

# **TRAFFIC AND PARKING STATEMENT FOR PROPOSED ALTERATIONS AND ADDITIONS TO A COMMERCIAL BUILDING**

***89 Auburn Road in Birrong***

## **Traffic and Parking Impact Report**

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N1916227A (Version 1a)

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## 1. INTRODUCTION

Motion Traffic Engineers was commissioned by Chi Hua Lo and Chiv Huay Tse to undertake a traffic and parking impact statement of proposed alterations and additions to a commercial building at 89 Auburn Road in Birrong.

Currently the site is comprised of the following businesses with approximate floor space (m2):

- Pharmacy 85.36m2
- Medical clinic 59.25m2
- Café 39.83m2

Currently there are four car spaces under a car port. The adjacent area is also used as an informal parking where up to two cars are parked.

In the course of preparing this assessment, the subject site and its environs have been inspected, plans of the development examined.

## 2. BACKGROUND AND EXISTING CONDITIONS OF THE PROPOSED LOCATION

### 2.1 Location and Land Use

The commercial building is located at the north eastern corner of the priority intersection of Auburn Road with Wentworth Street. The commercial building is within a local shopping area. The nearby businesses include an IGA, burger and pizza business, Asian grocery shop and hairdresser etc.

Figures 1 show the location of the development site from an aerial perspective.



**Figure 1: Location of the Subject Site on Aerial**

## **2.2 Road Network**

This section describes the roads near the proposed alterations and additions to a commercial building.

Visitors to the local shops peaking on street generally on Wentworth Street and Auburn Road.

Wentworth Street is a local road with one lane each way with each. The on-street parking near the local shops is time restricted to 30 minutes during business hours on a weekday and Saturday business hours. Wentworth Street. Wentworth Street ends in a cul-de-sac to the east of the site. The default speed limit is 50km/hr.

Auburn Road is a major collector road with one lane each way with double barriers separating the opposing lanes. A marked parking lane is provided on both sides of the road. The on-street parking near the local shops is time restricted to 30 minutes during business hours on a weekday and Saturday business hours.

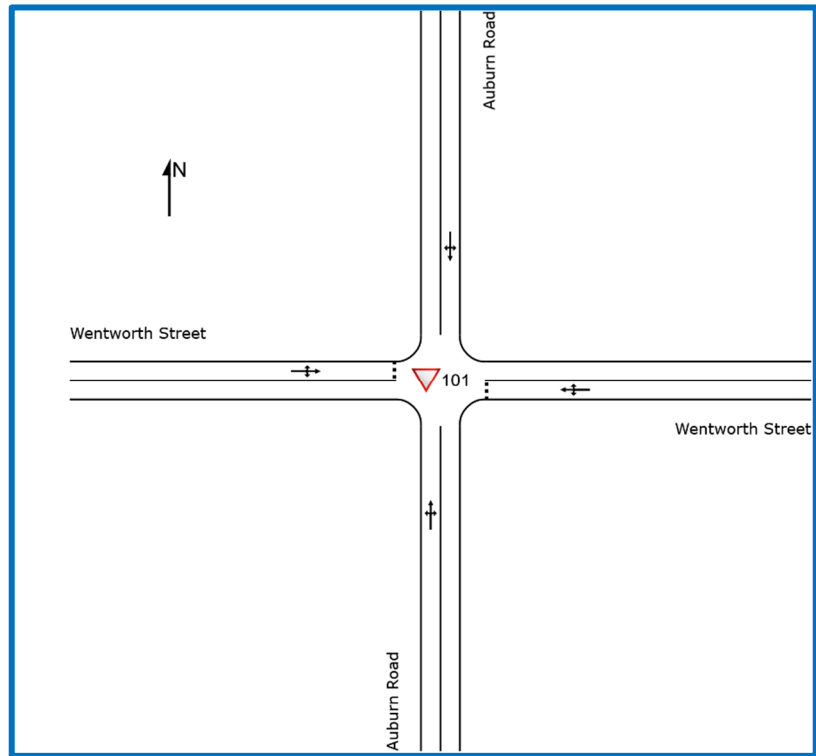
There are two pedestrian crossings on Auburn Road within the local shops.

## **2.3 Intersection Description**

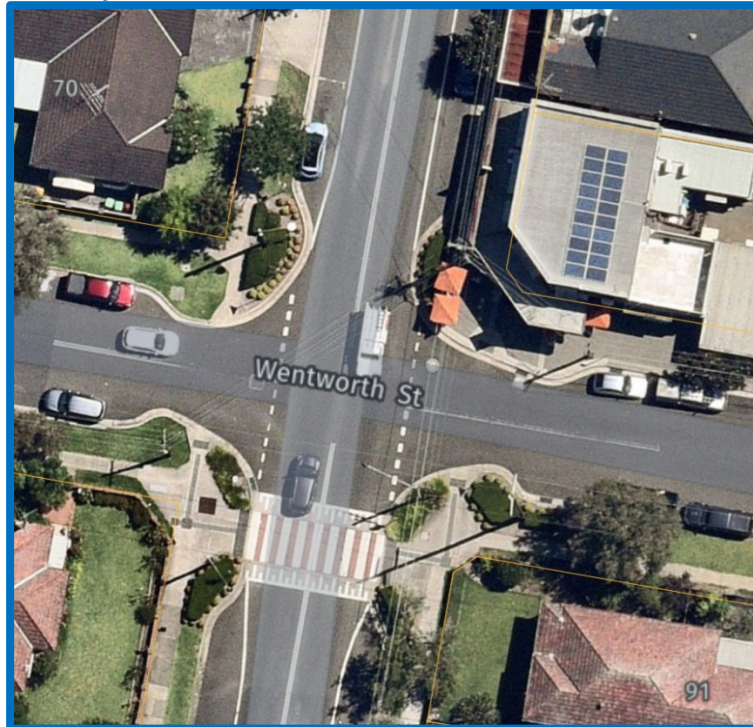
As part of the traffic assessment, the adjacent intersection of Auburn Road with Wentworth Street is assessed.

External traffic travelling to and from the commercial building will most likely need to travel through the above intersection.

The priority intersection of Auburn Road with Wentworth Street is a four-leg intersection with all turn movements permitted. Drivers travelling on Wentworth Street must give way to traffic on Auburn Road. Figure 5 presents the layout of this intersection using SIDRA – an industry standard intersection software.



**Figure 2A: Priority intersection of Auburn Road and Wentworth Street (SIDRA)**



**Figure 2b: Priority intersection of Auburn Road and Wentworth Street (AERIAL)**

## 2.4 Public Parking

The local shops overall rely on on-street on Wentworth Stret and on Auburn Road. The parking sections with immediate frontage to the local business have time restrictions during business hours. Visitors to the local shows regularly park beyond the parking immediately adjacent to the local shops.

## 2.5 Existing Car Parking Requirements and Trip Generation

As discussed previously, there are existing businesses. The following Table presents the current commercial business and the car parking requirements as per the *Canterbury Bankstown Development Control Plan 2023*. The existing businesses rely on public parking for nine car spaces as per Council car parking requirements. Since these businesses are currently operating, the additional car parking demand over five car spaces is being met in the public car parking areas.

	Area ( m2)	Car Parking Rate	Car Spaces Required	Car Spaces Provided
Pharmacy	85.36	1 space per 25 m2	3	5
Medical Clinic	59.25	1 space per 25 m2	2	
Café	39.83	15 spaces per 100 m2	6	
Commercial office	103.4	1 space per 40m2	3	
		<b>Total</b>	14	5

**Table 1: Existing Businesses and Car Parking Requirements**

The *RTA Guide to Traffic Generating Developments* has been used to estimate the trips generated by the existing business for the weekday peak hours. This methodology will be used to compared with the proposed alterations and additions. Table 2 presents the existing trips for the weekday AM and PM peak hour.

The following assumptions/observed are made (and used for the proposed changes):



- Café is not open in the PM peak hour
- Pharmacy is specialised retail as per the RTA Guide and opens after 9am
- The medical clinic generates 2 trips per consulting room

The existing commercial building is a low trip generator in the weekday .

Peak Hour	Land Use	Area (m <sup>2</sup> )/rooms	Trip Generation Rate	Trip Generated	Total Trip Generated
<b>AM</b>	Pharmacy	85.36	5.6 per 100m <sup>2</sup>		5
	Medical Clinic	1	2 trips 1 Consulting Room	1	
	Café	39.83	5 per 100 m <sup>2</sup>	2	
	Commercial office	103.4	2 per 100 m <sup>2</sup>	2	
<b>PM</b>	Pharmacy	85.36	5.6 per 100m <sup>2</sup>	5	8
	Medical Clinic	1	2 trips 1 Consulting Room	1	
	Commercial office	103.4	2 per 100 m <sup>2</sup>	2	

**Table 2: Existing Businesses Trips for the Weekday**

## 2.6 Conclusions on the Existing Conditions

The existing commercial building relies on customers parking in the public parking areas located within the local shops.

The commercial building is a low trip generator in the weekday peak hours.

### **3. PROPOSED ALTERATIONS AND ADDITIONS TO A COMMERCIAL BUILDING**

The land use details for the proposed alterations and additions to a commercial building are as follows:

- Health consulting rooms (four) as part of the Pharmacy extension with ancillary areas for staff and patients
- Changes to the car parking layout but the number of on-site parking remains the same (five car spaces). The car parking are for the tenant holders and not just for the proposed health consulting rooms.

Vehicle access and egress is via Wentworth Street for the on-site parking.

A full scaled plan of the proposed alterations and additions to a commercial building is provided as part of the Development Application. Scaled measurements should use these plans.



## **4. PARKING CONSIDERATIONS**

The car parking requirements for most landuses are presented in Canterbury Bankstown Development Control Plan 2023 but not for health consulting rooms. The RTA Guide to Traffic Generating Developments suggest a rate of three per consulting room but depends on the surgery schedule.

The rate of two car spaces per consulting room is assumed given the location within local shops and not a town centre where health service demand is higher.. An additional four consulting requires eight car spaces. The additional twelve car spaces will need to be met in the public parking area.

The additional car parking will need to be met within the local area.

Site observations show that the additional car parking demand can be met within the wider local shop area.

## **5. VEHICLE TRAFFIC IMPACT CONSIDERATIONS**

### **5.1 Traffic Generation and Traffic Impact**

The *RTA Guide to Traffic Generating Developments 2002* publishes car trip rates for many landuses but not for health consulting rooms for the weekday AM and PM peak hours.

For the purposes of the traffic assessment, the trip generation is based on the estimated car parking of two car spaces per consulting room.

The health consulting rooms is estimated eight trips in the weekday peak hours.

The additional eight trips travelling through the priority intersection of Auburn Road with Wentworth Street will not materially the overall intersection performance or increase delays and queues at this intersection in the weekday peak hours.

## 6. CONCLUSIONS

Based on the considerations presented in this report, it is considered that:

### *Parking*

- The proposed health consulting rooms will increase the parking requirements in the public area by estimated eight car spaces.
- The additional car parking requirements of the proposed alterations and additions can be met within the parking areas of the local shops

### *Traffic*

- The health consulting rooms is a low trip generator in the weekday AM and PM peak hours.
- The additional can be accommodated in the nearby intersection of Auburn Road with Wentworth Street as well as the broader road network.