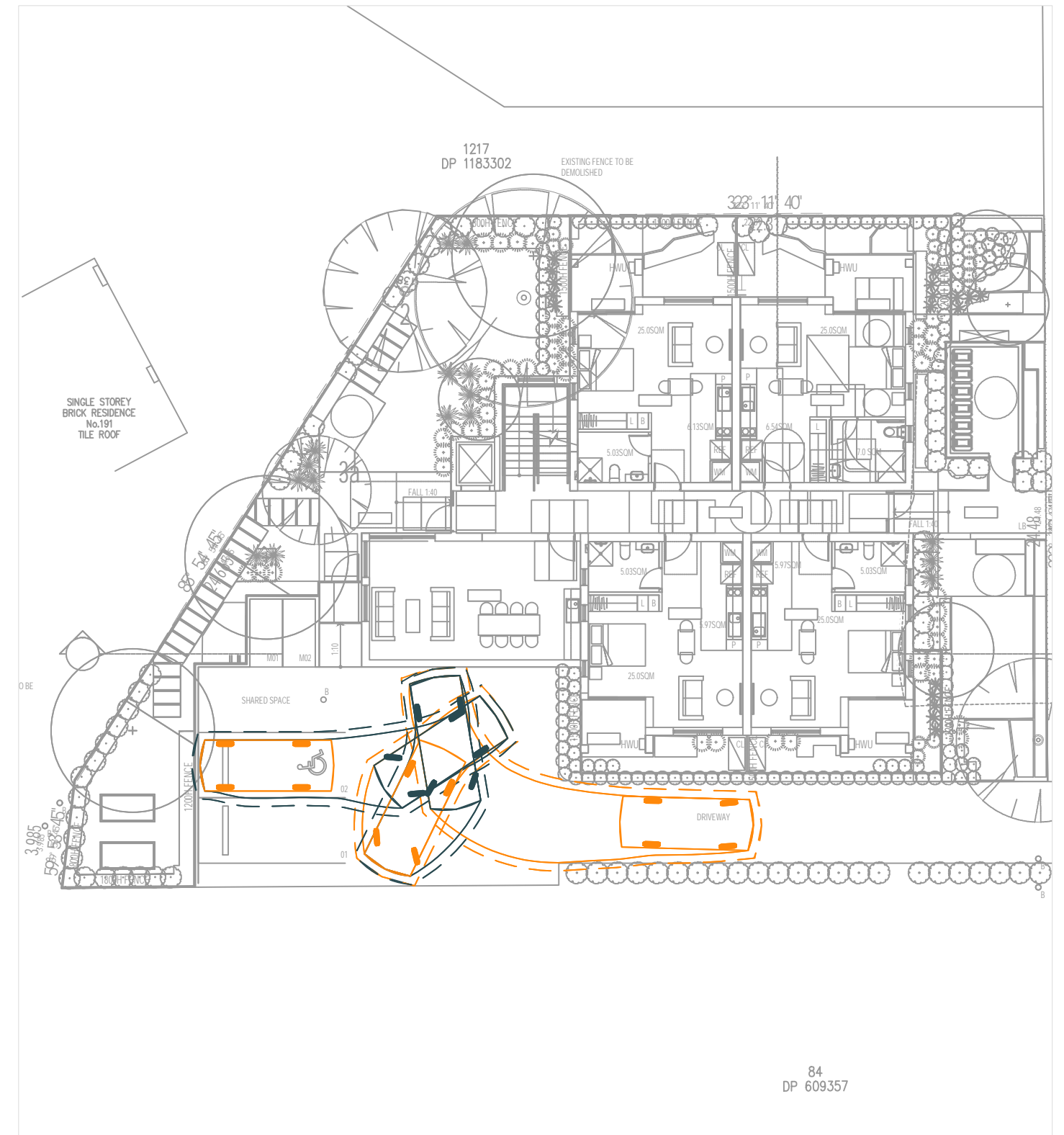
Michael Willson
Director

Appendix A

Swept Path Assessment



Entry Manoeuvre



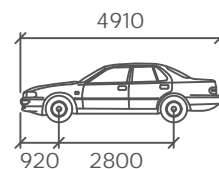
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

B85



Width : 1870 mm
Track : 1770 mm
Lock to Lock : 6.0s
Steering Angle : 34.1
Height : 2100 mm



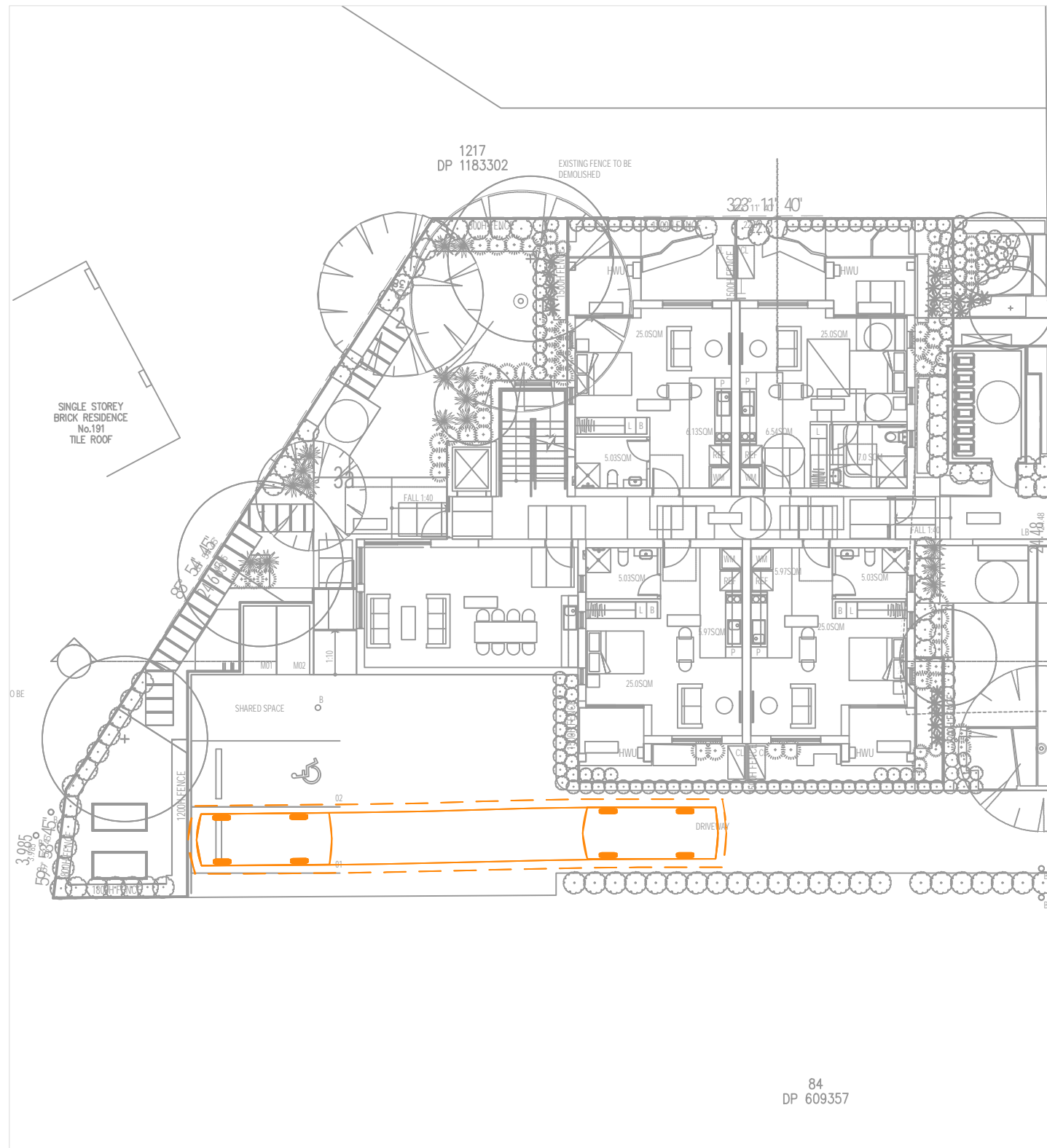
Boarding House

189 Riverside Drive, Airds

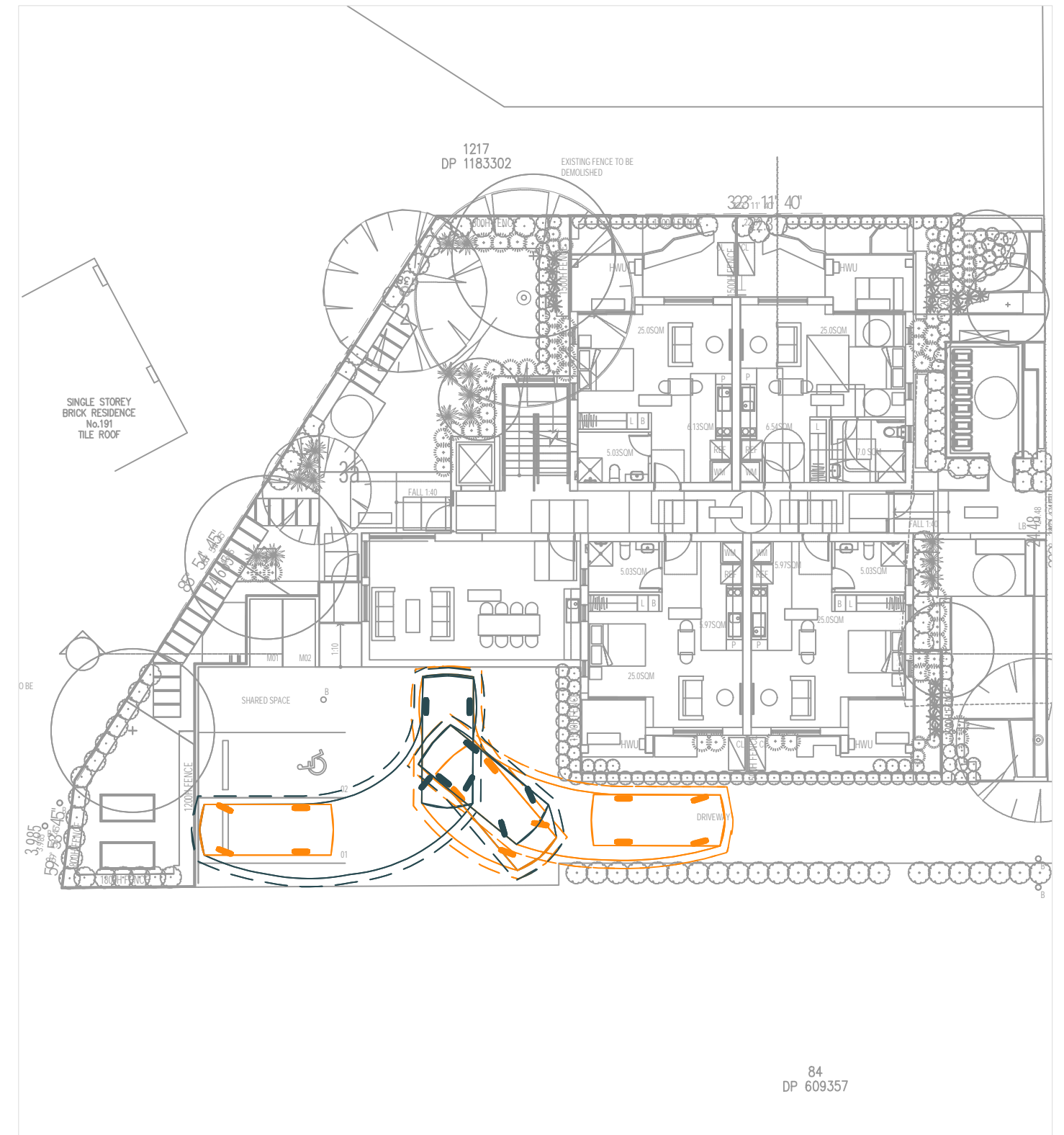
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DRAWN: MW
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SCALE at A3: 1:200

Amber 01



Entry Manoeuvre



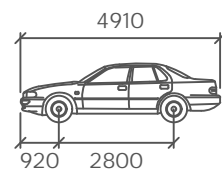
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