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# Telegraph Road, Young – Addendum to Traffic Impact Assessment Report

#### Introduction

Spotto Consulting prepared a Traffic Impact Assessment (TIA) for proposed development at Telegraph Road, Young in March 2021. This was to support a development application for Apollo Fabrication's operations at 2-4 Telegraph Road and 20 Telegraph Road.

Subsequent to this, plans have been prepared for expansion of office facilities at Apollo Fabrication's existing operations at 10-12 Telegraph Road. As part of this expansion, parking is proposed to be provided on land immediately east of the site – this land is currently a Crown Road, and is in the process of being acquired by Apollo Fabrications under a separate process.

The purpose of this addendum is to assess the amount of parking required and provide recommendations on the layout of the parking. It should be read in conjunction with the original TIA.

#### **Proposed Development**

The proposed development consists of:

- Expansion of office space at 10-12 Telegraph Road, Young from a single floor of office space with a Gross Floor Area (GFA) of 100m<sup>2</sup> to three floors of office space with a GFA of 741m<sup>2</sup>; and
- Provision of parking for 18 vehicles in the area immediately east of 10-12 Telegraph Road.

Plans for the proposed development are included in Appendix A.

#### **Quantity of Parking**

Hilltops Council's Young Development Control Plan (2011, updated 2019) applies to the site, and specifies the minimum number of parking spaces required for a development, depending on the land use. The relevant car parking rates for the land uses associated with the proposed development is:

• Office premises – 1 space per 50m<sup>2</sup> of gross leasable floor area

The proposed development involves an increase in office space from  $100m^2$  to  $741m^2$ . This is an additional  $641m^2$ . At the required rate of 1 space per  $50m^2$ , the additional  $641m^2$  of office space would require an additional 13 parking spaces.

The proposed development incorporates 18 additional parking spaces. It therefore provides a sufficient number of additional parking spaces to comply with the requirements of the Young DCP.

## Parking Layout

The off-street car parking is proposed to be developed as 90 degree angle parking, directly accessible from a two-way access road to be constructed on the current Crown Road immediately east of 10-12 Telegraph Road. This is consistent with the layout of existing parking for Apollo Fabrications, including their existing operations and approved expansion works at 10-12 Telegraph Road.

The proposed parking would cater primarily for employees. The parking would therefore be categorised as User Class 1 under *Australian Standard AS2890 Part 1: Off-street car parking*. Figure 2.2 of AS2890 specifies minimum parking space dimensions of 2.4m wide x 5.4m long with an aisle width of 6.2m for 90 degree angle parking catering for this class of user.

While there is adequate space available to provide the necessary parking space width, the Crown Road is listed as 10.06m, whereas the parking space length of 5.4m plus the two-way aisle with required of 6.2m is a total of 11.6m. The available space in the Crown Road is therefore insufficient to meet the minimum dimensional requirements under AS2890.

It is not possible to make any changes on the western boundary of the Crown Road, as this area is occupied by existing commercial buildings at 10-12 Telegraph Road. 20 Telegraph Road, on the eastern boundary of the Crown Road, is currently vacant, and is therefore the only opportunity available to provide the necessary width. It would be necessary to ensure that no structures are built in this area, and this could be achieved by declaring a 1.6m-wide easement or right-of-way on the western boundary of 20 Telegraph Road, and ensuring a roadway of adequate width is constructed.

The Crown Road does not provide through access to the south. It is therefore essential that an area be set aside to allow vehicles that enter from Telegraph Road to head south along the parking aisle and complete a 180 degree turn to allow them to return to Telegraph Road if no parking spaces are available. This should be included as part of the proposed development, incorporating a suitable surface for turning as well as linemarking and signage to prevent parking by vehicles in the turning area.

Given that an existing building is located on 10-12 Telegraph Road (west of the proposed parking), it is considered appropriate to incorporate wheel stops to minimise the risk of vehicles using the car parking from striking the building.

## Conclusions

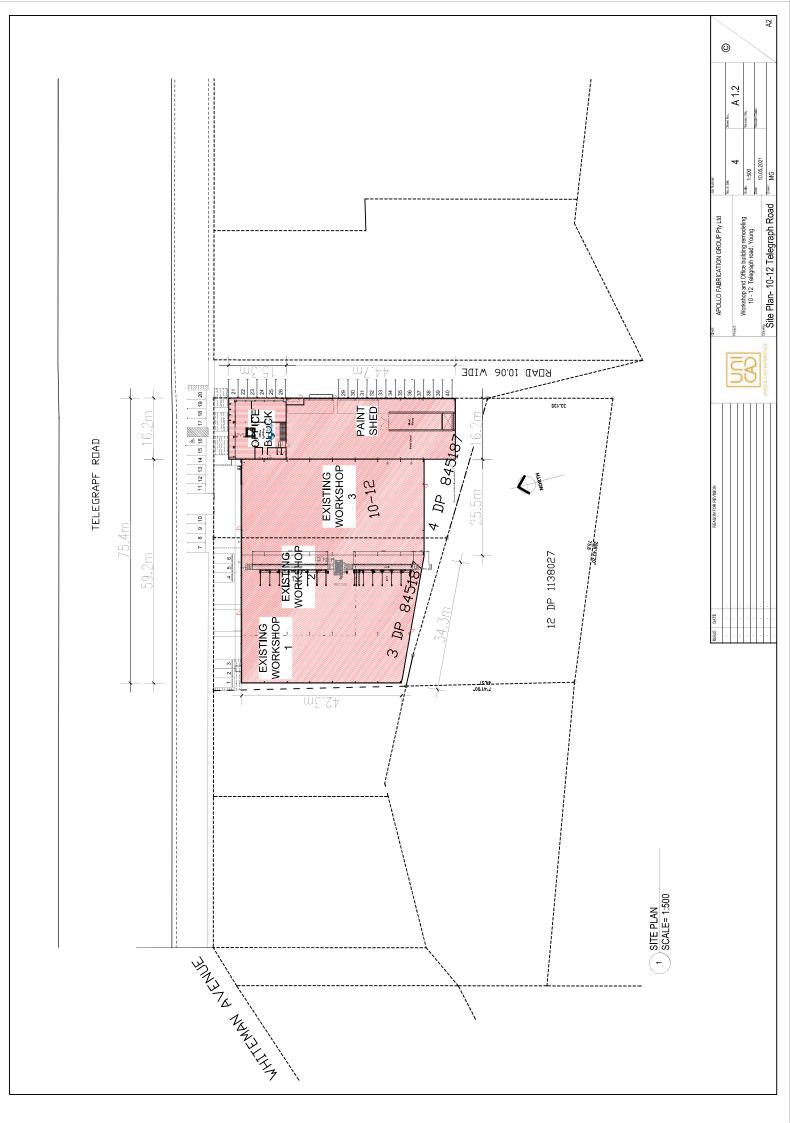
In response to the proposed development at 10-12 Telegraph Road, Young as well as the land to the east of 10-12 Telegraph Road (currently Crown Road), Spotto Consulting offers the following:

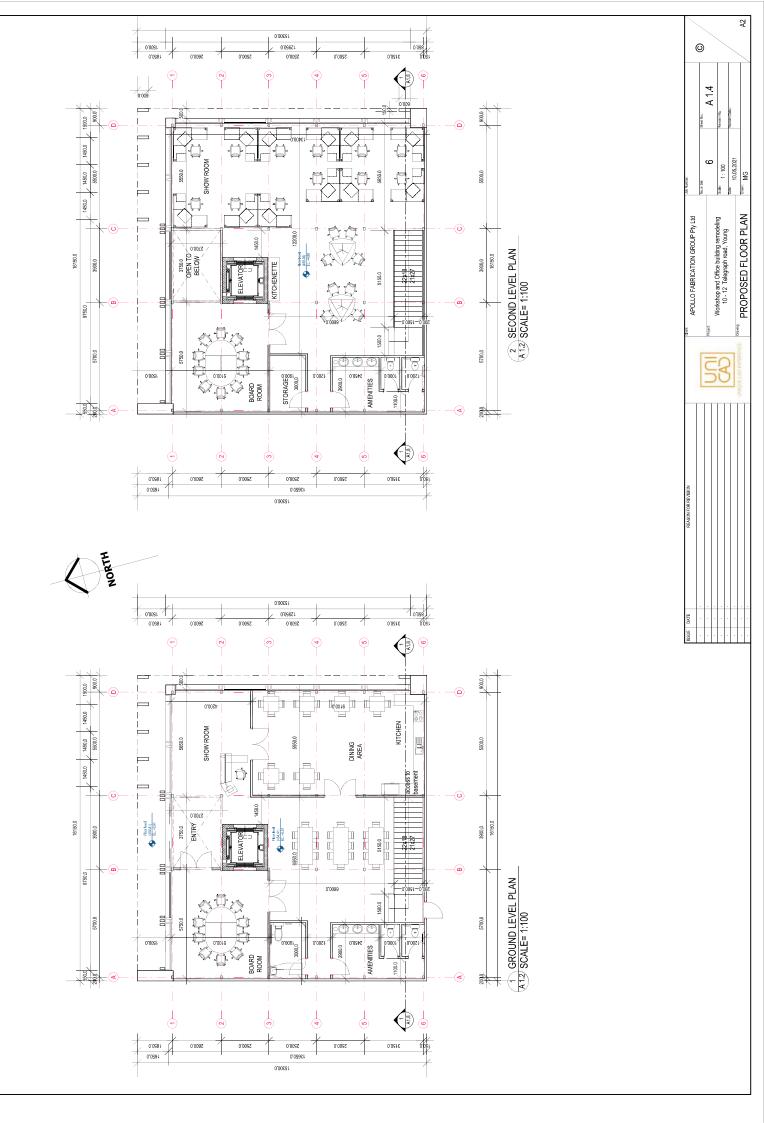
- The provision of 18 parking spaces is sufficient to meet the minimum number of parking spaces required under the *Young Development Control Plan (2011, updated 2019)*;
- A 1.6m-wide easement (right of way) should be declared on the western boundary of 20 Telegraph Road to allow the parking to be constructed with a parking space length of 5.4m and a two-way aisle width of 6.2m;
- A turning area should be established at the southern end of the parking, incorporating suitable surface materials as well as signage and linemarking to prevent vehicles from parking in the turning area; and
- Wheelstops should be placed in the parking spaces in accordance with Clause 2.4.5.4 of *Australian Standard AS2890 Part 1: Off-street car parking* in order to minimise the risk of vehicles striking the existing building at 10-12 Telegraph Road.

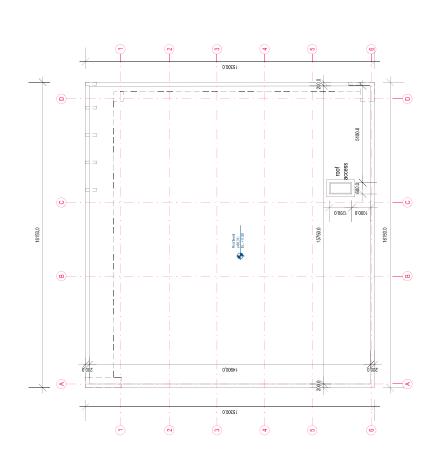
1 June 2021

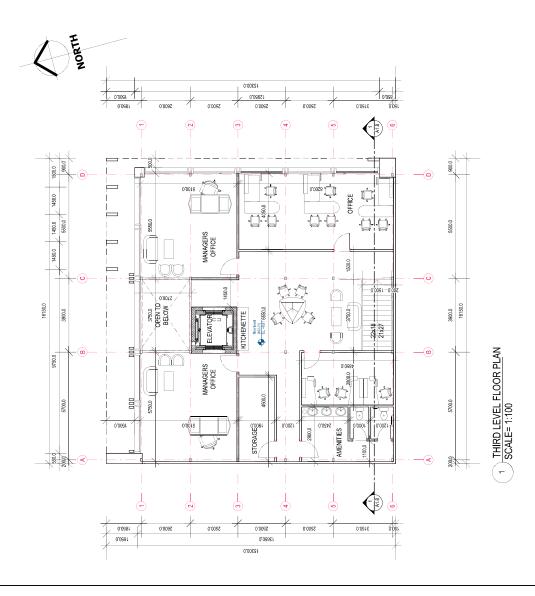
Steven Swann Spotto Consulting

# Appendix A – Plans of Proposed Development











2 ROOF PLAN SCALE= 1:100