

Proposed Expansion to an
Existing Child Care Centre

**160-162 Excelsior Avenue,
Castle Hill**

TRAFFIC AND PARKING ASSESSMENT REPORT

4 August 2014

Ref 14375

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1. INTRODUCTION

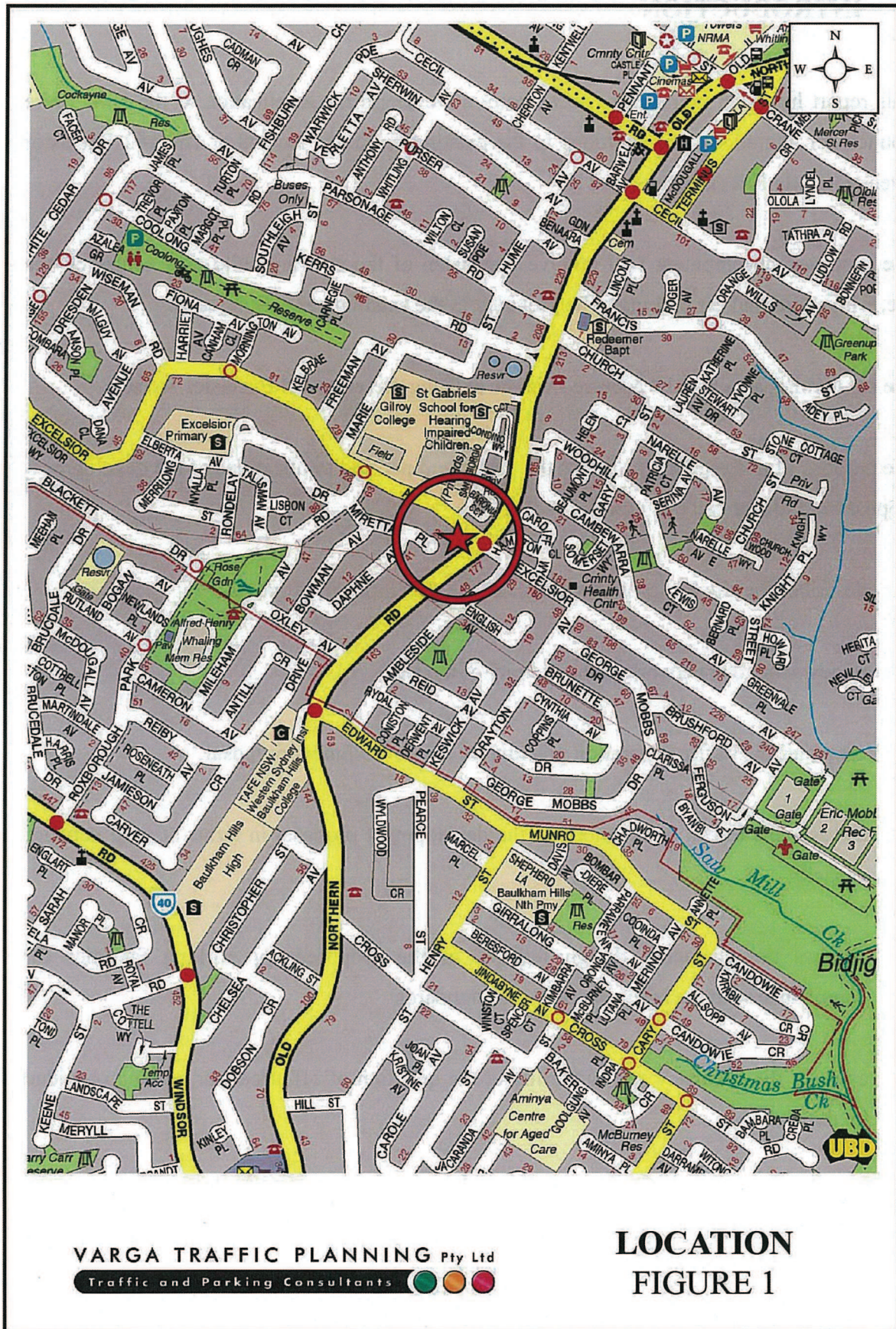
This report has been prepared to accompany a Development Application to the Hills Shire Council for alterations and additions to the existing buildings located at 160-162 Excelsior Avenue, Castle Hill (Figures 1 and 2).

The proposed development will involve expansion of the existing child care centre on the site, with additional car parking to be provided in the existing car parking area.

The car parking area is to be accessed via the existing driveway off Excelsior Avenue.

The purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:

- describes the site and provides details of the development proposal
- reviews the road network in the vicinity of the site
- estimates the traffic generation potential of the development proposal
- assesses the traffic implications of the development proposal in terms of road network capacity
- reviews the geometric design features of the proposed car parking facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking provided on the site.





2. PROPOSED DEVELOPMENT

Site

The subject site is located on the western corner of the Old Northern Road and Excelsior Avenue intersection. The site has a street frontage approximately 50m in length to Excelsior Avenue, 42m in length to Old Northern Road and has a site area of approximately 2,215.5m².

No. 160 Excelsior Avenue is currently occupied by a residential dwelling house with off-street parking. Vehicular access is provided via a single driveway located at the western end of the Excelsior Avenue site frontage.

No. 162 Excelsior Avenue is currently occupied by a child care centre (Keen Kiddies).

The existing child care centre has 8 staff and accommodates a total of 54 children as follows:

0-2 years:	10
2-3 years:	13
3-4 years:	18
4-5 years:	13
TOTAL CHILDREN:	54

Off-street car parking is provided for a total of 19 cars in the existing at-grade car parking area. Vehicular access to the car parking facilities is provided via an existing entry/exit driveway located along the western end of the Excelsior Avenue site frontage.

Proposed Development

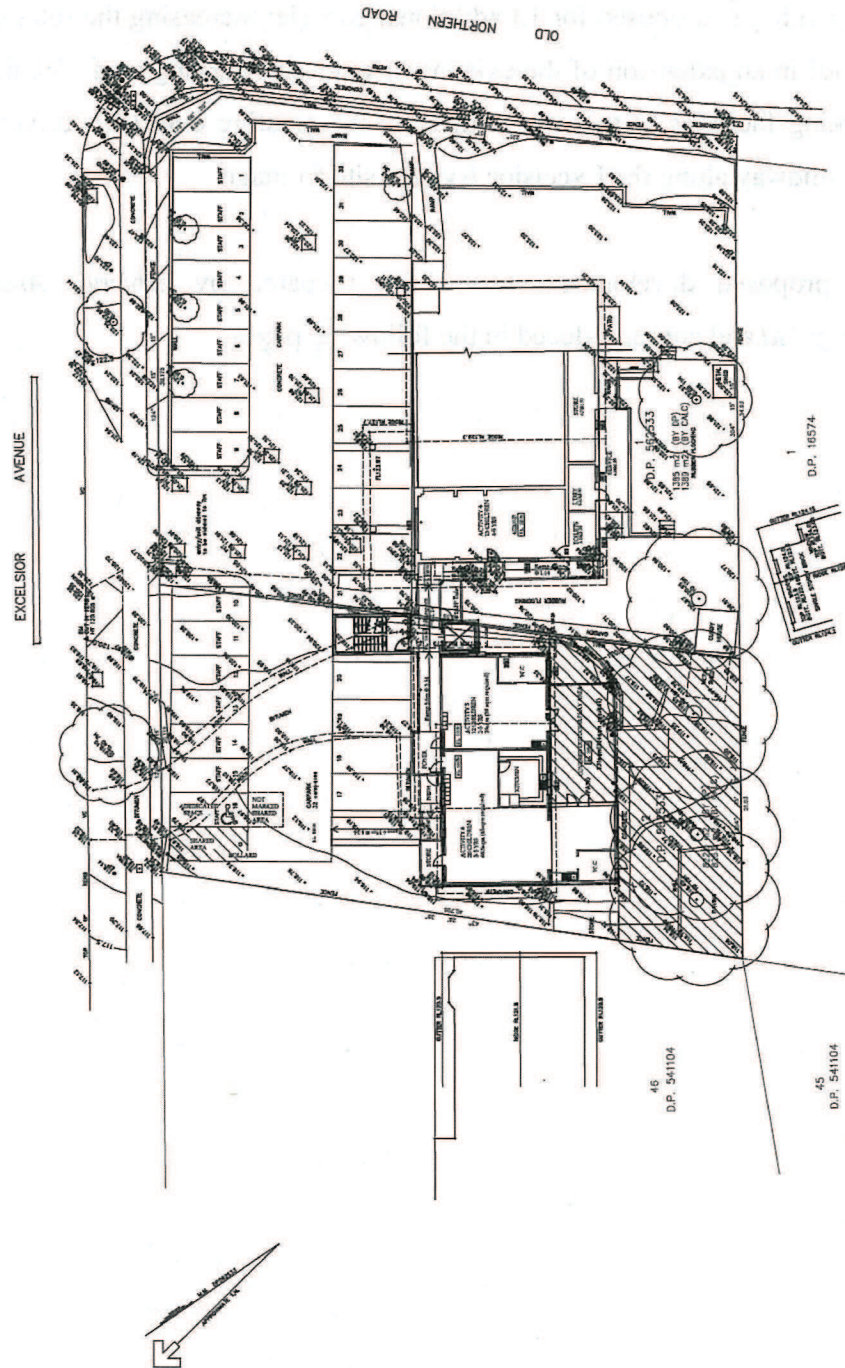
The proposed development will involve the alterations and additions to the existing dwelling on the site to facilitate the expansion of the existing child care centre in the adjacent building.

The proposed new child care centre building will have 8 additional staff and will accommodate a total of 44 additional children as follows:

0-2 years:	12
2-3 years:	12
3-5 years:	20
TOTAL CHILDREN:	44

Off-street car parking is proposed for 13 additional cars (ie; increasing the total to 32 spaces provided on-site) in an extension of the existing at-grade car parking area. Vehicular access to the car parking facilities is to be provided via the existing entry/exit driveway located approximately midway along the Excelsior Avenue site frontage.

Plans of the proposed development have been prepared by *Advance Architects and Construction Pty Ltd* and are reproduced in the following pages.



Proposed site plan (ground level)

PRELIMINARY DRAWINGS
180 EXCELSIOR ST. & 162 EXCELSIOR ST.
CASTLE HILL

2 1 0 2 4 6 8 10
SCALE 1:100 AT A0
NOTE: ALL DIMENSIONS ARE IN METRIC UNLESS SPECIFIED OTHERWISE

3. TRAFFIC ASSESSMENT

Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Maritime Services is illustrated on Figure 3.

Windsor Road is classified by the RMS as a *State Road* and provides the key north-south road link in the area, linking North Parramatta to Windsor. It typically carries two traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a central median island. Kerbside parking is generally not permitted on either side of the road.

Old Northern Road is also classified by the RMS as a *State Road* and provides another key north-south road link in the area, linking Baulkham Hills to Wisemans Ferry. It also typically carries two traffic lanes in each direction in the vicinity of the site with turning bays provided at key locations.

Excelsior Avenue is a local, unclassified road which is primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of the road.

Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- a 60 km/h SPEED LIMIT which applies to Old Northern Road
- a 50 km/h SPEED LIMIT which applies to Excelsior Avenue and all other local roads in the area
- TRAFFIC SIGNALS in Excelsior Avenue where it intersects with Old Northern Road

