

Traffic Engineering Report

To	Habib Saab	Date	15 November 2024
Prepared by	Bradley Fuller, Modus Traffic Engineer	Approved by	Harj Singh, Modus Executive Director
Location	68 Yerrick Road, Lakemba		
Subject	Proposed Warehouse / Office Development - Traffic Engineering Report		
Status	Final	Attachments	Appendix A: Development Plans Appendix B: Swept Path Assessment

1 Introduction

1.1 Overview

Modus has been commissioned by Habib Saab to provide traffic and transport advice in relation to the proposed Warehouse / Office development located at 68 Yerrick Road, Lakemba.

This Traffic Engineering Report has been produced by Modus to assess the traffic and transport engineering items in support of the proposed development.

1.2 References

The following documents and guidelines have been referenced to inform the assessment herein:

- ▶ Canterbury Bankstown Development Control Plan (DCP) 2023,
- ▶ RTA Guide to Traffic Generating Developments (2002).

1.3 Limitations

Modus has completed this traffic report in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted traffic engineering practises and standards applicable at the time of undertaking the assessment. Modus disclaims responsibility for any changes to project planning or road conditions that may occur after completion of the assessment.

2 Existing Conditions

2.1 Site Location

The development site is located at 68 Yerrick Road, Lakemba and is bounded by Frazer Street to the north, Yerrick Road to the east and Industrial / Commercial uses to the south and west. The site location is shown on Figure 2-1.

Figure 2-1 Site Location



Source: Nearmap

2.2 Active and Public Transport Facilities

The development site is within a 400m radius (comfortable 5-minute walk) of ten (10) bus stops, with the closest bus stop being located approximately 100m south of the site.

3 Proposed Development

3.1 Overview

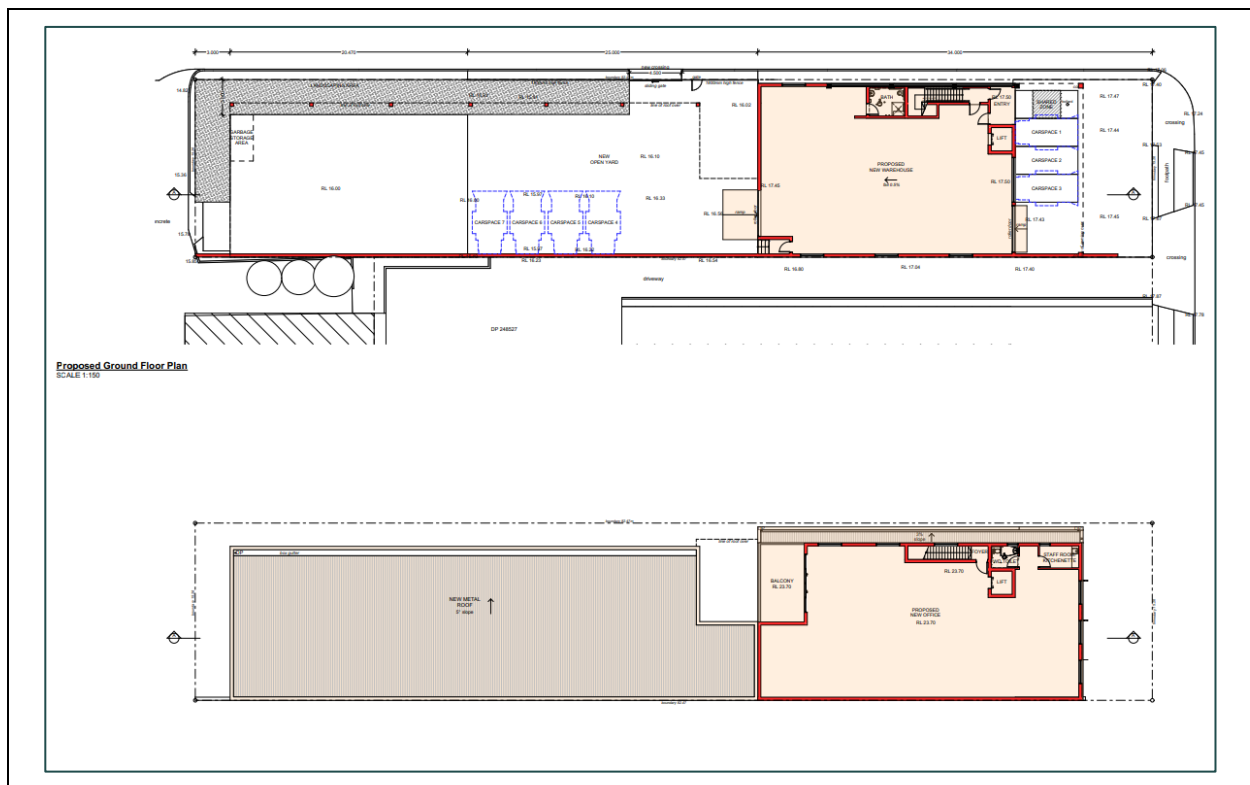
The proposed development consists of a Warehouse / Office use on-site, comprising the following yield:

- ▶ Warehouse: 307.4 sq.m GFA,
- ▶ Office: 316.5m sq.m GFA.
- ▶ **Total Yield: 623.9 sq.m GFA**

As part of the proposed development, a total of seven (7) parking spaces are accommodated on-site.

Figure 3-1 illustrates the proposed development site layout. A copy of the development plans are also provided at **Appendix A**.

Figure 3-1 Proposed Development Site Layout



3.2 Development Access

The proposed development will achieve vehicle access via the existing crossover onto Yerrick Road, in addition to a new 4.5m crossover onto Frazer Road.

4 Traffic and Transport Review

4.1 Access Design

In accordance with Australian Standards AS2890.1, the minimum driveway requirements for the proposed development are outlined in Table 4-1.

Table 4-1 Driveway Design Compliance

AS2890.1 Driveway Design Compliance	Conditions
Site Conditions	Minor Road Frontage User Class 2 1 - 25 Spaces
Access Facility Category	1
Required Driveway Width	Minimum 3.0m – 5.5m
Proposed Driveway Width	4.5m

Therefore, the proposed driveway width of 4.5m onto Frazer Road complies with Australian Standards AS2890.1.

Furthermore, Modus has undertaken a B85 design vehicle swept path assessment confirming that a B85 design vehicle is able to safely and efficiently manoeuvre to and from the site via the proposed driveway onto Frazer Road. This swept path assessment is provided at **Appendix B**.

4.2 Parking Provision

In accordance with the Canterbury Bankstown DCP, the minimum car parking requirements for the proposed development are outlined in Table 4-2 below.

Table 4-2 Proposed Development Car Parking Assessment

Land Use	Car Parking Rate	Yield	Car Parking Required
Warehouse	1 car space per 300 sq.m GFA	307.4 sq.m GFA	1.02 spaces
Office	Where an office component is involved and provided this does not exceed 20% of the total gross floor area, 1 car space per 100 sq.m GFA is to be provided. Any additional office space will be assessed at a rate of 1 car space per 40 sq.m GFA.	<u>Office Area</u> <u>Comprising 20%</u> <u>of Total GFA:</u> 124.8 sq.m <u>Net Office Area:</u> 191.7 sq.m GFA	1.25 spaces 4.80 spaces
TOTAL:			7.07 spaces

Therefore, the proposed development requires seven (7) spaces in accordance with the Canterbury Bankstown DCP, and hence the provision of seven (7) spaces on-site can accommodate the car parking demand.

Furthermore, the site accommodates one (1) PWD parking space in accordance with the National Construction Code.

4.3 Car Park Design

Modus has conducted a design review of the car park against the design guidelines within Australian Standards AS2890.1. The compliance has been summarised below in Table 4-3.

Table 4-3 Car Parking Layout Compliance

Design Criteria	AS2890.1 Requirement	Proposed Design	Compliant
Parking Bays			
Bay Length – General Spaces	5.4m	5.4m	✓
Bay Length – PWD Spaces	5.4m	5.4m	✓
Bay Width – General Spaces	2.4m	Min 2.4m	✓
Bay Width – PWD Spaces	2.4m + adjacent 2.4m wide shared zone	2.4m + adjacent 2.4m wide shared zone	✓
Parking Aisles			
Parking Aisle Width	Min 5.8m	Min 5.8m	✓
Terminating Aisle Extension	Min 1.0m	Min 1.0m	✓
Parking Clearance (any obstruction exceeding 0.15m)	0.3m	> 0.3m	✓

Therefore, the proposed car parking layout is compliant against the requirements within Australian Standards AS2890.1, and hence is considered acceptable.

4.4 Traffic Generation

In accordance with the RTA Guide to Traffic Generating Developments (2002) document, the following traffic generation rates have been adopted for the assessment herein:

- Warehouse: 0.5 vehicle trips per 100 sq.m GFA,

Therefore, the proposed development traffic generation is detailed in Table 4-4.

Table 4-4 Proposed Development Traffic Generation

Land Use	Yield	Traffic Generation Rate	Traffic Generation Volumes
Warehouse	623.9 sq.m GFA	0.5 vehicle trips per 100 sq m GFA	3.2 (4) vehicles

Therefore, the proposed development is anticipated to generate up to four (4) vehicles per hour in the peak hour period.

Provided that this corresponds to an additional vehicle on the external road network once every 15 minutes on average in the peak hour, the proposed development is not anticipated to compromise the safety nor efficiency of the external road network.

5 Summary

Therefore, Modus is of the opinion that the proposed development is acceptable from a traffic engineering perspective and will not have a substantial impact on the safety or efficiency of the external road network.

Should there be any issue with the above, please contact the undersigned.

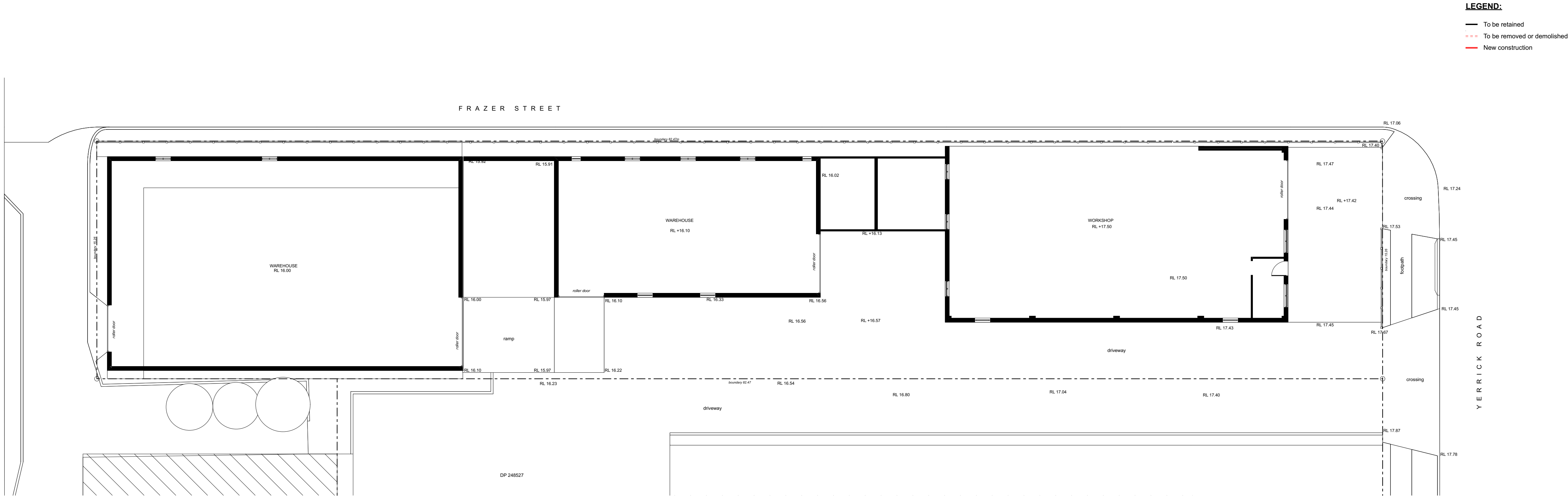
Yours sincerely,



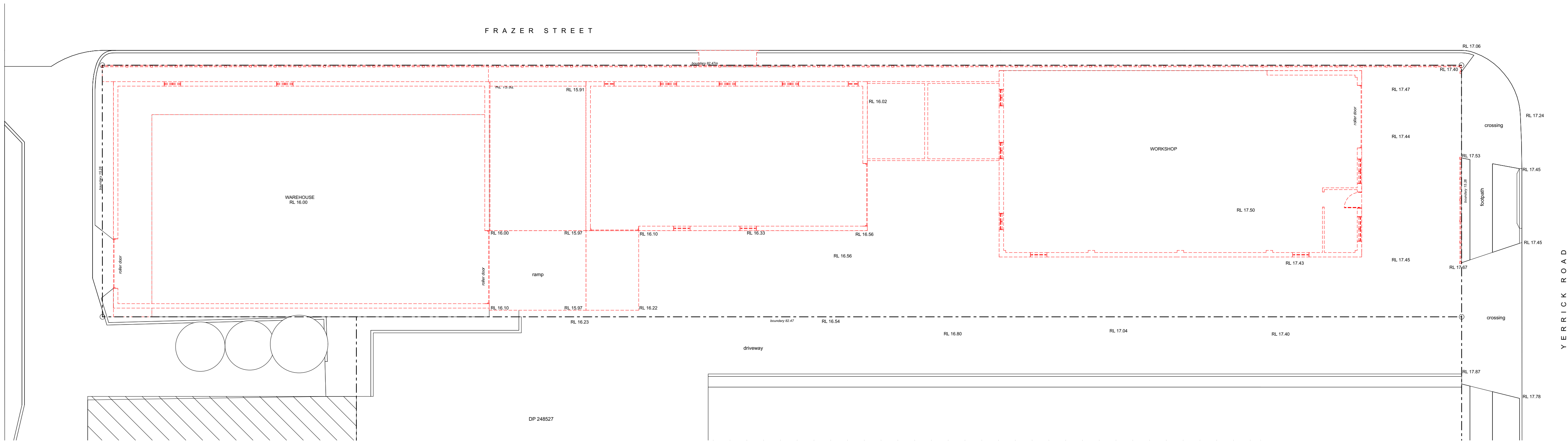
Bradley Fuller
Team Leader (Transport Advisory) - Traffic Engineer

APPENDIX A

Development Plans



Existing Ground Floor Plan
SCALE 1:150



Ground Floor Demolition Plan
SCALE 1:150

N/A N/A PRELIMINARY - FOR REVIEW ONLY
ISSUE DATE DESCRIPTION



Nominated Architect: Marlin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 68 662 638 413
m: 04 19 070 108 | p: (02) 8359 2807 | e: office@archispectrum.com.au

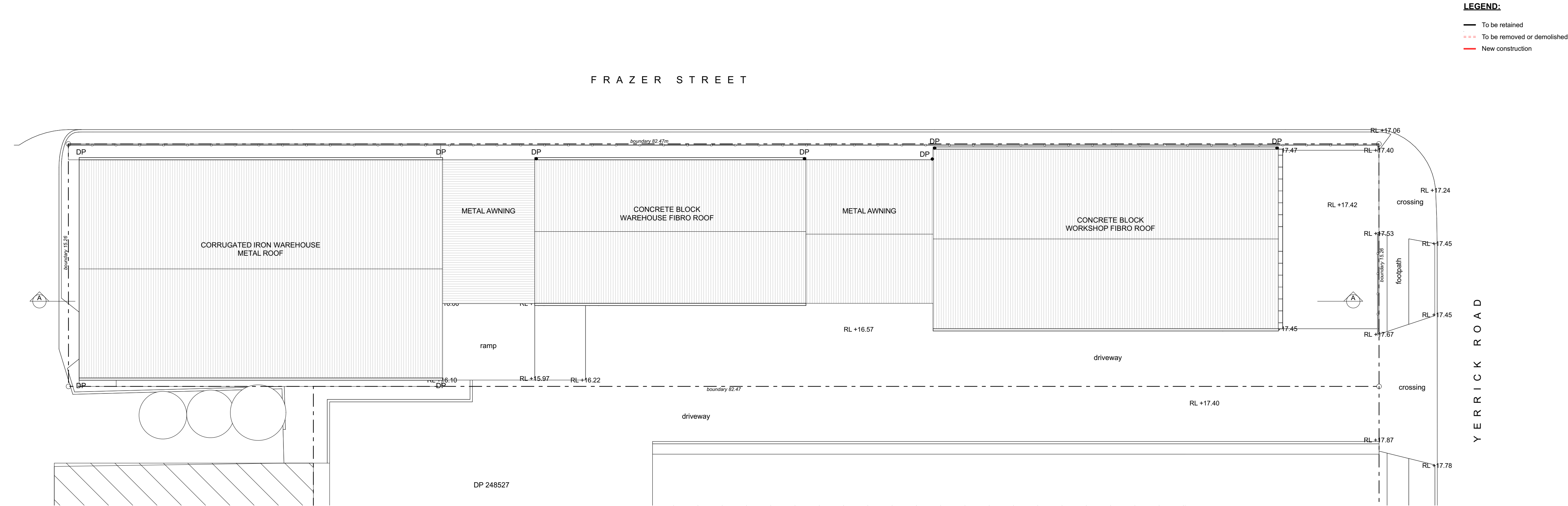
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PROJECT:
#Project Description
68 Yerrick Road, Lakemba NSW

CLIENT:
#Client Full Name
#Client Full Address

SHEET TITLE:
Existing & Demolition Ground Floor Plans

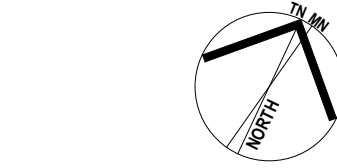
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Existing Site and Roof Plan
SCALE 1:150



Site and Roof Demolition Plan
SCALE 1:150



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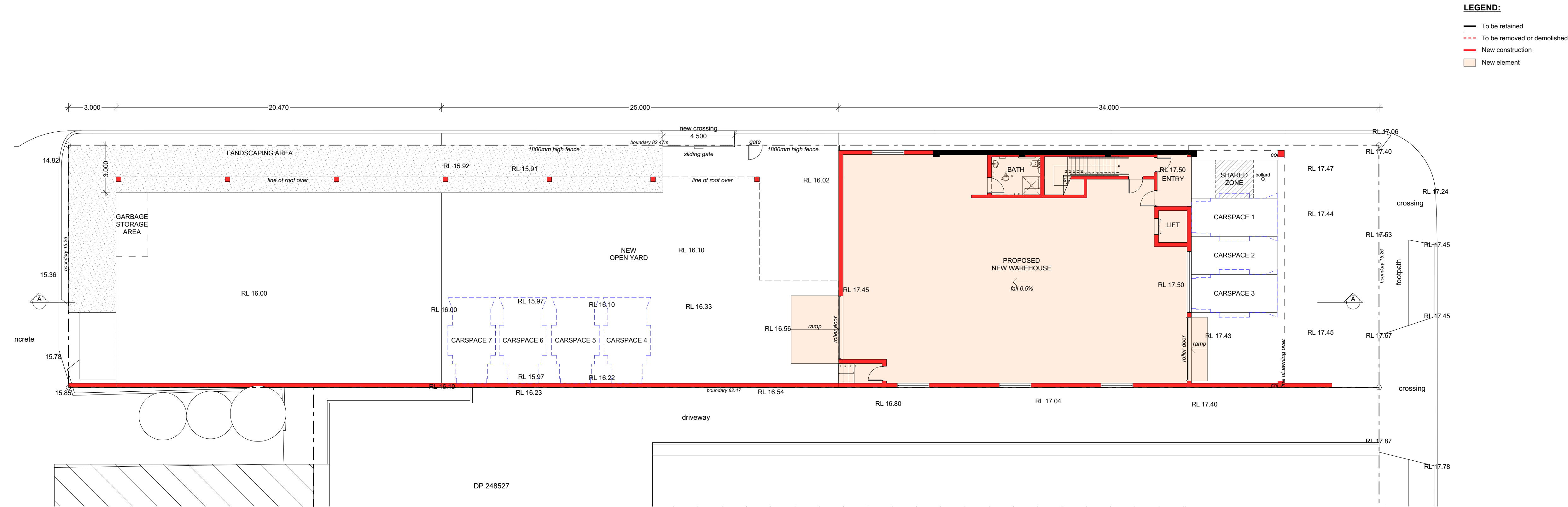
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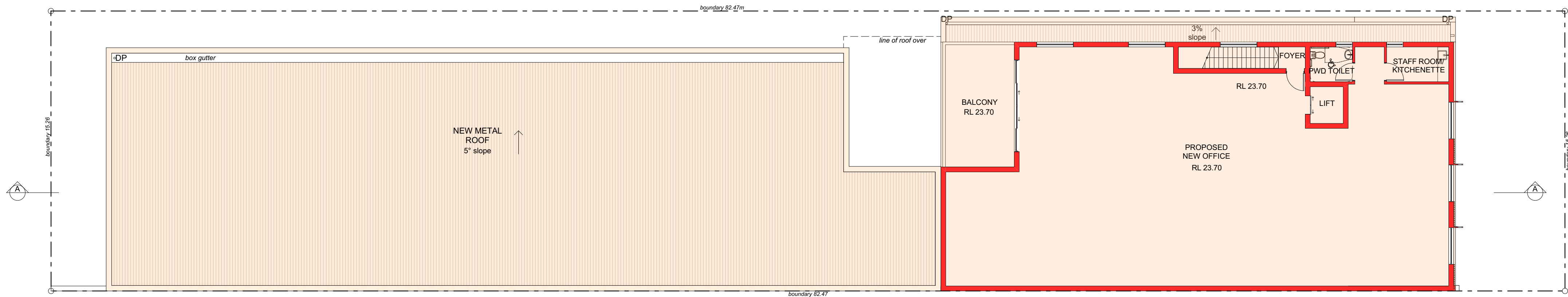
CLIENT:
#Client Full Name
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SHEET TITLE:
Existing & Demolition Site and Roof Plans

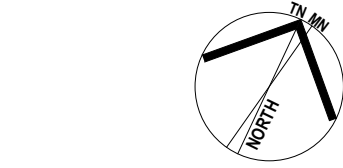
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Proposed Ground Floor Plan
SCALE 1:150



Proposed First Floor Plan
SCALE 1:150



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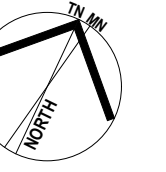
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PROJECT:
#Project Description
68 Yerrick Road, Lakemba NSW

CLIENT:
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SHEET TITLE:
Proposed Floor Plans

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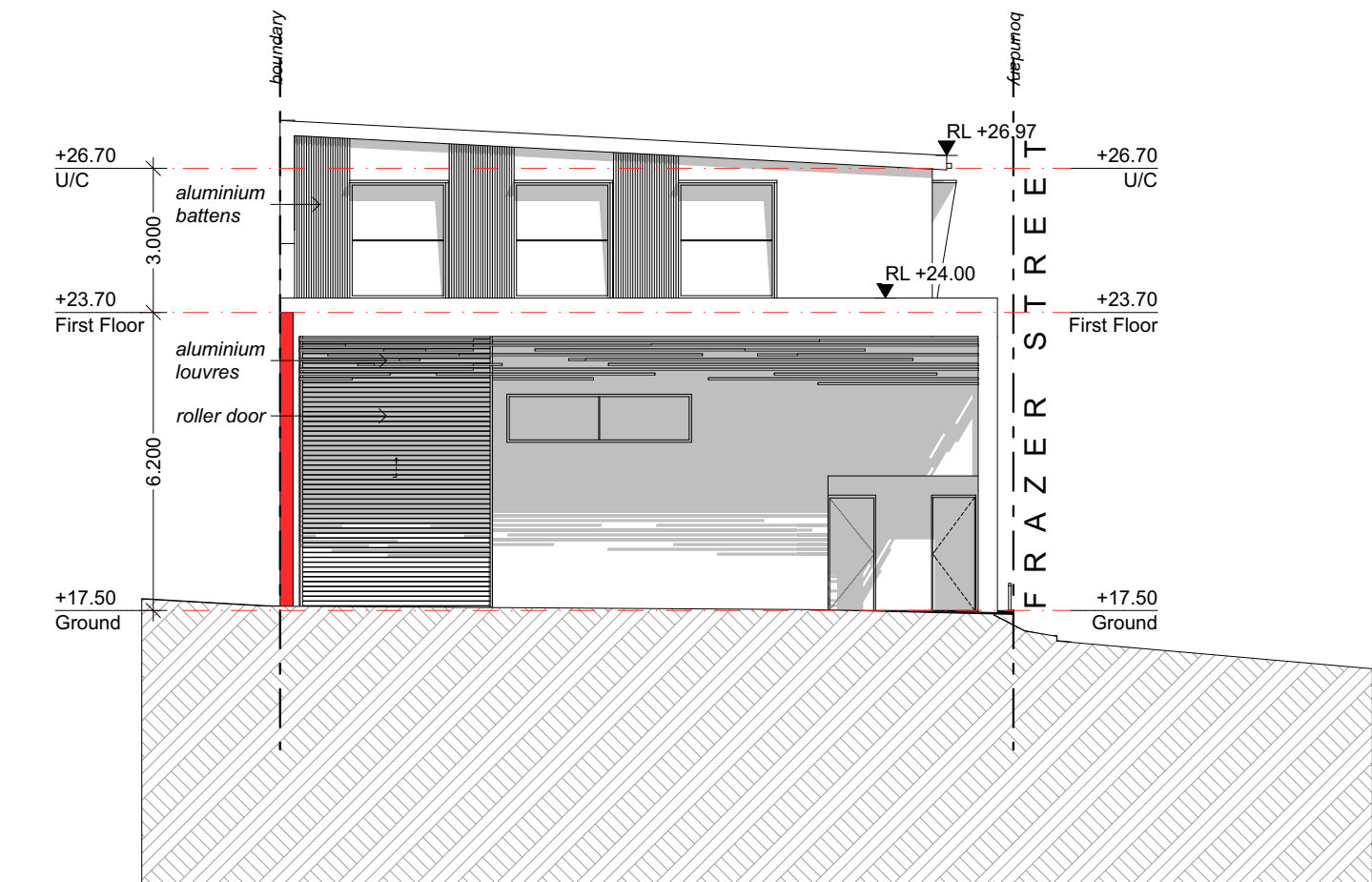
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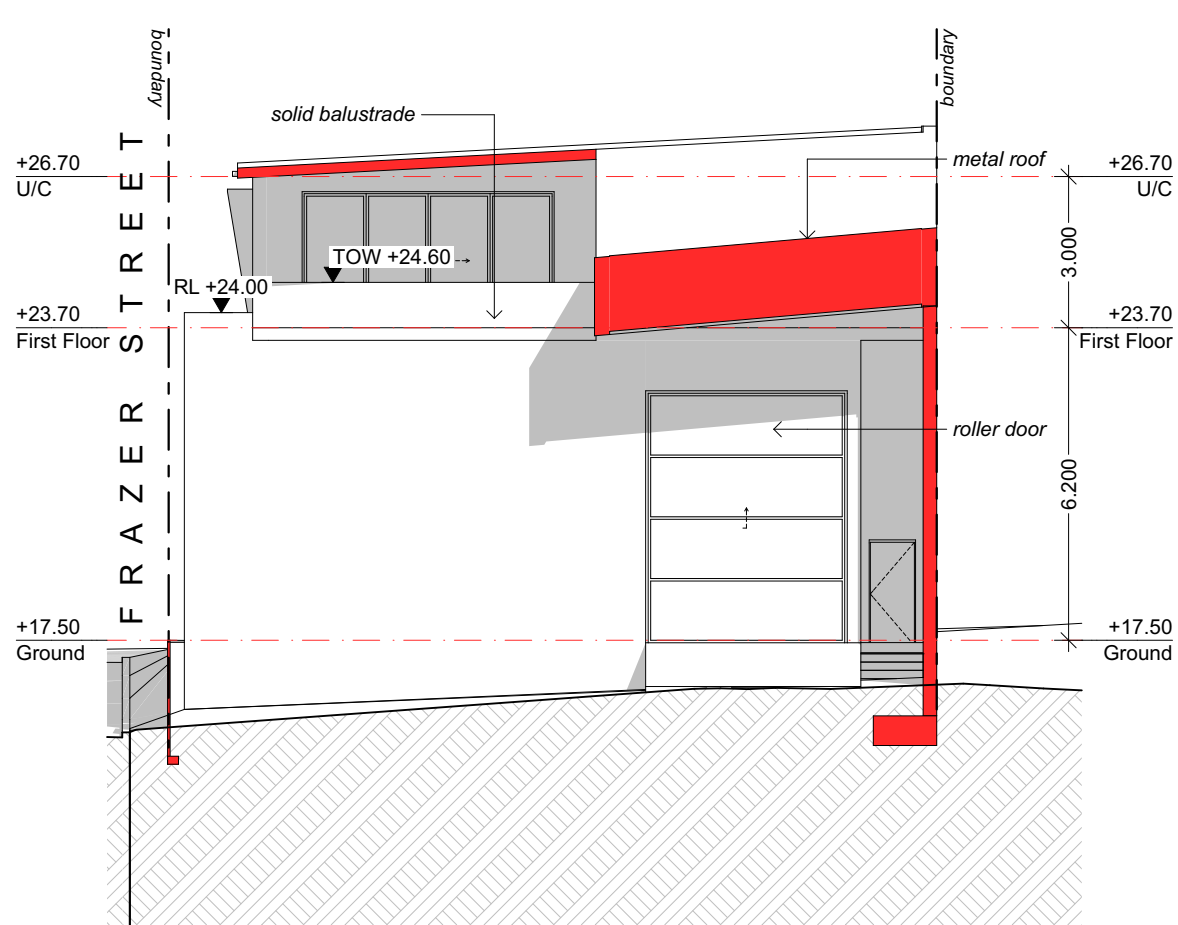
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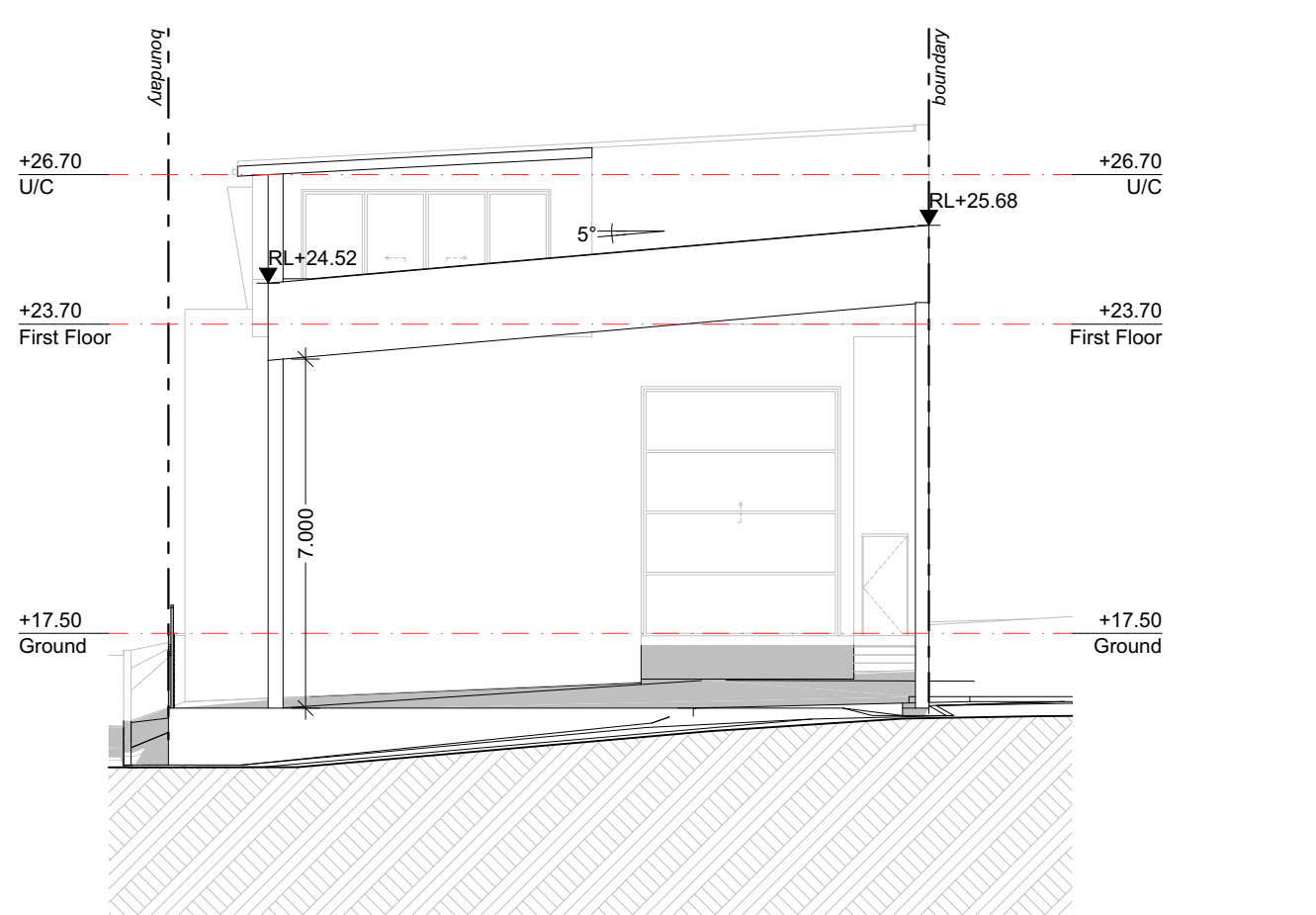
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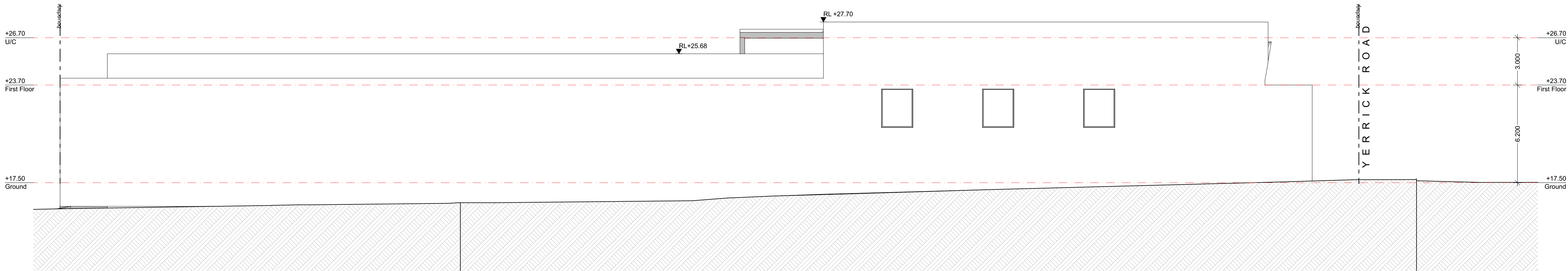
East Elevation (Yerrick Road)
SCALE 1:150



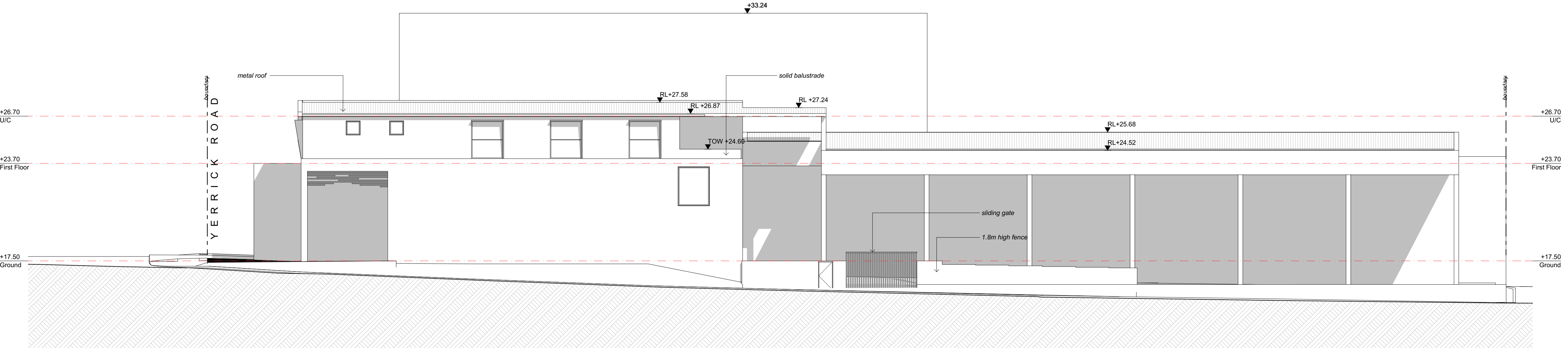
West Elevation (Front Building)
SCALE 1:150



West Elevation (Rear Building)
SCALE 1:150



South Elevation
SCALE 1:150



North Elevation
SCALE 1:150

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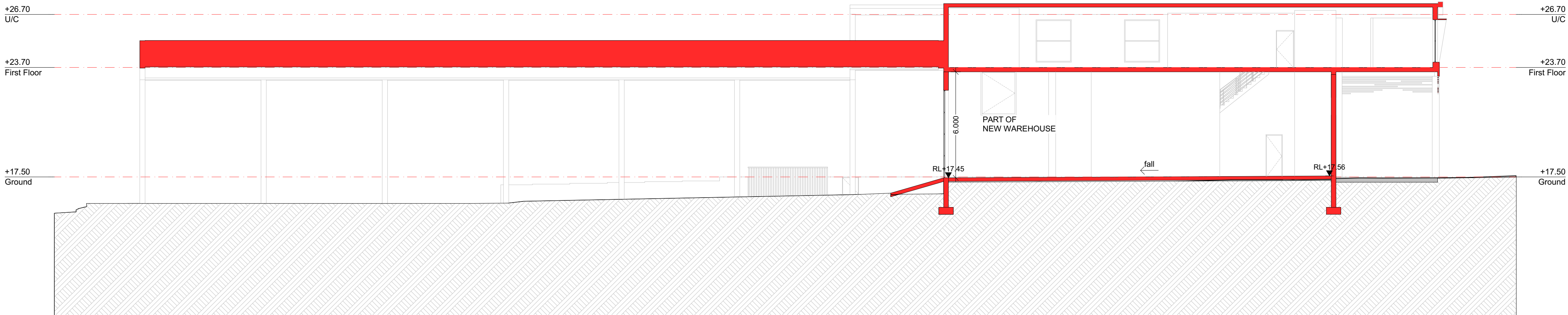
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#Project Description
68 Yerrick Road, Lakemba NSW

CLIENT:
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SHEET TITLE:
Elevations

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Section A-A
SCALE 1:150

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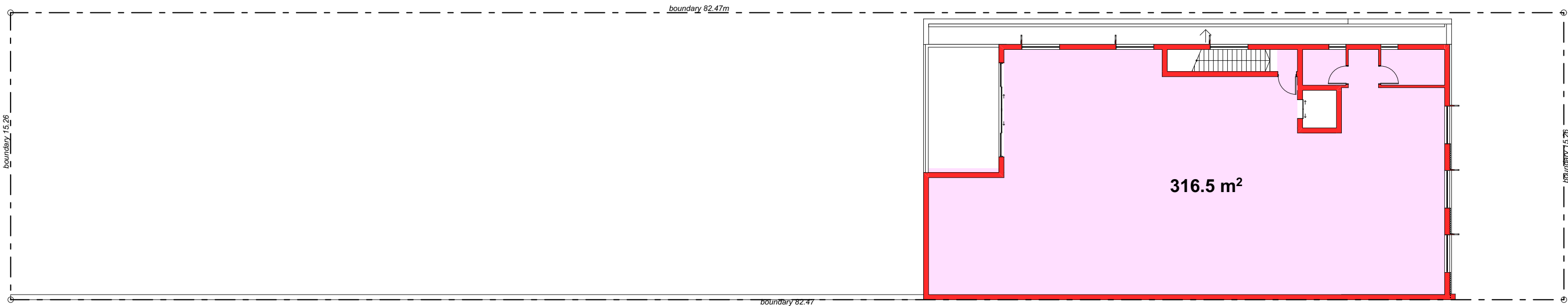
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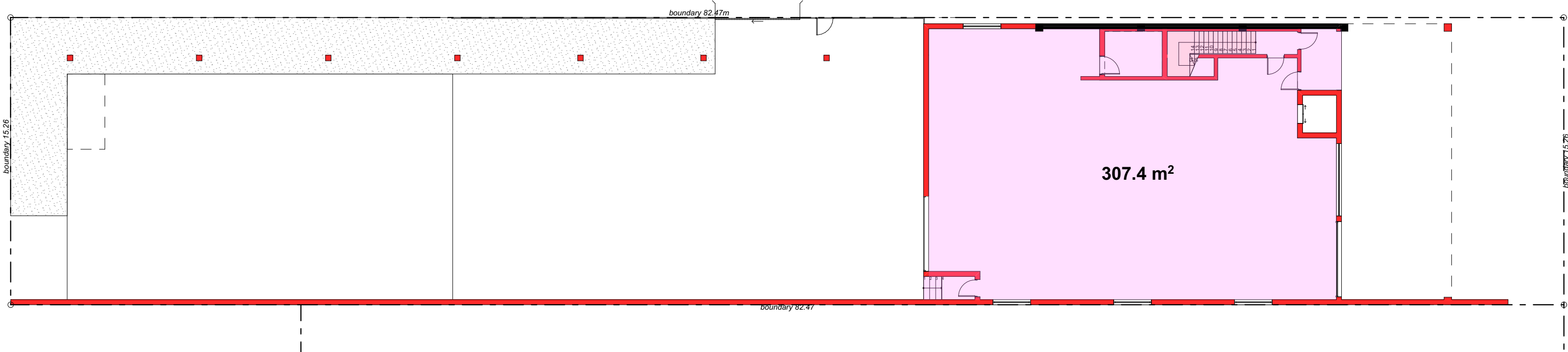
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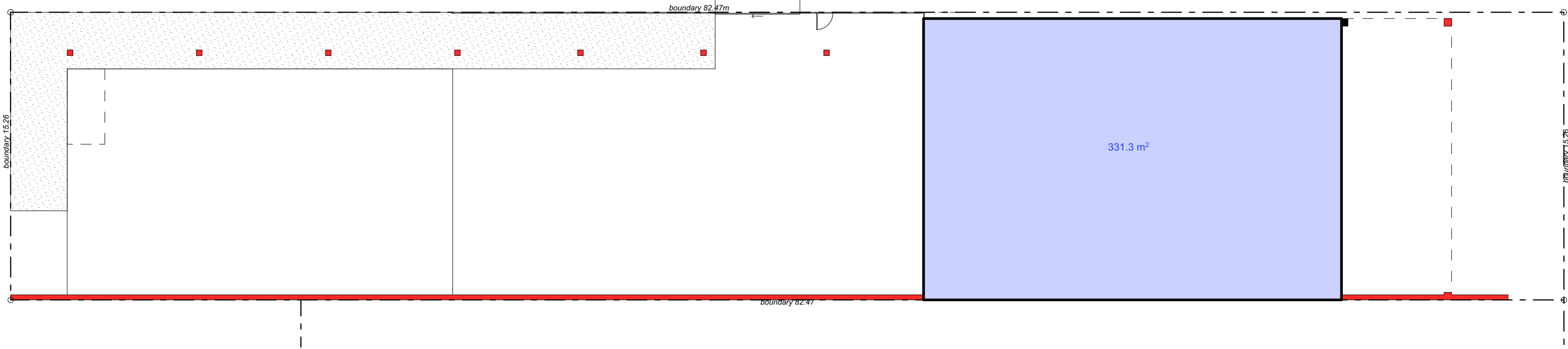
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Areas - First Floor Plan
SCALE 1:200



Areas - Ground Floor Plan
SCALE 1:200



Site Coverage Plan
SCALE 1:200

LEGEND:

- GFA
- Site Coverage

AREA CALCULATION

Site Area 1258.49m²

Proposed GFA

Ground 307.4m²
First Floor 316.5m²
Total 623.9m²

Proposed FSR 0.50:1

Site Coverage

Max 70%
Proposed 331.3m²
% 26.3%

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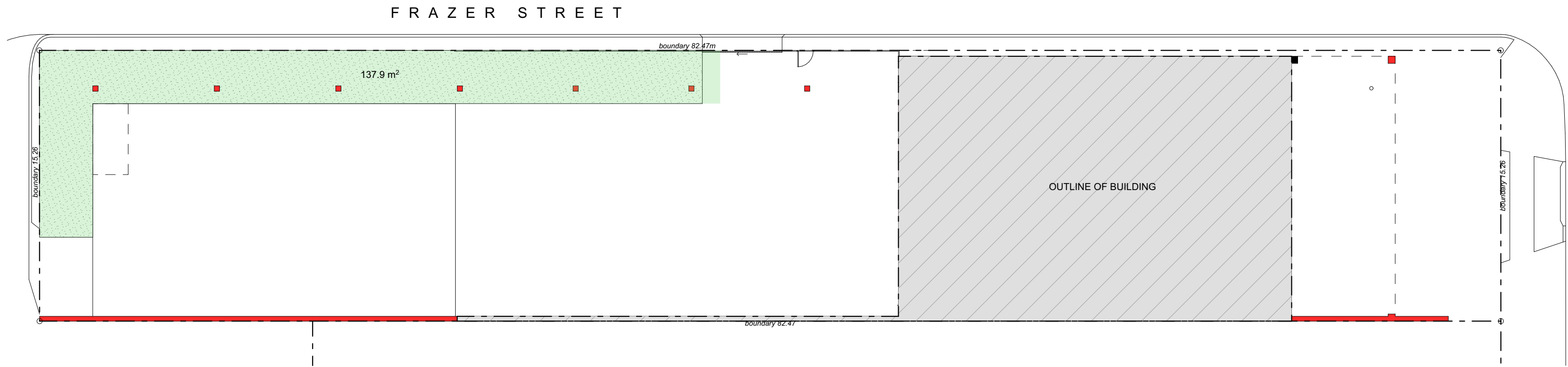
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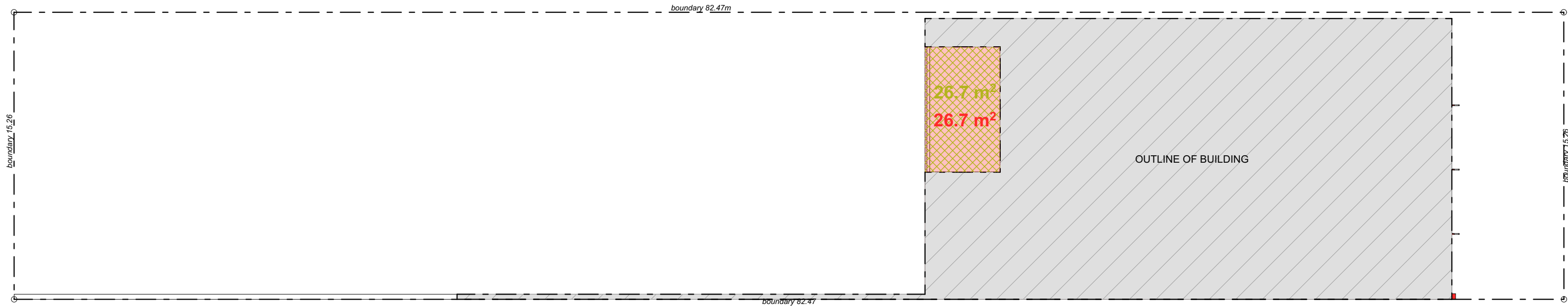
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SHEET TITLE:
Area and Site Coverage
Calculations

SCALE: 1:200 @ A1 SHEET SIZE: DWG NO: REVISION:
DRAWN: JOSH L A1 DA05.01 n/a



Landscape Plan @ Ground Floor
SCALE 1:200



Landscape Plan @ First Floor
SCALE 1:200

LEGEND:

- Landscape
- Above Ground TOS/
Staff Amenity Area

AREA CALCULATION
Site Area 1258.49m²

Landscape Area

Proposed 137.9m²
% 11%

Above Ground TOS

Provided 26.7m²
% 2%

N/A N/A PRELIMINARY - FOR REVIEW ONLY
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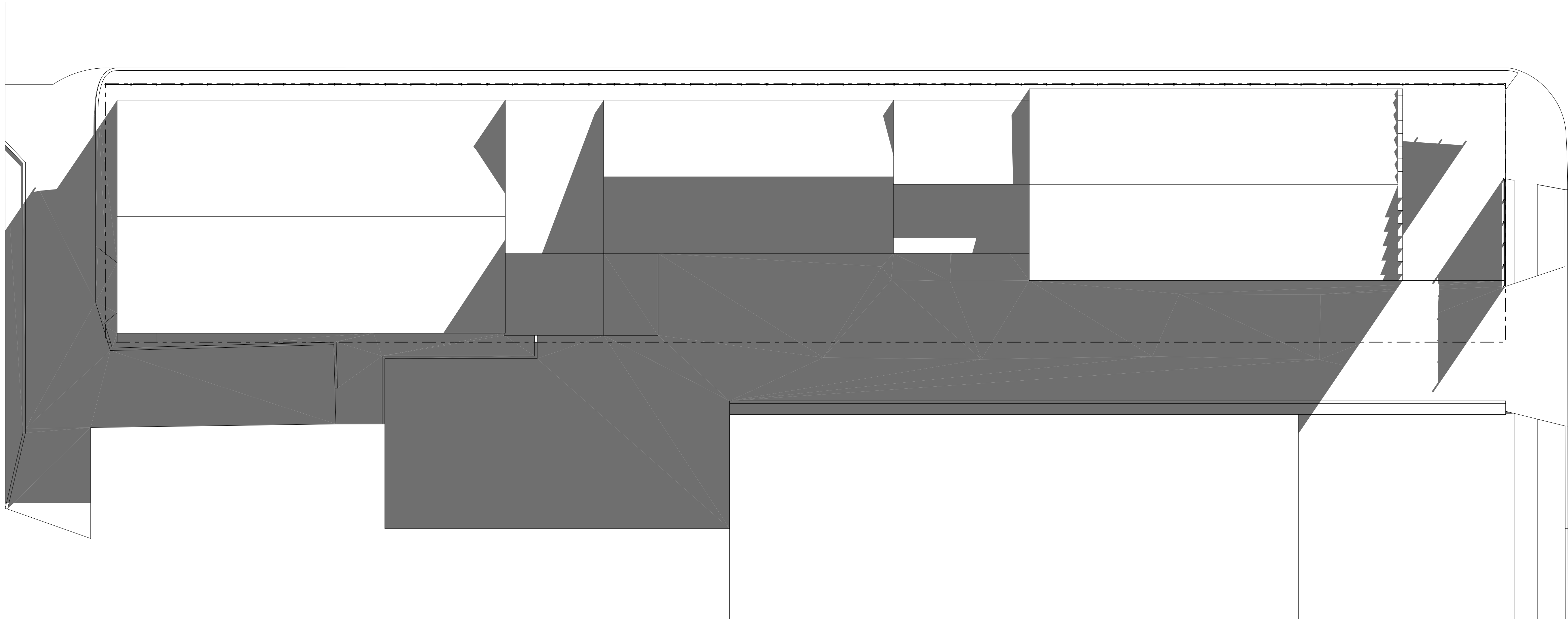
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PROJECT:
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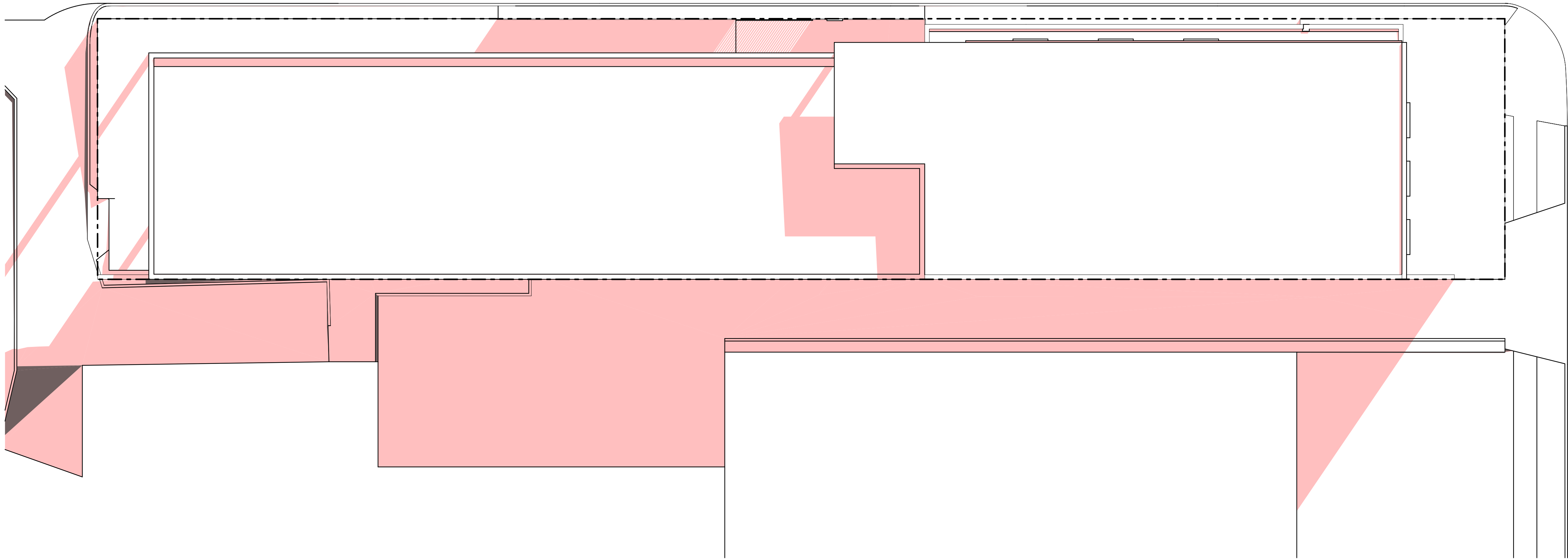
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SHEET TITLE:
Landscape Calculations

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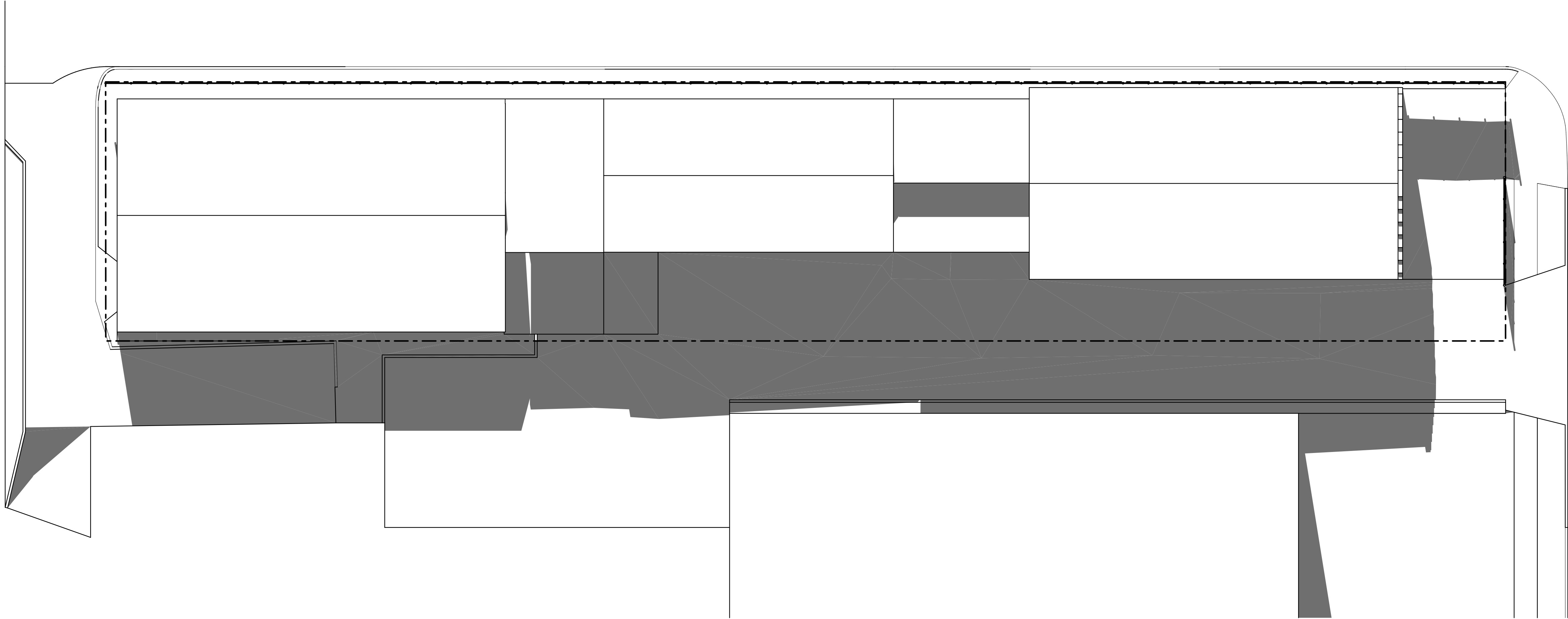


EXISTING - 9.00 am

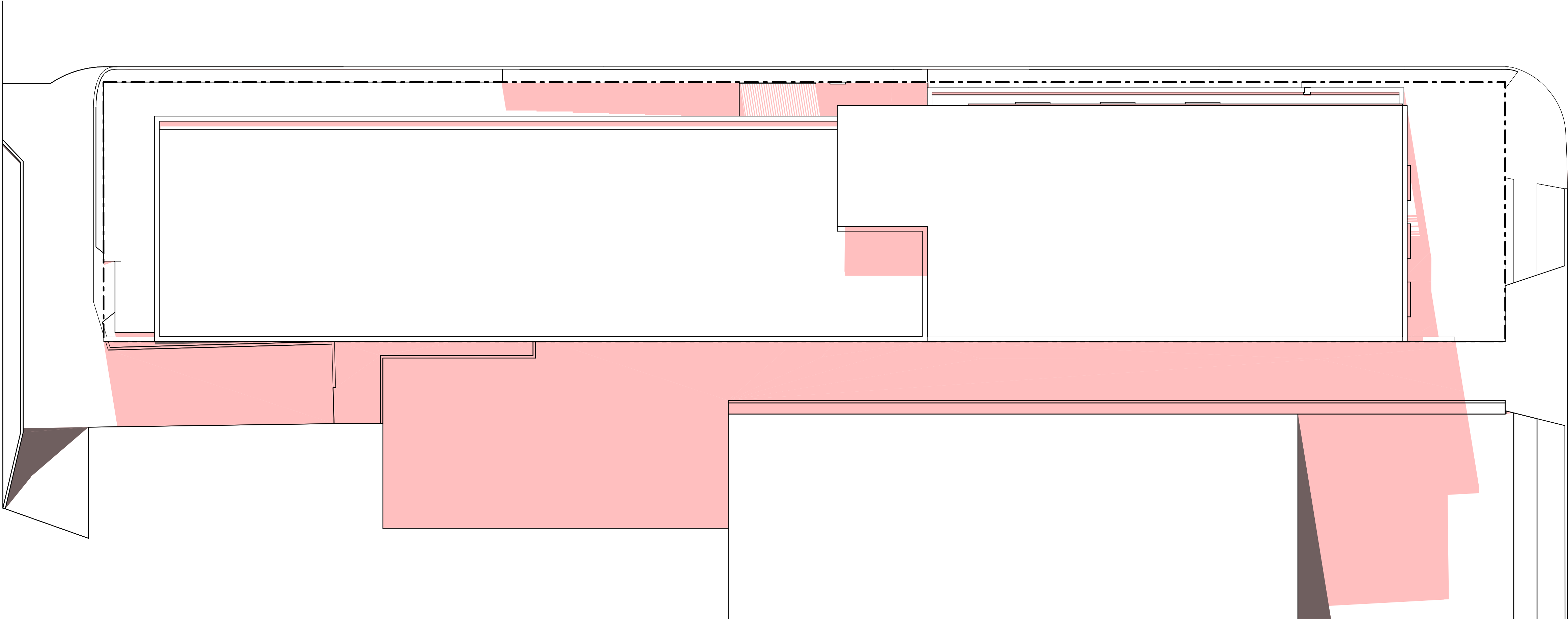


PROPOSED - 9.00 am





EXISTING - 12.00 noon



PROPOSED - 12.00 noon



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ISSUE DATE DESCRIPTION



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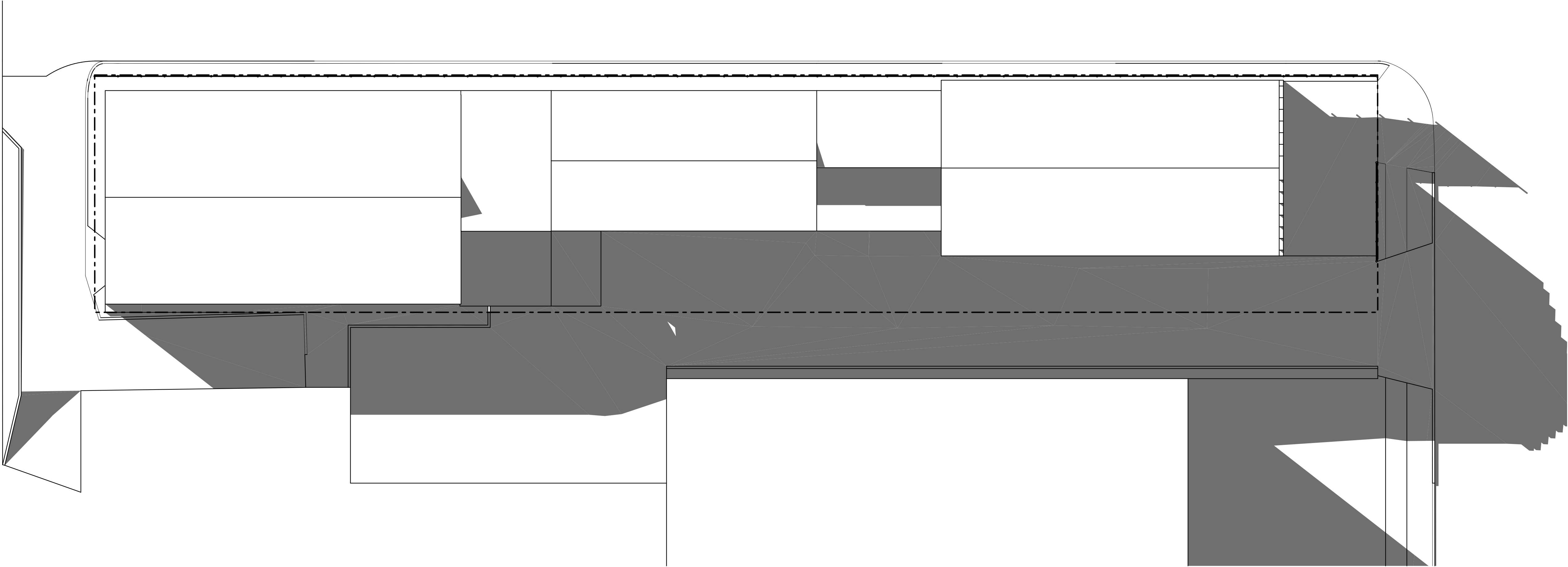
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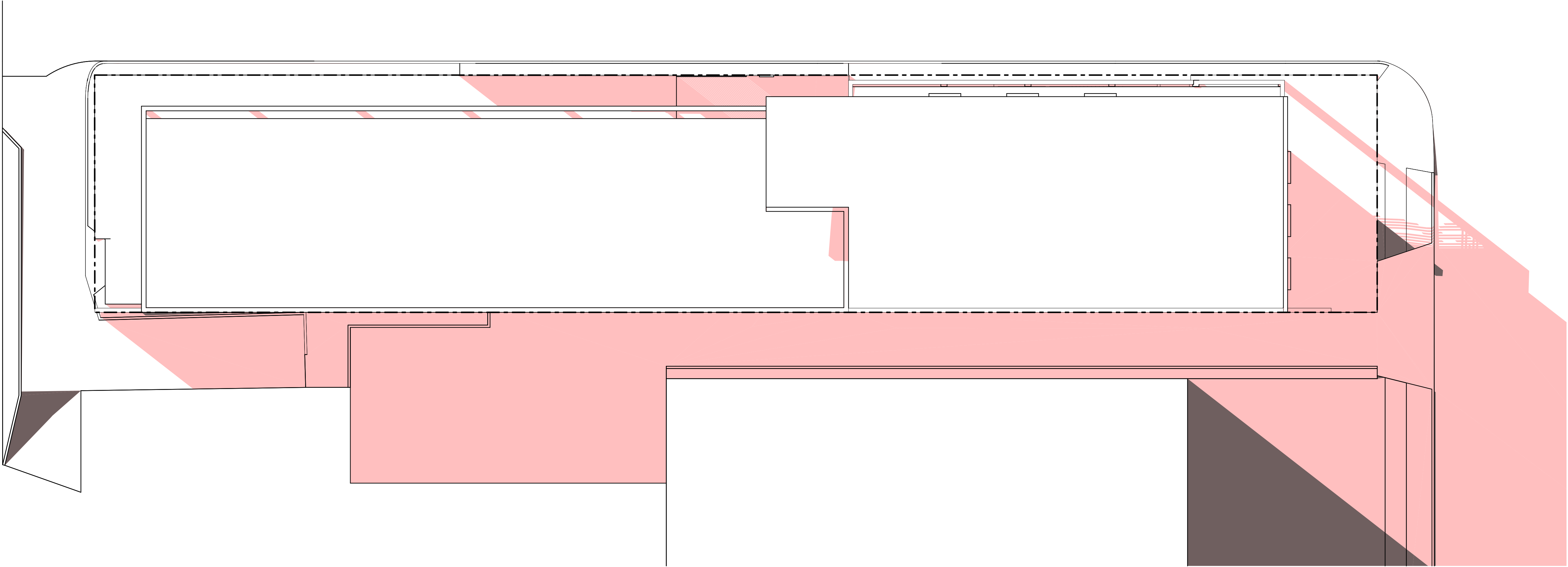
CLIENT:
#Client Full Name
#Client Full Address

SHEET TITLE:
Shadow Diagram

SCALE: 1:150 @ A1 SHEET SIZE: DWG NO: REVISION:
DRAWN: JOSHL A1 DA06.02 n/a



EXISTING - 3.00 pm



PROPOSED - 3.00 pm



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PROJECT:
#Project Description
68 Yerrick Road, Lakemba NSW

CLIENT:
#Client Full Name
#Client Full Address

SHEET TITLE:
Shadow Diagram

SCALE: 1:150 @ A1 SHEET SIZE: DWG NO.: REVISION:
DRAWN: JOSHL A1 DA06.03 n/a



East Elevation
SCALE 1:100



West Elevation
SCALE 1:100



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PROJECT:

#Project Description
68 Yerrick Road, Lakemba NSW

CLIENT:

#Client Full Name
#Client Full Address

SHEET TITLE:

External Finishes Schedule

SCALE: 1:100 @ A1 SHEET SIZE: DWG NO. REVISION:

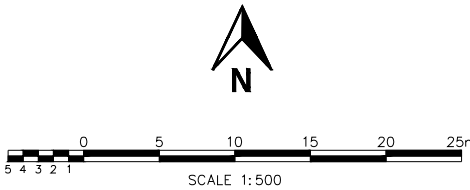
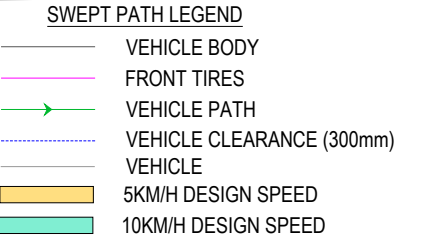
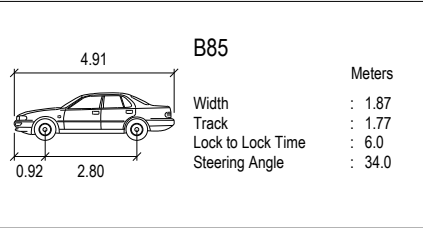
DRAWN: JOSH L A1 DA07.01 n/a

APPENDIX B

Swept Path Assessment



VEHICLE USED IN SIMULATION



PROJECT

68 YERRICK ROAD,
LAKEMBA

CLIENT

HABIB SAAB

DRAWING TITLE

B85 SWEPT PATH
DIAGRAMS

DRAWING NUMBER

MOD2410NSW - SK01

DATE	REVISION
15 NOV 2024	A

REV	DRAWN BY	APPROVED	DATE	AMENDMENT DETAILS

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