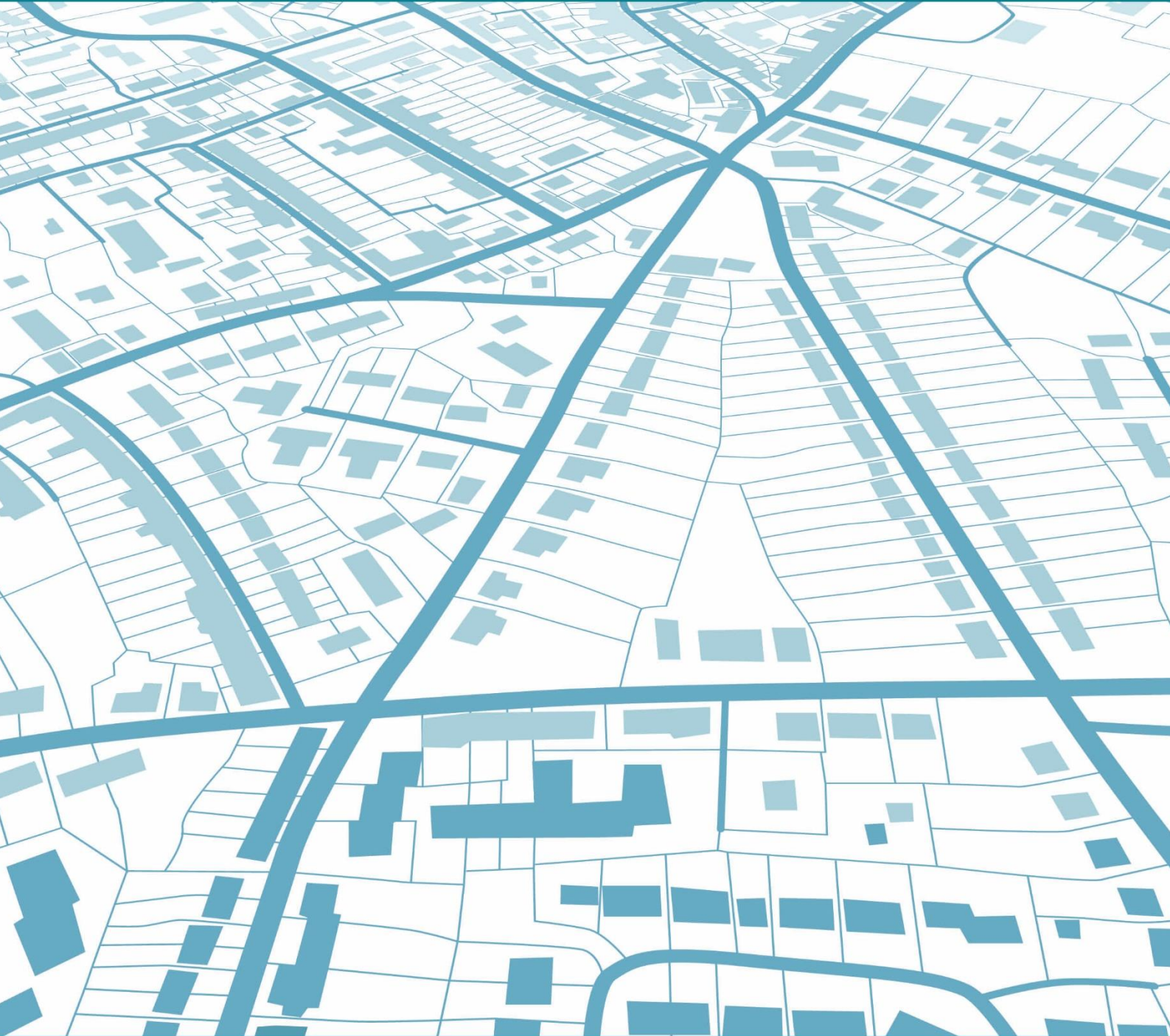




Proposed LAHC Seniors Housing 1- 7 Fergerson Avenue, Fairfield

Traffic and Parking Assessment

Ref: 21094
Date: October 2023
Issue: D

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	5
4.0	TRAFFIC	6
5.0	PARKING.....	7
6.0	ACCESS, INTERNAL CIRCULATION AND SERVICING	8
6.1	Access.....	8
6.2	Internal Circulation	8
6.3	Servicing	8
7.0	CONCLUSION	9

List of Figures

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

List of Appendices

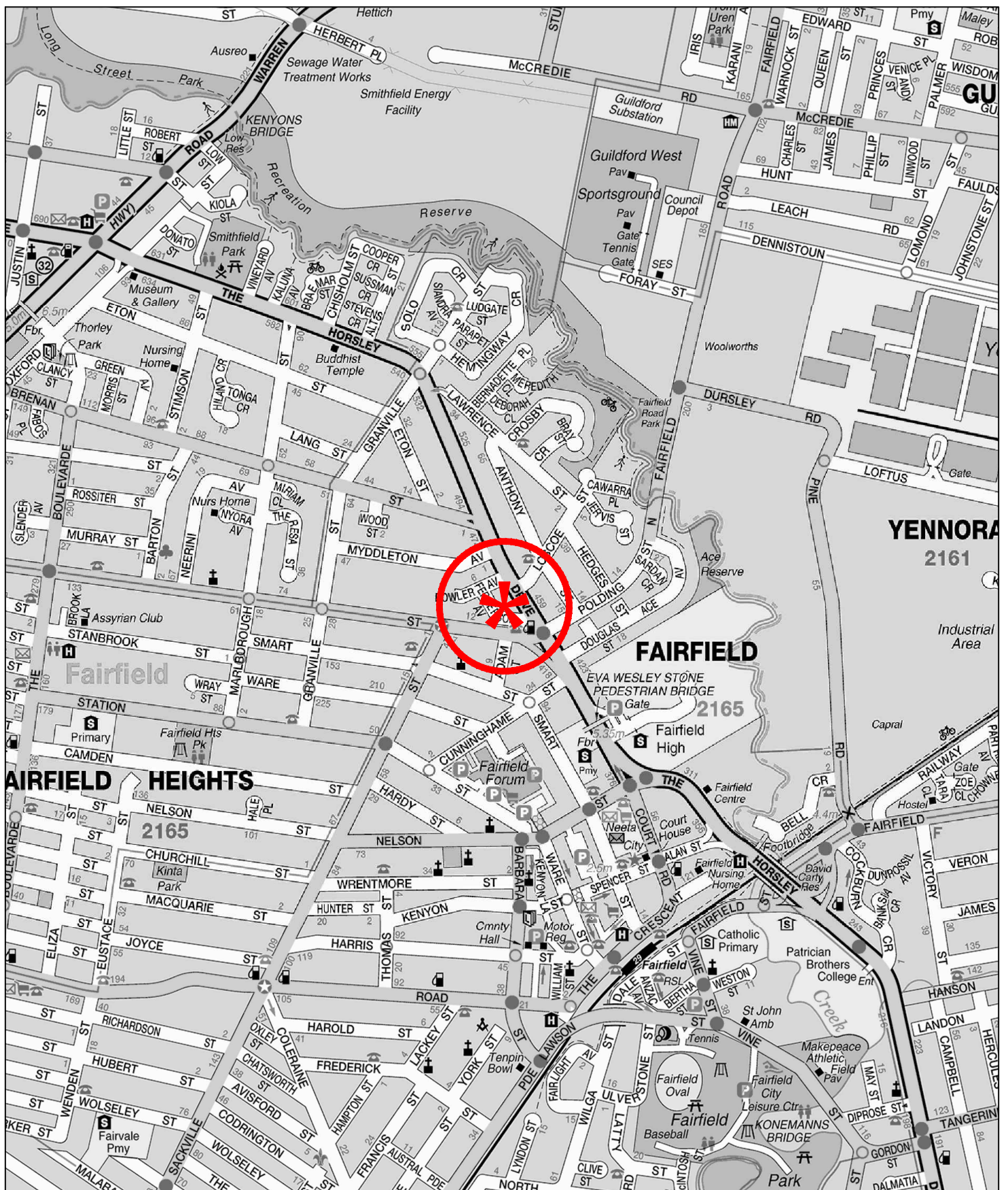
Appendix A	Architectural Plans
Appendix B	Transport Services
Appendix C	Turning Path Assessment

1.0 Introduction

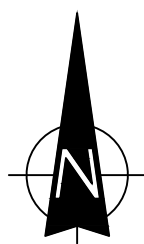
This report has been prepared for Land and Housing Corporation (LAHC) to accompany a Part 5 proposal in the Fairfield City Council for a proposed Seniors Housing development comprising 12 dwellings at 1-7 Fergerson Avenue, Fairfield (Figure 1).

The purpose of this report is to:

- ❖ describe the site and the proposed development scheme
- ❖ describe the road network serving the site and the prevailing traffic conditions
- ❖ assess the potential traffic implications
- ❖ assess the adequacy of the proposed parking provision
- ❖ assess the suitability of the proposed vehicle access, 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 14, 15, 16, and 17 in DP 35636 which occupies an irregular shaped area of some 2,272.6m² with a frontage of some 105m to Fergerson Avenue. The site is presently occupied by 4 older style cottage dwellings with accesses are provided on the Fergerson Avenue frontage.

The Fairfield Town Centre is situated just to the South along The Horsley Drive while the surrounding land uses comprise:

- ❖ the adjoining residential dwellings and those nearby which include some dual occupancy and multi-unit housing
- ❖ the Fairfield Forum Shopping Centre just to the south
- ❖ the Fairfield railway station some 1.1km to the south.

2.2 Proposed Development

It is proposed to demolish the existing buildings on the site and undertake minor earthworks to provide a level building platform. A new 2 level building complex of 3 blocks will be constructed comprising:

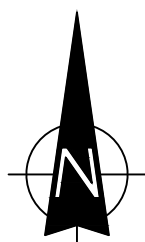
- 6 x Two-bedroom dwellings
- 6 x One-bedroom dwellings

3 vehicle accesses are to be provided on Fergerson Avenue and provision will be made for a total of 6 parking spaces.

Architectural details of the proposed development are provided on the plans prepared by Kennedy & Associates that accompany the Application and are reproduced in Appendix A.



LEGEND



SITE

FIG 2

3.0 Road Network and Traffic Conditions

3.1 Road Network

The roads network which serves the site (Figure 3) comprises:

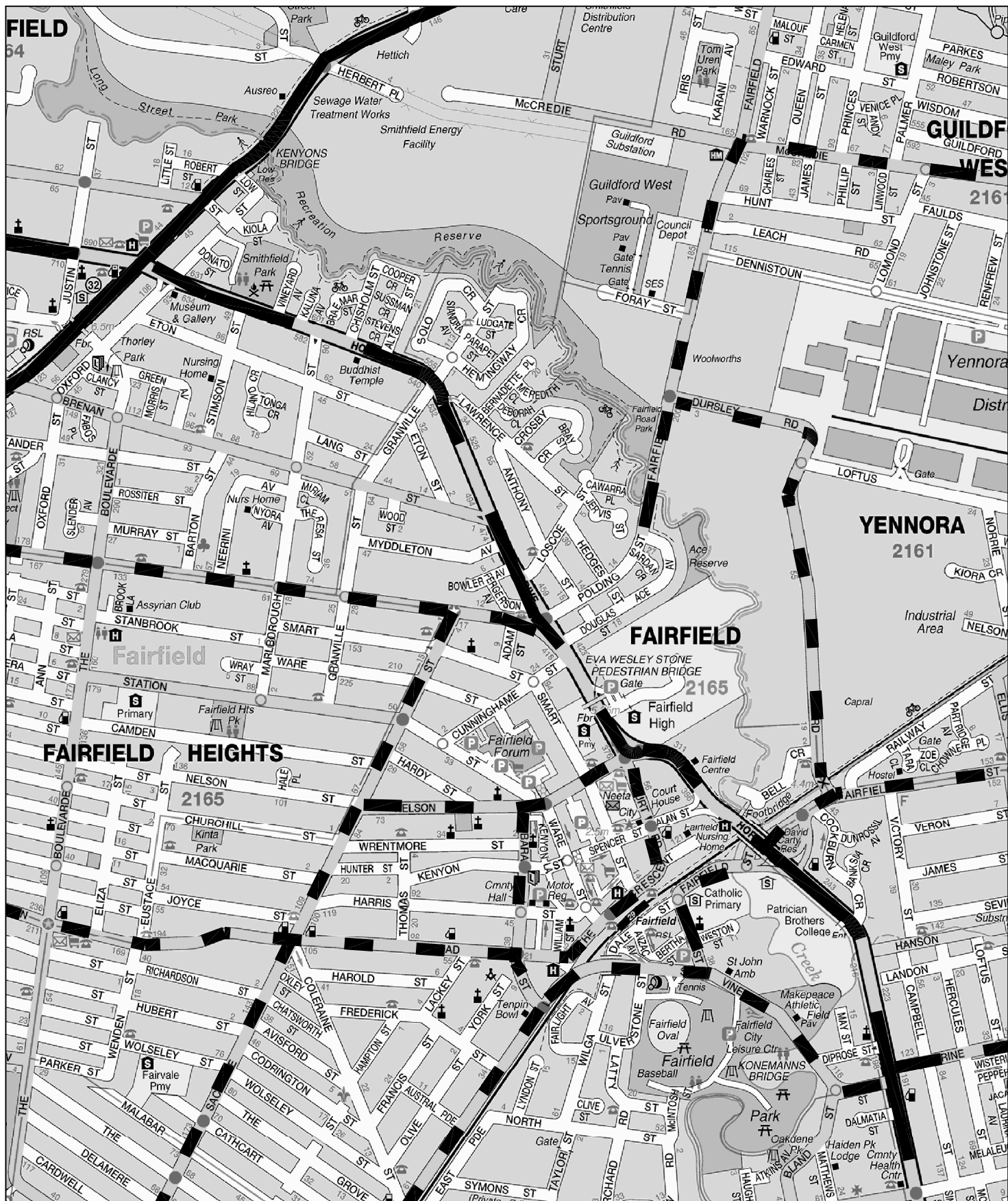
- ❖ *Hume Highway (A22)* – an east-west State Road and an arterial route that connects Summer Hill and Liverpool
- ❖ *The Horsley Drive* – a sub arterial route that connects Horsley to the Hume Highway
- ❖ *Polding Street, Sackville Street, Hamilton Road, Railway Parade* – minor collector road system
- ❖ *Ferguson Avenue and Bowler Avenue* – local access roads connecting to The Horsley Drive

Ferguson Avenue has a carriageway of some 7.3m wide with one lane in each direction and unrestricted kerb side parking.

3.2 Traffic Controls

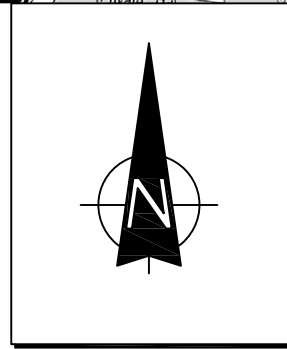
The traffic controls which have been applied to the road system in the vicinity of the site (Figure 4) comprise:

- ❖ the traffic signals along The Horsley Drive at the intersections of Polding Street, Nelson Street, Cumberland Highway and Justin Street
- ❖ the traffic signals at the intersections of
 - Polding Street and Boulevard
 - Nelson Street and Court Road
 - Spencer Street and Court Road



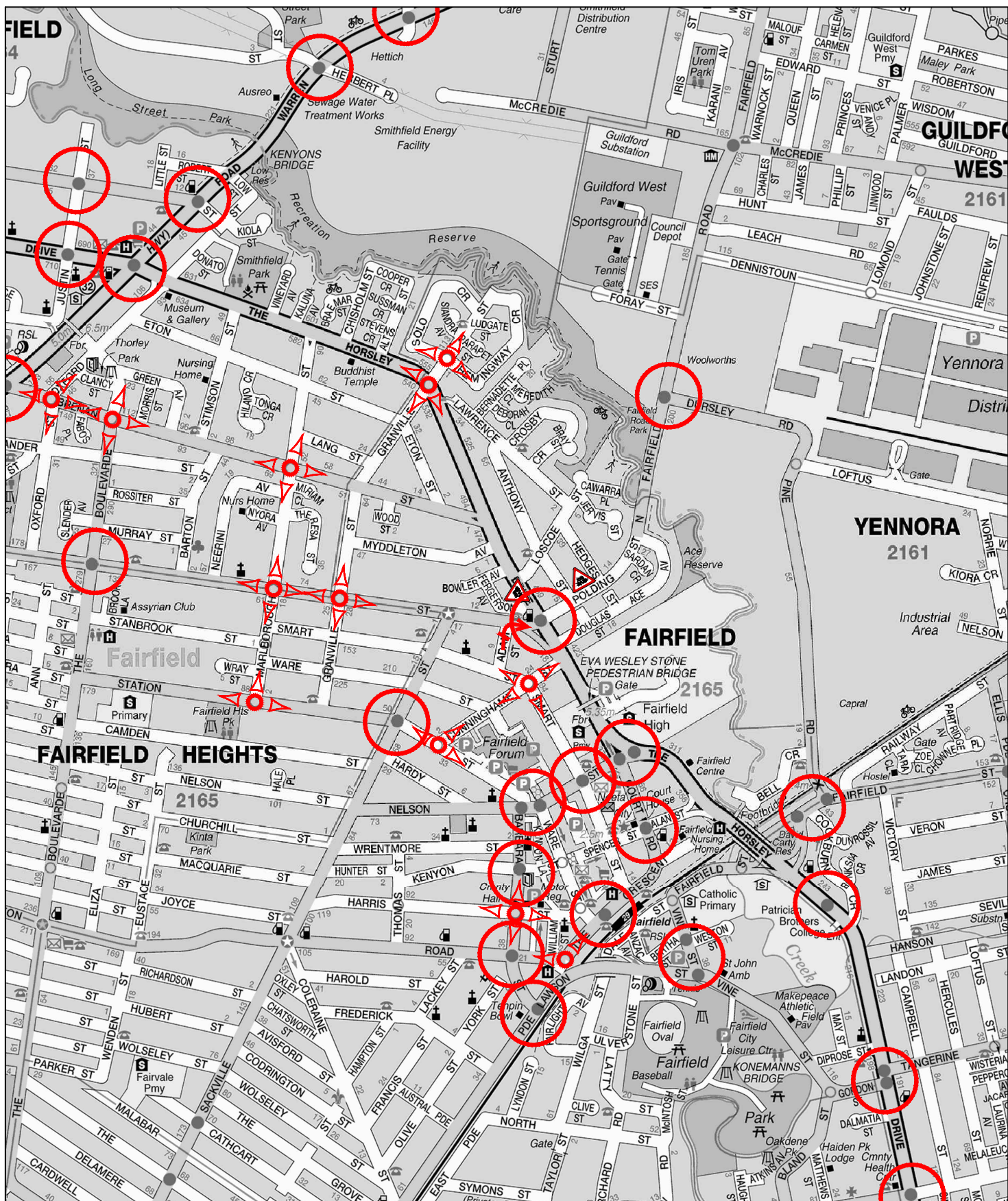
LEGEND

-  **ARTERIAL**
-  **SUB ARTERIAL**
-  **COLLECTOR**



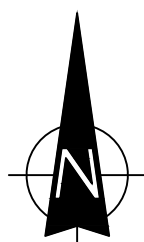
ROAD NETWORK

FIG 3



LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



TRAFFIC CONTROLS

FIG 4

- ❖ the give-way control at the intersections of Fergerson Avenue / The Horsley Drive and Polding Street / Anthony Street
- ❖ the roundabout controls at the intersections of :
 - Granville Street and Polding Street
 - Marlborough Street and Polding Street
 - Station Street and Marlborough Street
 - Cunninghame Street and Smart Street
 - Cunninghame Street and Station Street
- ❖ the restricted right turn at the intersection of Adam Street and Polding Street
- ❖ the 60 km/h speed restrictions on The Horsley Drive
- ❖ the School Zone speed restriction on The Horsley Drive in the vicinity of Fairfield Public School.

3.3 Traffic Conditions

Details of the prevailing traffic conditions on the road system serving the site are provided by data published by the TfNSW which is expressed in Annual Average Daily Traffic (AADT) and the most recently published data is provided below:

	AADT
The Horsley Drive	19,178
East of Cockburn Crescent	

Fergerson Avenue only carries minor traffic movements which are essentially limited to local property access.

Traffic movements on The Horsley Drive at the intersection of Polding Street are subject to some delays during the commuter peak periods. However, traffic movements in the local and collector road system in the site's vicinity are largely free-

flowing with intermittent delays associated with turning movements into and out of The Horsley Drive.

3.4 Transport Services

There are three bus services (Routes 812, 813, and 814) serving these stops with bus stopes on The Horsley Drive, providing frequent connections to the Fairfield, Blacktown, Bonnyrigg, and Smithfield town centres and railway stations. As a result, the site is highly accessible to a range of facilities (retail, commercial, health etc.) that are available in these centres.

Details of the public transport services that operate in the vicinity of the site are provided in Appendix B.

4.0 Traffic

The RMS Guide to Traffic Generating Developments specify a peak traffic generation rate of 0.85 vtpd for normal single dwellings and a rate ranging between 0.4 and 0.5 vtpd per unit for medium density residential apartments.

Application of the above criteria to the 4 existing dwellings and the proposed development would indicate the following peak traffic generation outcome:

Existing	3 vtpd
Proposed	5-6 vtpd
Net addition	2-3 vtpd

The projected peak traffic generation of this order of magnitude being only some 2-3 vtpd more than that which currently generated by the site will have no perceptible impact on the road network. Having regard to the above, it is assessed that the proposal will not result in any adverse traffic implications.

5.0 Parking

The LAHC proposal is Division 6 Residential Development under the SEPP (Housing, 2021) which indicates the following parking criteria:

One-bedroom unit	0.4 spaces per unit
Two-bedroom unit	0.5 spaces per unit

Application of the above criteria to the proposed development would indicate the following requirement:

6 x One-bedroom unit	2.4 spaces per unit
6 x Two-bedroom unit	3.0 spaces per unit
Total	5.4 spaces

It is proposed to provide a total of 6 spaces (including 1 accessible space within the at-grade carpark area, and 2 carports, each having a minimum dimension of 3.8m x 6.0m in satisfaction of the SEPP requirements).

6.0 Access, Internal Circulation and Servicing

6.1 Access

There will be 3 vehicle accesses provided at Fergerson Avenue, as follows:

- a 5.5m wide driveway providing access to 4 spaces
- two 3.5m wide driveways providing access to 1 space each.

The proposed accesses meet the design criteria of AS2890.1 requirements, particularly as they relate to provisions for sightlines and passing opportunity (for the larger car park access) as per AS2890.1 Clause 3.2.2.

6.2 Internal Circulation

The design of the proposed car parking spaces and aisles comply with the AS2890.1:2004 requirements, while the accessible space conforms to the AS2890.6 criteria. It is noted that the access movements for the single-driveway spaces will involve a reverse manoeuvre; however, this arrangement reflects that of a normal residential dwelling and is acceptable, particularly in a local road frontage.

Details of a turning path assessment demonstrating a satisfactory arrangements are provided in Appendix C.

6.3 Servicing

The garbage bins will be 'wheeled out' onto the kerb frontage on the nominated collection days. Council's refuse vehicles undertake its waste collection via Fergerson Avenue, as is normal for residential development in the local area.

7.0 Conclusion

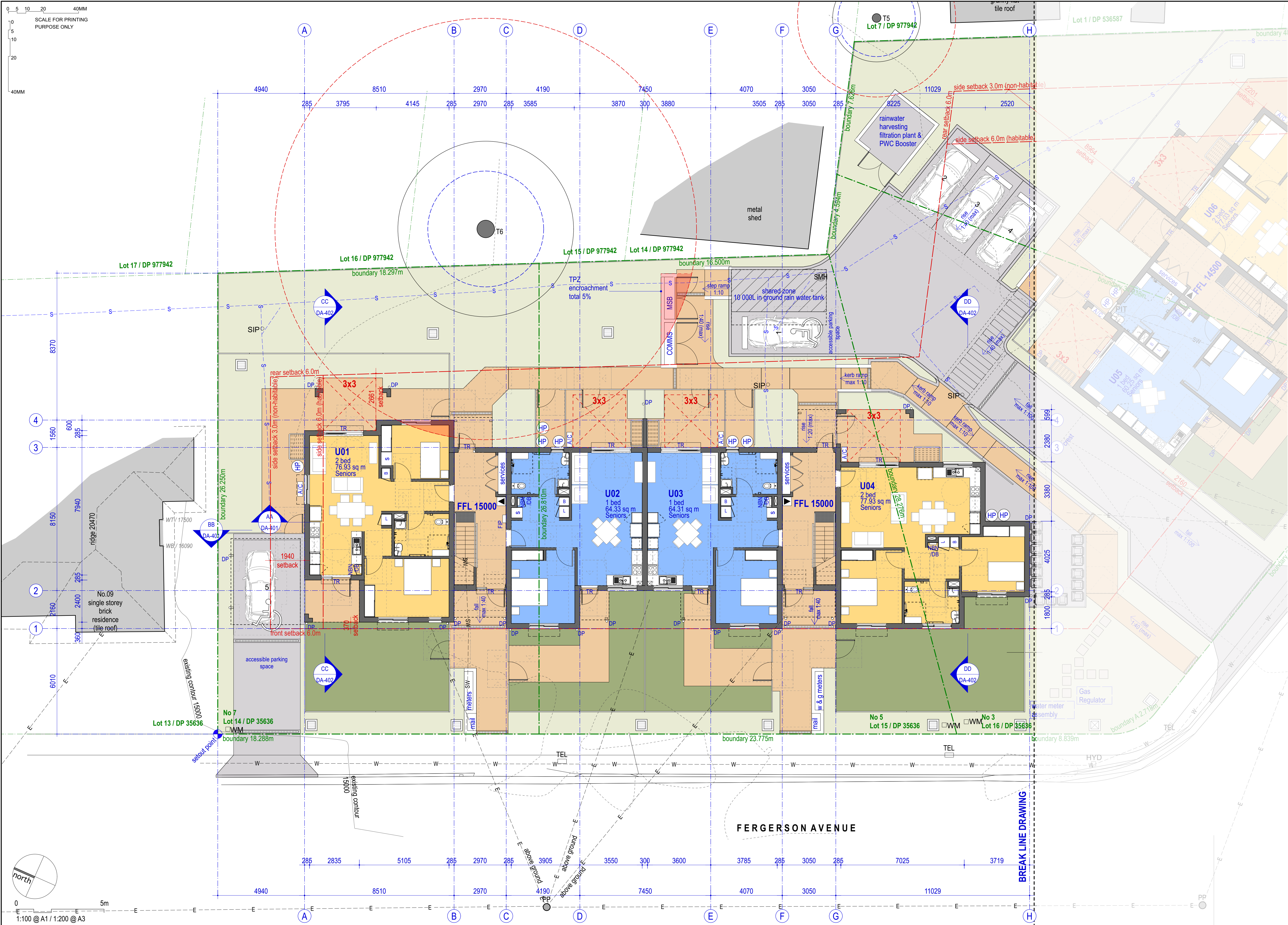
A Part 5 submission is to be lodged to NSW LAHC for a Seniors Living housing complex at 1-7 Fergerson Avenue, Fairfield.

The traffic and parking assessment provided in this report confirms that:

- ❖ traffic generation of the proposed development will not present any adverse traffic implications
- ❖ the proposed parking provision will be adequate and will accord with the SEPP requirements
- ❖ the proposed vehicle access, internal circulation, parking and servicing arrangements will be in accordance with the AS2890.1 and 6 design standards.

Appendix A

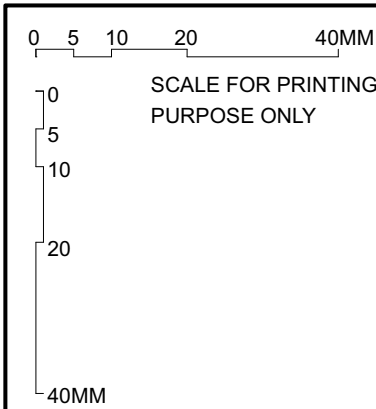
Architectural Plans



- LEGEND**
- Site boundary
 - Setback
 - grid lines
 - denotes structural dimension
 - driveway / carparking
 - private / common paved area
 - common landscaped area
 - private landscaped area
 - 1 bed unit
 - 2 bed unit
 - clothesline
- ABBREVIATION LEGEND**
- B broom cupboard
DB distribution board
DP downpipe
HP heat pump
L linen cupboard
NBN national broadband network
S storage
RWT rainwater tank
TR threshold ramp
- ABBREVIATION LEGEND**
- PP power pole
HYD water hydrant
SMH sewer manhole
SIP sewer inspection pit
TEL telstra pit
WM water meter
- TREE LEGEND**
- T1 arborist report tree number
- existing tree to be retained
 - tree protection zone
 - structural root zone
 - encroachment zone
- SERVICES LEGEND**
- existing electricity line
 - existing sewer line
 - existing stormwater line
 - existing water line

- NOTES**
- these drawings are to be read in conjunction with specifications schedules and other consultants' documentation.
 - do not scale off drawings.
 - all the rangehood, laundry and bathroom exhaust to be ducted to the external walls.

 LOCKED BAG 5112 PARRAMATTA NSW 2124 PHONE No (02) 8753 8000 FAX No (02) 8753 8888 www.facs.nsw.gov.au	NOMINATED ARCHITECT:				PROJECT ARCHITECT	ARBORIST	SERVICES CONSULTANT	PROJECT:	TITLE:	STATUS:
	anthony nolan - steve kennedy 6773 - 5828				KENNEDY ASSOCIATES ARCHITECTS	REDGUM HORTICULTURAL	BUILDING SERVICES ENGINEERS (BSE) 02 9927 5200	SENIORS HOUSING at 1-7 Fergerson avenue FAIRFIELD	GENERAL ARRANGEMENT - GROUND FLOOR - PART 01	PART 5 APPLICATION
					PH (02) 9557 6466					
	A	01/11/23	PART 5 APPLICATION	PROJECT MANAGER	STRUCTURAL & STORMWATER CONSULTANT	LANDSCAPE CONSULTANT				
	REV	DATE	NOTATION/AMENDMENT	LAND & HOUSING CORPORATION	TONKIN 02 9409 3307	STUDIO IZ 02 8004 6946				
	DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.									



LEGEND

- Site boundary
- Setback
- grid lines
- denotes structural dimension
- driveway / carparking
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- 2 bed unit
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ABBREVIATION LEGEND

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- DB distribution board
- DP downpipe
- HP heat pump
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- TR threshold ramp

ABBREVIATION LEGEND

- PP power pole
- HYD water hydrant
- SMH sewer manhole
- SIP sewer inspection pit
- SIP telstra pit
- WM water meter

TREE LEGEND

- T1 arborist report tree number
- existing tree to be retained
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SERVICES LEGEND

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NOTES

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PH (02) 9557 8466

PROJECT MANAGER

LAND & HOUSING CORPORATION

ARBORIST

REDGUM HORTICULTURAL

STRUCTURAL & STORMWATER CONSULTANT

TONKIN

02 9409 3307

SERVICES CONSULTANT

BUILDING SERVICES ENGINEERS
(BSE)

02 9927 5200

LANDSCAPE CONSULTANT

STUDIO IZ

02 8004 6946

PROJECT:

SENIORS HOUSING
at

1-7 Fergerson avenue FAIRFIELD

2272.6 sqm

Lots 14,15,16 & 17 in DP, 35636

TITLE:

GENERAL ARRANGEMENT -
GROUND FLOOR - PART 02

FILE:

2260 - 01 SD PLANS MASTER.vwx

STATUS:

PART 5 APPLICATION

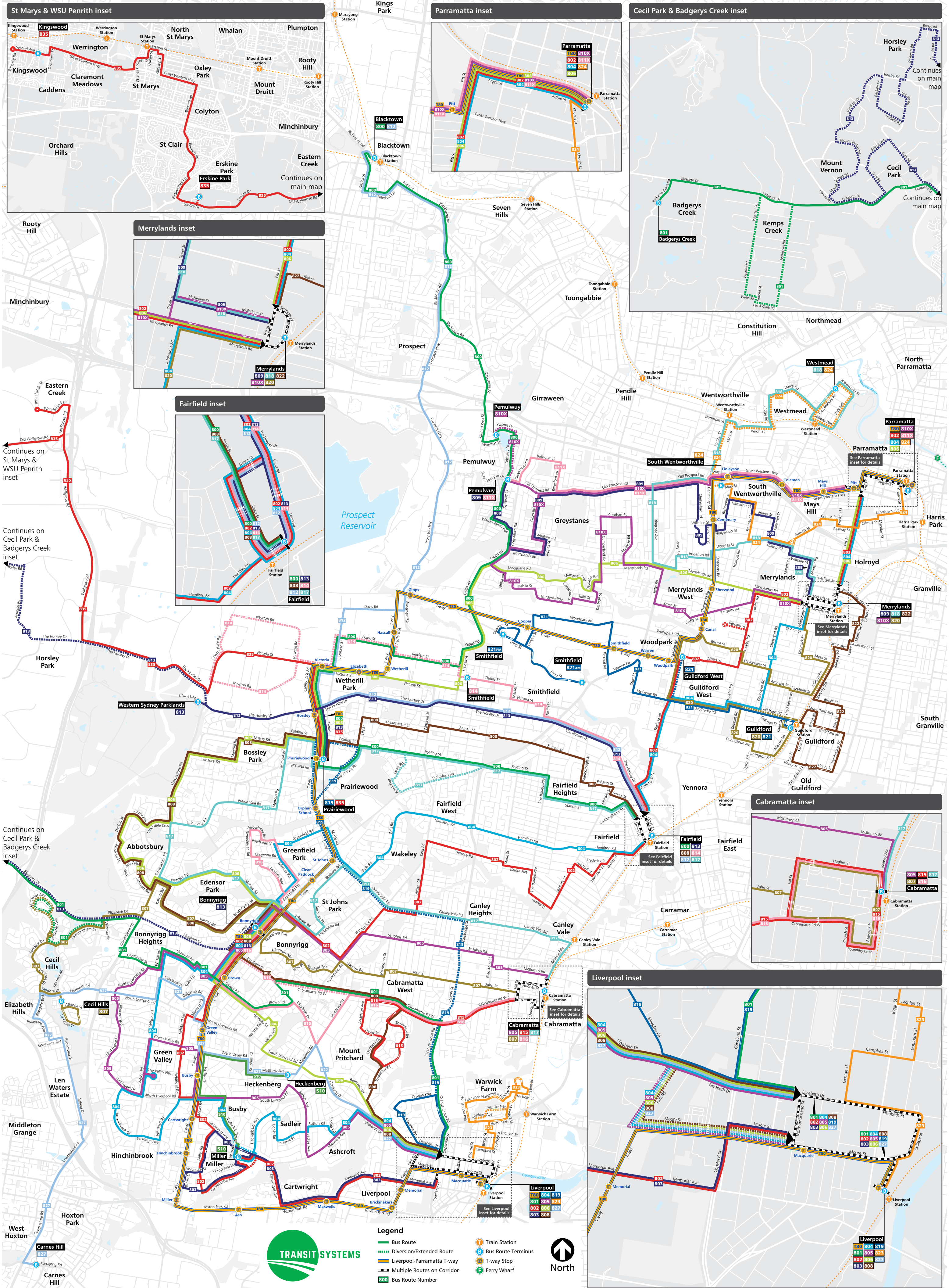
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Appendix B

Transport Services



The map illustrates the Sydney Metro network, featuring several key lines and stations:

- T1 North Shore:** Connects Berowra to Hornsby, passing through Mount Kuring-gai, Mount Colah, Asquith, Waitara, Wahroonga, Warrawee, Turramurra, Pymble, Killara, Lindfield, and Chatswood.
- T2 Leppington:** Connects Leppington to Macquarie Fields, passing through Edmondson Park, Macquarie Fields, Ingleburn, Minto, and Leumeah.
- T3 Liverpool:** Connects Liverpool to Macquarie Fields, passing through Casula, Macquarie Fields, Ingleburn, Minto, and Leumeah.
- T4 Cronulla:** Connects Cronulla to Sutherland, passing through Kirrawee, Gymea, Miranda, Caringbah, and Woolooware.
- T5 Richmond:** Connects Richmond to Schofields, passing through East Richmond, Clarendon, Windsor, Mulgrave, Vineyard, Riverstone, Quakers Hill, and Marayong.
- T6 Airport:** Connects Domestic Airport to International Airport, passing through Mascot, Green Square, Waterloo, and Museum.
- T7 Olympic Park:** Connects Olympic Park to Strathfield, passing through Rhodes, Concord West, North Strathfield, and Strathfield.
- T8 Airport:** Connects Domestic Airport to International Airport, passing through Mascot, Green Square, Waterloo, and Museum.
- T9 Northern:** Connects Northern to Hornsby, passing through Normanhurst, Thornleigh, Pennant Hills, Beecroft, Cheltenham, Eastwood, Denistone, West Ryde, Meadowbank, Rhodes, Concord West, North Strathfield, and Strathfield.
- T10 Eastern Suburbs:** Connects Eastern Suburbs to Bondi Junction, passing through Circular Quay, Martin Place, Pitt St, St James, Kings Cross, and Edgcliff.
- T11 City:** Connects City to Circular Quay, passing through Circular Quay, Martin Place, Pitt St, St James, Kings Cross, and Edgcliff.

The map also shows the Sydney Metro City and Southwest under construction, with stations like Waterloo, Green Square, and Mascot. The map is color-coded by line, with each line having a unique color and a corresponding 'T' label in a box. The background is a light blue and green, representing the city and surrounding areas.

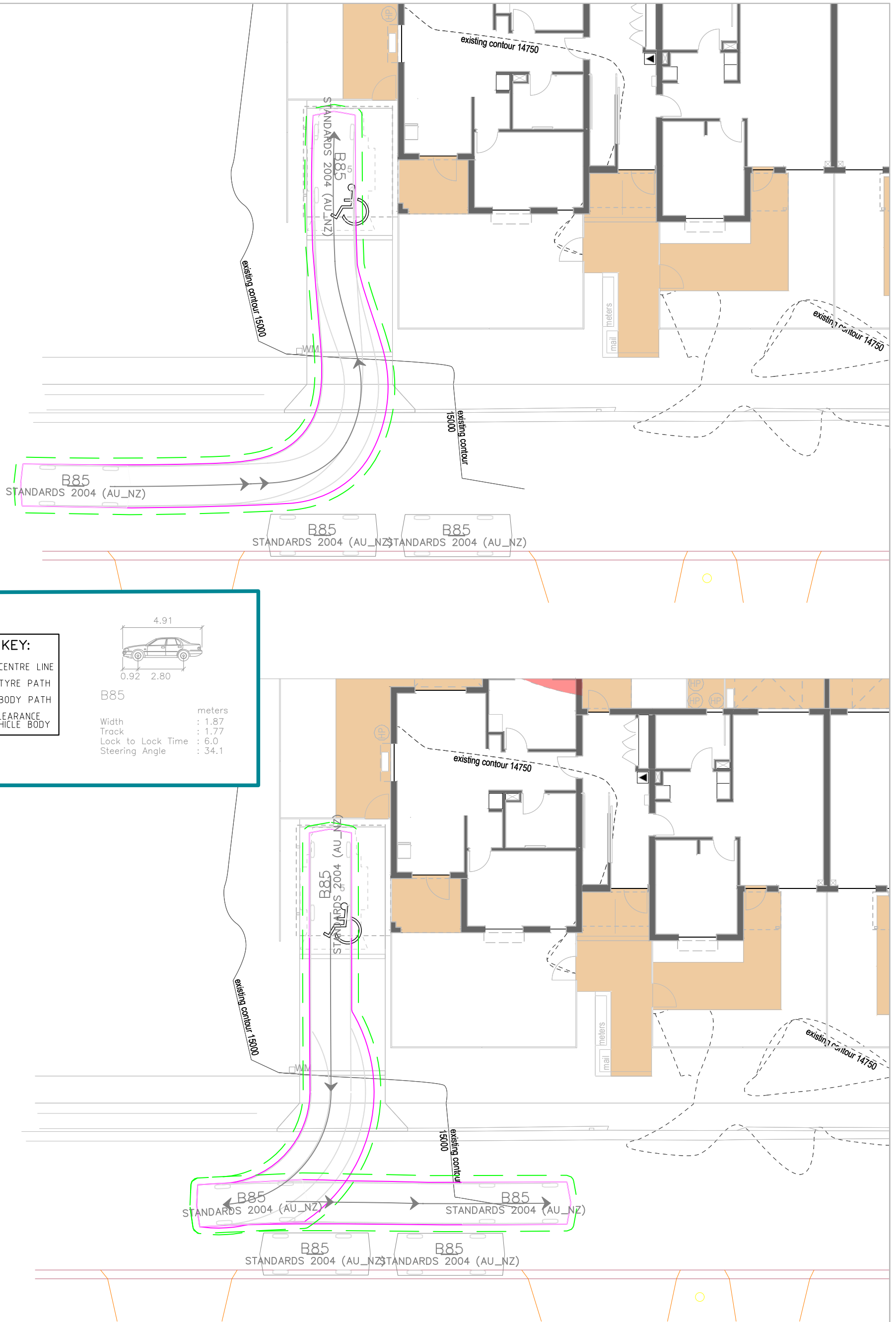
Northern Line
Northern
Gordon

Visit transportnsw.info

Appendix C

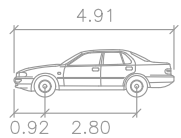
Turning Path Assessment

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Plotted by Van



SWEPT PATH KEY:

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



B85
Width : 1.87 meters
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.1

1- 7 FERGERSON AVENUE, FAIRFIELD AN 85TH PERCENTILE VEHICLE ENTERING AND EXITING SWEPT PATH ASSESSMENT

DRAWING REF NO.21094-V1.2-SP1

SHEET NO. 1 OF 7

ISSUE DATE 30 October 2023

DESIGNED BY
V.DAU

REVIEWED BY
R.NETTLE

DISCLAIMER

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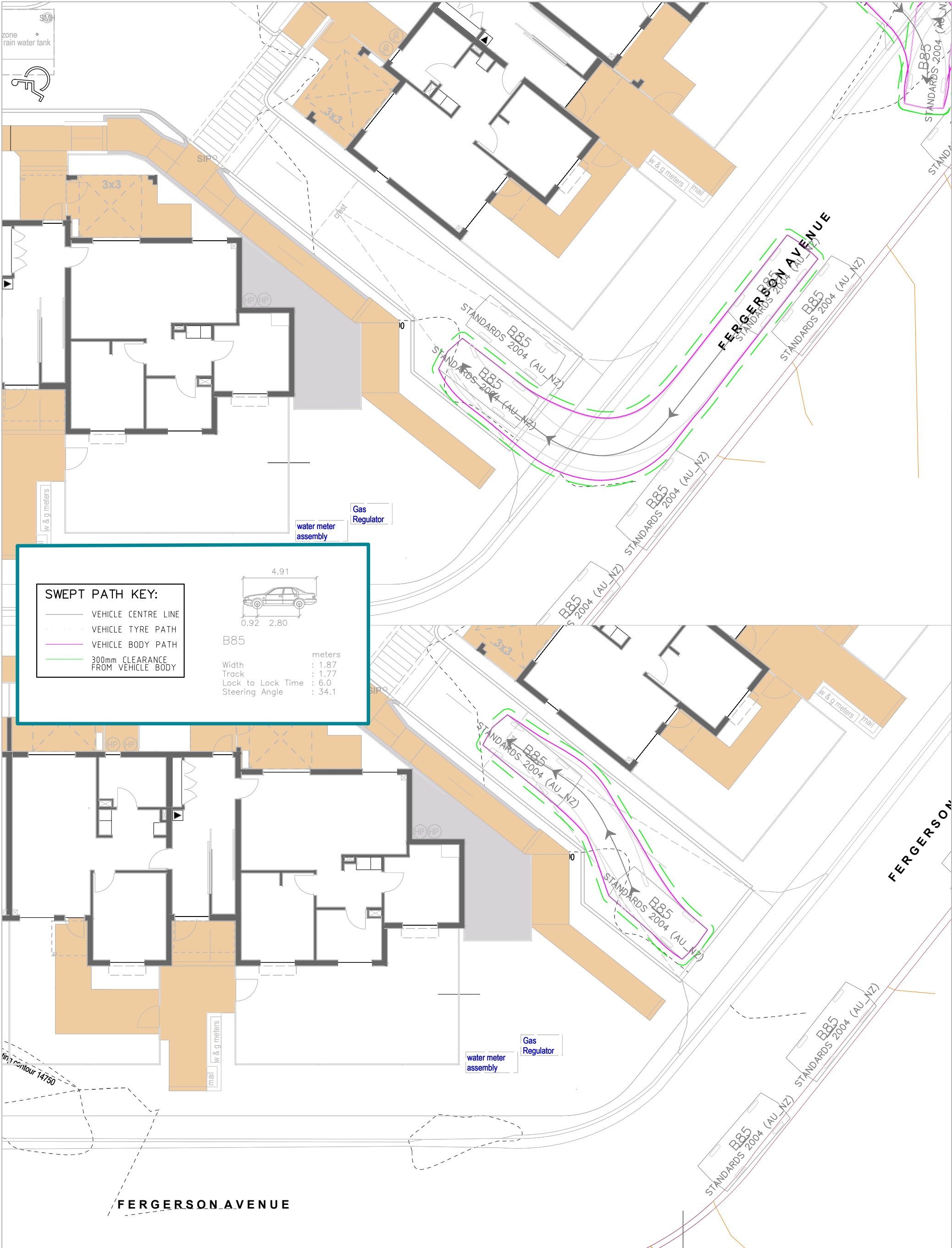
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1- 7 FERGERSON AVENUE, FAIRFIELD
AN 85TH PERCENTILE VEHICLE ENTERING AND EXITING
SWEPT PATH ASSESSMENT

DRAWING REF NO.21094-V1.2-SP1 SHEET NO. 2 OF 7 ISSUE DATE 30 October 2023

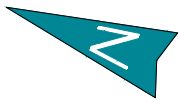
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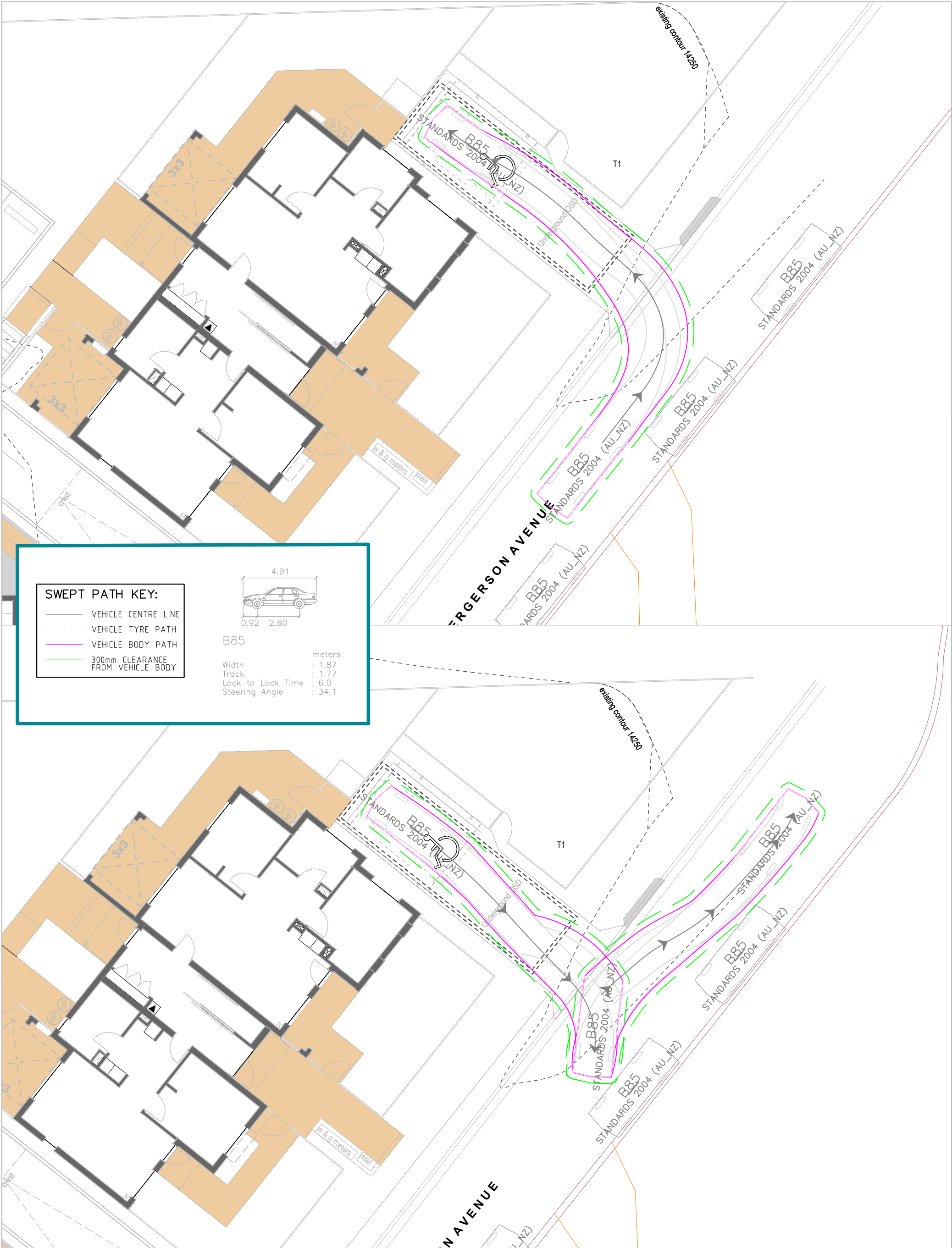
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SWEPT PATH ASSESSMENT

DRAWING REF NO. 21094-V1.2-SP1 SHEET NO. 3 OF 7 ISSUE DATE 30 October 2023

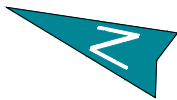
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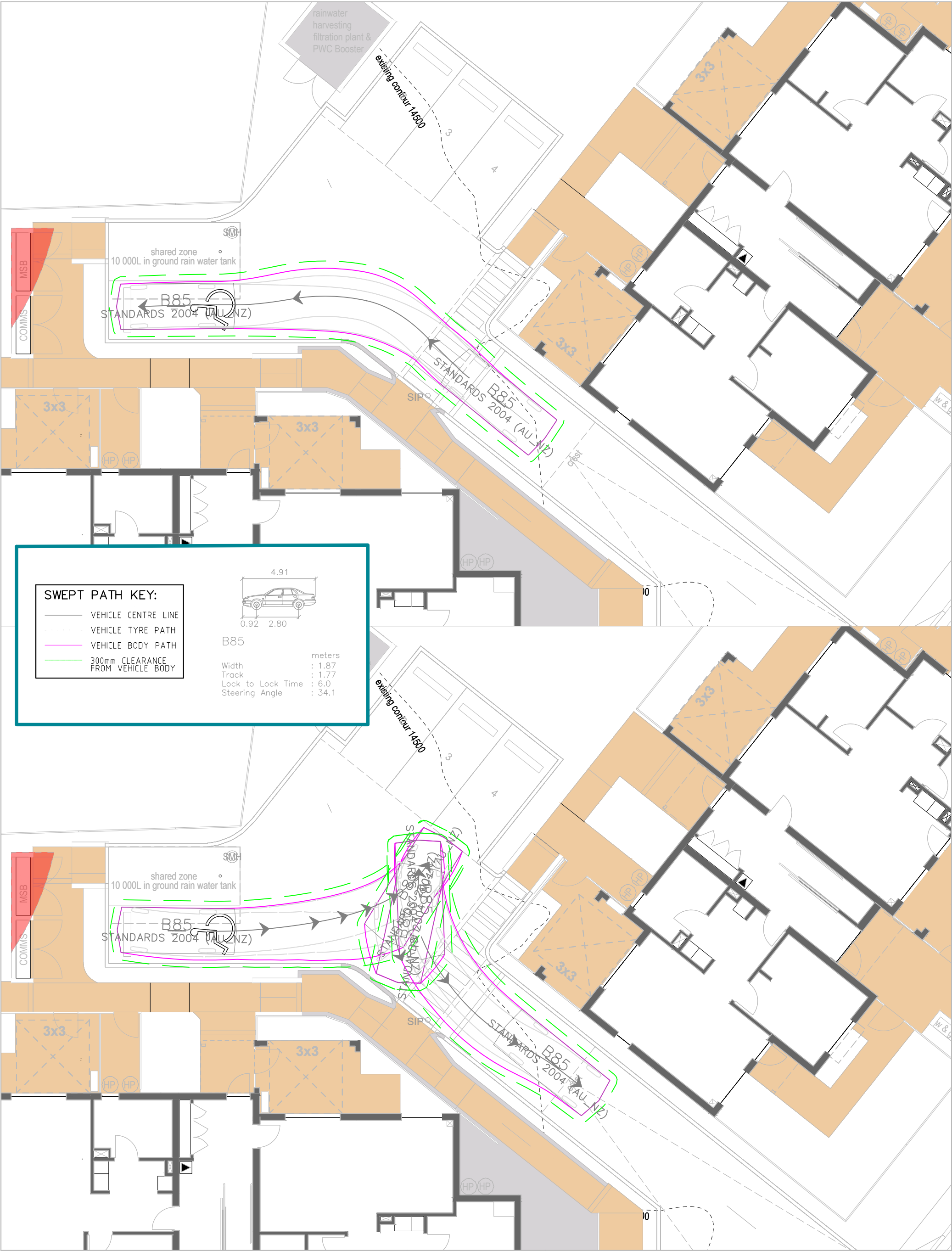
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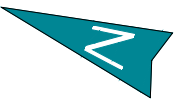
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AN 85TH PERCENTILE VEHICLE ENTERING AND EXITING
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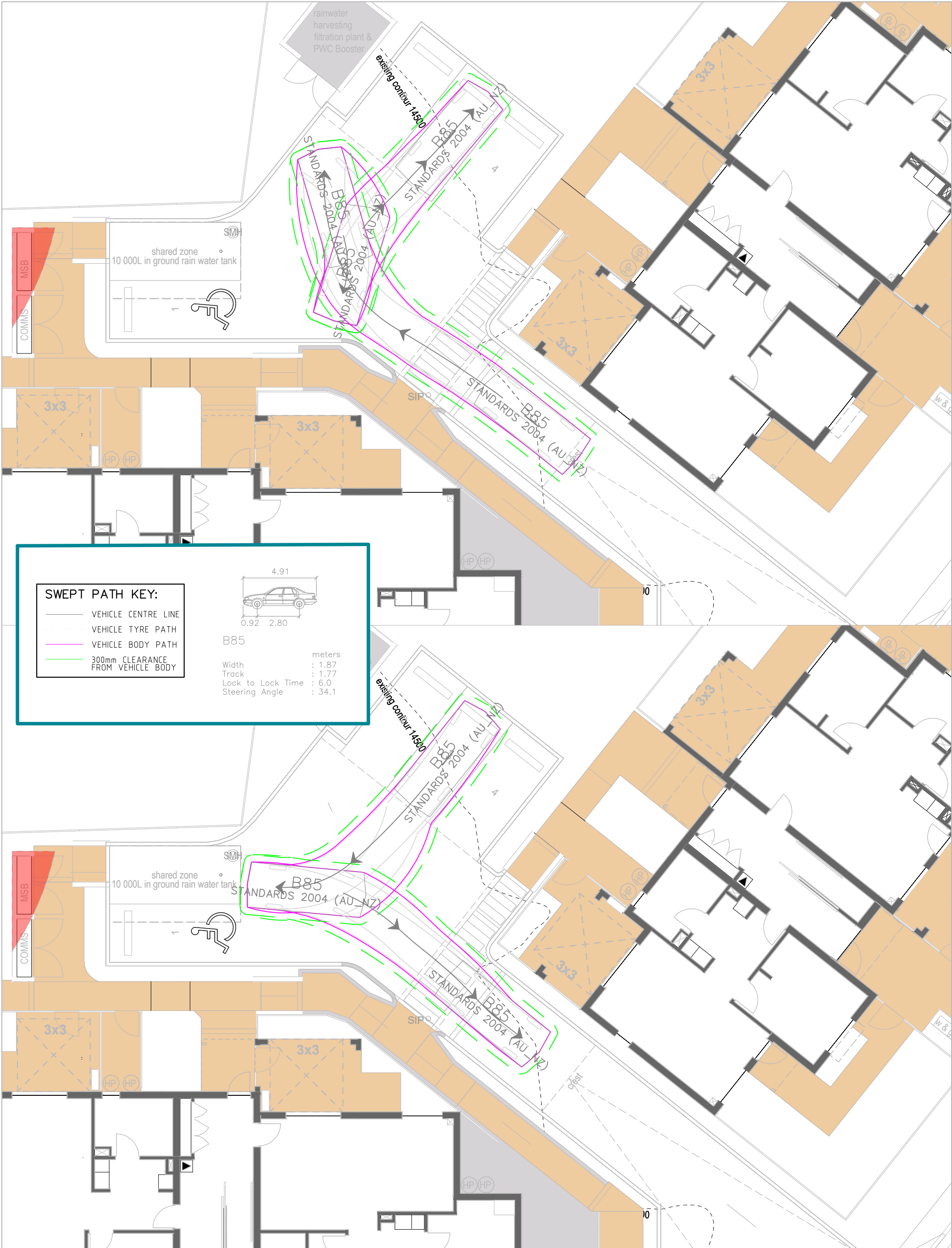
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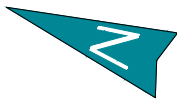
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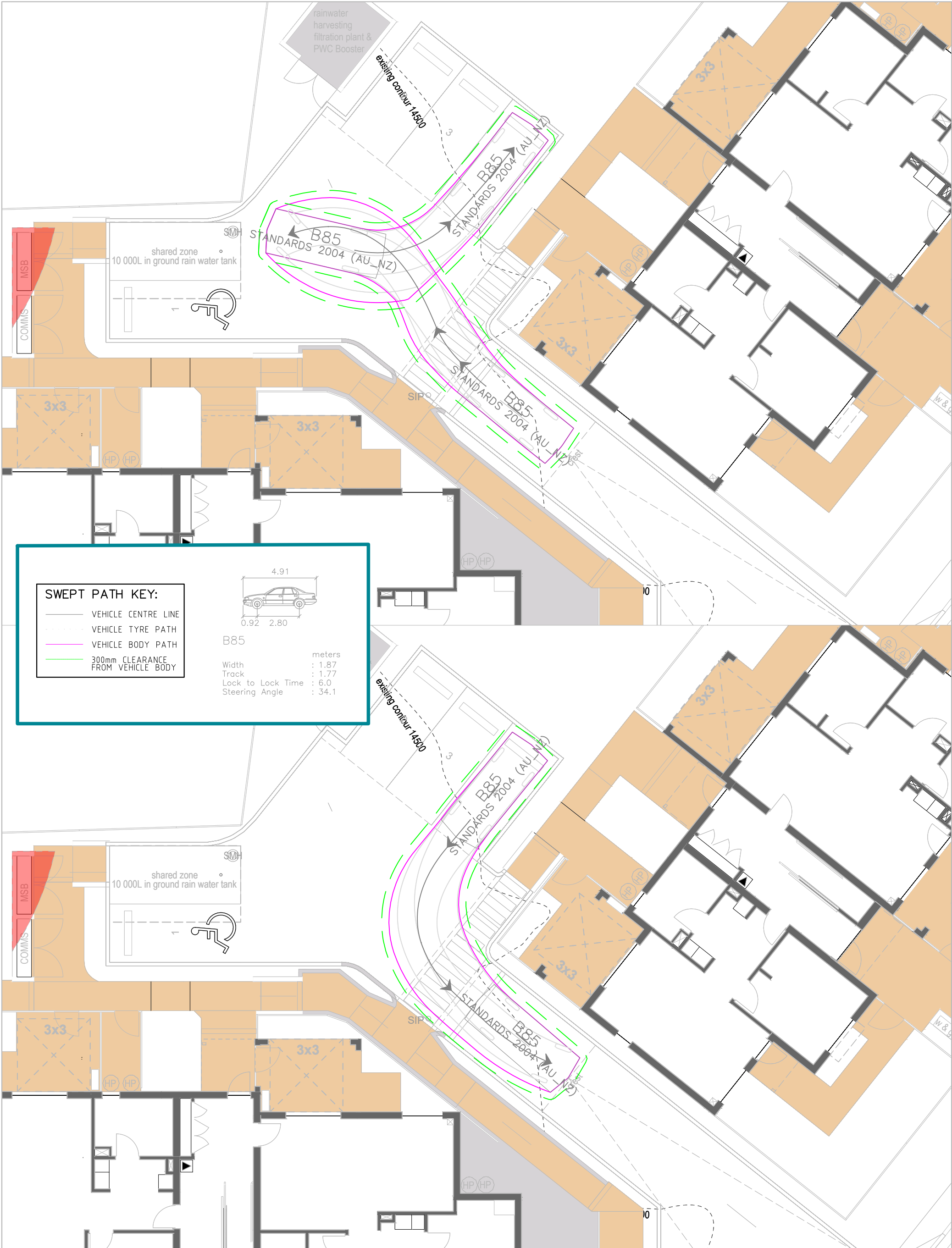
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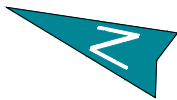
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