ATTACHMENT C

Report on Traffic, Access & Parking

Prepared by

Traffic & Transport Planning Associates

PROPOSED BUNNINGS WAREHOUSE CNR THE HORSLEY DRIVE AND O'CONNELL STREET, SMITHFIELD

Preliminary Traffic Impact Assessment

April 2010

Reference 10061

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1. INTRODUCTION

This report has been prepared as part of the documentation for the rezoning process for a site on the corner of The Horsley Drive and O'Connell Street at Smithfield (Figure 1) to permit the development of a new Bunnings warehouse.

The large consolidated site has been the subject of various industrial uses in the past and the envisaged Bunnings development will be a contemporary warehouse comprising:

Warehouse					
Level 1	5,070m ²				
Level 2	2,695m ²				
Total	7,765m ²				
Outdoor Nursery	$885m^2$				
Bagged goods	250m ²				
Total	8,900m ²				

A total of 250 parking spaces are to be provided with vehicle accesses on The Horsley Drive and O'Connell Street.

The purpose of this report is to:

- * describe the site and the envisaged development scheme
- * describe the road network serving the site and traffic conditions on that network
- * assess the various vehicle access issues
- assess the traffic potential implications of the proposed development including the associated traffic management services
- * assess the adequacy of the proposed parking provision.



2. DEVELOPMENT SCHEME

2.1 SITE, CONTEXT AND EXISTING USE

The site (Figure 2) is a consolidation of Lot 1 of DP 541457 occupying a total area of 8,060m² with frontages to the eastern side of O'Connell Street and northern side of The Horsley Drive. The site, which is currently cleared and vacant, has been the subject of various industrial uses including the most recent intense apparent recycling depot activity as shown on the Google image overleaf. There are a number of existing access driveways on both road frontages.

Residential development extends to the south while the nearby uses comprise:

- * the adjoining industrial uses to the east and west
- the Primary School which extends along the southern side of The Horsley Drive west of O'Connell Street
- the service station located on the north-western corner of the intersection
- the retail and mixed commercial uses which extends along Cumberland Highway to the east.

2.2 ENVISAGED DEVELOPMENT

The development scheme would involve demolition of the existing structures on the site with some excavation to provide for basement carparking together with level building and hardstand areas. The new Bunnings warehouse building will occupy the greater part of the site with:



Level 1	-	5,070m²
Level 2	-	2,695m ²
Total	-	7,765m ²
Outdoor Nursery	-	885m ²
Bagged goods	-	250m ²
Total	-	8,900m²

A total of some 250 parking spaces would be provided in two basement levels with vehicle access comprising:

- a combined ingress/egress driveway for cars on O'Connell Street which will also provide for delivery vehicle ingress
- a combined ingress/egress driveway for cars on The Horsley Drive which will also provide for delivery vehicle egress. This access would be restricted to left-turn IN/OUT by a central median island in The Horsley Drive.

Details of the envisaged development are provided on the plans prepared by John R Brogan and Associates which are reproduced in part overleaf.







3. ROAD NETWORK AND TRAFFIC CONTROLS

3.1 ROAD NETWORK

The road network serving the site (Figure 3) comprises:

- Cumberland Highway (Smithfield Road) a State Road and arterial route which provides a principal north-south route across the western part of the metropolitan area
- The Horsley Drive a State Road and sub-arterial route providing a link between
 Villawood and Horsley Park
- Hassall Street a State Road and sub-arterial route connecting between The Horsley Drive and Great Western Highway
- Victoria Street a Regional Road and collector road route running parallel and to the north of The Horsley Drive
- O'Connell Street local access road running between Brennan Street and Chifley Street.

3.2 TRAFFIC CONTROLS

The existing traffic controls which have been applied to the road system in the area (Figure 4) comprise:

 the pedestrian crossing traffic signals on The Horsley Drive just to the west of O'Connell Street. Details of this facility are provided on the design plan provided overleaf







- the traffic signals along Cumberland Highway including the Brennan Street, The Horsley Drive and Victoria Street intersections
- * the traffic signals along The Horsley Drive including the Justin Street intersection
- the 60 kmph speed restrictions on The Horsley Drive and 50 kmph restriction on
 O'Connell Street with 40 kmph school restrictions adjacent to the Primary School
- the GIVE WAY sign control on O'Connell Street at the Victoria Street intersection
- * the roundabout at the O'Connell Street/Neville Street intersection
- the approved B Double routes along The Horsley Drive and Victoria Street (but not along O'Connell Street).

3.3 TRAFFIC CONDITIONS

An indication of traffic conditions on the road network in the vicinity of the development site is provided by data published by the RTA and traffic surveys undertaken for this study. The data published by the RTA is expressed in terms of Annual Average Daily Traffic (AADT) and the most recent published data is provided in the following:

	AADT		
	1999	2002	2005
The Horsley Drive east of O'Connell Street	22,336	18,240	19,645

The results of surveys undertaken at and near The Horsley Drive and O'Connell Street intersections during the weekday afternoon and Saturday midday peak periods are provided in Appendix A and summarised in the following:

		AM	РM	Sat MD
The Horsley Drive	Eastbound	677	450	530
	Right-turn	28	31	17
	Left-turn	30	34	19
	Westbound	483	646	502
	Right-turn	47	46	31
	Left-turn	33	32	13
O'Connell Street	Northbound	8	10	5
	Right-turn	15	16	13
	Left-turn	69	63	26
	Southbound	4	26	12
	Right-turn	3	11	13
	Left-turn	16	26	23
Pedestrians Crossing at Signals		38	45	1

The operational performance of the road system in the area is relatively satisfactory with the traffic signal controls providing access onto and across the major road routes.

4. ACCESS

The existing industrial development on the site has vehicle accesses on the O'Connell Street and The Horsley Drive frontages.

The proposed vehicle access arrangements would comprise:

- a combined ingress/egress driveway on O'Connell Street at the northern boundary well removed from The Horsley Drive intersection. This driveway would be used for carpark access and for delivery vehicle ingress
- * a combined ingress/egress driveway on The Horsley Drive at the eastern boundary. This driveway would be used for carpark access and for delivery vehicle egress with all vehicle movements restricted to left-turn IN/OUT by a central median island in The Horsley Drive.

The roadways are straight and level in the vicinity of the proposed accesses with good sight distance available and it is intended that the existing superfluous access driveways be removed and the footway/kerb and gutter reinstated.

In order to provide suitable operating conditions and relieve the existing road safety circumstances it is proposed to relocate the existing pedestrian signals on The Horsley Drive and incorporate them into traffic signal control at the O'Connell Street intersection and this proposal has been the subject of discussion with the RTA.

5. TRAFFIC

The previous recycling depot use on the site would have generated some 40 to 50 vtph during the morning and afternoon peak periods.

TTPA have undertaken surveys and assessed data provided by Bunnings for existing comparable stores in NSW and Vic. The outcomes of that assessment are provided in the following:

	Traffic Generation vtph per 100m ² GFA			
		AM	РМ	WE Midday
Artarmon	5160m ²	NA	6.9	9.40
Altona (Vic)	9199m²	0.71	3.77	6.00
North Parramatta	9800m ²	0.73	2.38	6.16
Hyder 6 sites Sydney Metro Area (av 10,000m ²)		NA	2.39	NA
Thomastown (Vic)	10625m ²	NA	2.56	5.11
Minchinbury	11932m ²	0.63	2.20	4.40
Penrith	13500m ²	NA	1.80	4.37
Box Hill (Vic)	13762m ²	0.48	1.68	3.59

It is apparent that the peak traffic generation rates for Bunnings per 100m² GFA decrease as the floorspace increases. It is also relevant (and quite inevitable) that these traffic generation rates will decrease as:

- * additional Bunnings stores open as part of the current expansion program
- additional new bulky goods hardware stores are opened by Bunnings competitors (ie Woolworths and Mitre 10/Metcash).

The adopted traffic generation rates for the envisaged development are:

AM	PM	WE MD
0.64 vtph	2.35 vtph	6.0 vtph

On this basis the projected peak traffic generation for the envisaged store will be as follows:

	AM	PM	Sat MD
7,765m ²	50	183	462

The ingress/egress distribution of these trips will reflect existing store patterns of:

	AM	Р	M	Sat	MD
IN	OUT	IN	OUT	IN	OUT
60%	40%	44%	56%	50%	50%

Other issues which will impact on the 'nett' traffic circumstance resultant to the proposed development are the normal 'passing trade' factor traffic. The traffic generation of retail type uses, have an element of 'passing trade/diverted trips' (ie vehicles which are already on the road system serving the site) and research undertaken in relation to 'diverted' trips indicates representative factors for normal retail trade of 25% weekday and 30% weekend. However, the adopted trip factors for the envisaged bulky goods development with its limited 'main road' exposure are as follows:

	PM	Sat
Bunnings	20%	25%

Thus the traffic generation for the development will comprise:

	PM		Sat	MD
	IN	OUT	IN	OUT
Projected Total	80	103	231	231

		PM	Sat	t MD
	IN	OUT	IN	OUT
Projected Passing Trade	16	20	58	58

These volumes have been distributed onto the road system with regard to:

- market catchment and store competition
- * traffic management constraints
- passing trade trips into and out of the site.

The projected distribution is as follows:

The Horsley Drive west	25%
The Horsley Drive east	35%
Victoria Street west	15%
Victoria Street east	15%
O'Connell Street south	10%

The potential implications of this traffic outcome for the traffic signal controlled access intersection have been assessed in terms of the operational performance and the results of that assessment undertaken with SIDRA which are summarised in the following:

		РМ			Sat MD	I
	LOS	DS	AVD	LOS	DS	AVD
The Horsley Dr and O'Connell St	А	0.76	9.1	А	0.78	9.8

The criteria for interpreting SIDRA output are reproduced overleaf and the results of this operational performance assessment indicate that the proposed development will have a satisfactory traffic outcome (subject to the proposed provision of traffic signals at the intersection).

Criteria for Interpreting Results of SIDRA Analysis

1. Level of Service (LOS)

LOS	Traffic Signals and Roundabouts	Give Way and Stop Signs
'A'	Good	Good
' B'	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
'C'	Satisfactory	Satisfactory but accident study required
'Ū'	Operating near capacity	Near capacity and accident study required
Έ'	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode
'F'	Unsatisfactory and requires additional capacity	Unsatisfactory and requires other control mode

2. Average Vehicle Delay (AVD)

The AVD provides a measure of the operational performance of an intersection as indicated on the table below which relates AVD to LOS. The AVD's listed in the table should be taken as a guide only as longer delays could be tolerated in some locations (ie inner city conditions) and on some roads (ie minor side street intersecting with a major arterial route).

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
А	less than 14	Good operation	Good operation
в	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
С	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
E	57 to 70	At capacity; at signals incidents will cause excessive delays Roundabouts require other control mode	At capacity and requires other control mode

3. Degree of Saturation (DS)

The DS is another measure of the operational performance of individual intersections.

For intersections controlled by **traffic signals** 1 both queue length and delay increase rapidly as DS approaches 1, and it is usual to attempt to keep DS to less than 0.9. Values of DS in the order of 0.7 generally represent satisfactory intersection operation. When DS exceeds 0.9 queues can be anticipated.

For intersections controlled by a **roundabout or GIVE WAY or STOP signs**, satisfactory intersection operation is indicated by a DS of 0.8 or less.

¹ the values of DS for intersections under traffic signal control are only valid for cycle length of 120 secs

6. PARKING

Survey and research of 9 existing Bunnings warehouse stores provides a comprehensive indication of the intrinsic parking demands for Bunnings. The peak demands occur on weekends and it is apparent (as with traffic generation) that the parking demand per 100m² generally decreases as the floorspace increases. The established peak parking demand characteristics are summarised in the following:

North Parramatta	9,800m ²	2.7 spaces per 100m ²
Thomastown	10,625m²	1.37 spaces per $100m^2$
Minchinbury	11,932m ²	2.0 spaces per 100m ²
Penrith	13,500m ²	1.17 spaces per 100m ²
Hoopers Crossing	11,169m ²	1.74 spaces per 100m ²
Scoresby	11,882m ²	2.51 spaces per 100m ²
Mornington	10,599m ²	2.39 spaces per 100m ²
Box Hill	13,762m ²	1.41 spaces per 100m ²
Nunawading*	13,793m ²	2.84 spaces per 100m ²
,	* Bunnings top	trading store

The envisaged Smithfield store of $7,765m^2$ would have some 250 parking spaces which equates to a rate of 3.22 spaces per $100m^2$ (or 1 space per $31m^2$). It is apparent that this provision will be quite adequate even for peak seasonal demands as it will be:

- more than the average peak demand of the 9 stores
- more than that of the peak demand at Bunnings top trading store.

7. CONCLUSION

The proposed Bunnings warehouse development at Smithfield will utilise the relatively large site which has convenient access to the arterial road system. This assessment has concluded that:

- the development will not result in any adverse traffic impacts on the road system serving the site
- the proposed signals at the O'Connell Street/The Horsley Drive intersection will provide a good level of intersection operation, including the Saturday peak trading period
- on-site parking will be more than adequate to satisfy peak demands.



TRAFFIC SURVEYS

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