

# **PACIFIC PLANNING PTY LTD**

## **TRAFFIC & PARKING ASSESSMENT REPORT FOR SITE COMPATIBILITY STATEMENT FOR AFFORDABLE RENTAL HOUSING AT 26 ROSEBERRY STREET HEATHCOTE**

**Prepared by:**

**Lyle Marshall & Partners Pty Ltd  
Consulting Engineers, Architects,  
Transportation and Environmental Planners**

**Suite 31, 401 Pacific Highway  
ARTARMON NSW 2064**

**Phone: (02) 9436-0086  
Email: [lyle@lylemarshall.com.au](mailto:lyle@lylemarshall.com.au)**

**Job No.: 1152-21  
Report No.: 02/22**

**FEBRUARY 2022**

# CONTENTS

|            |  |           |
|------------|--|-----------|
| <b>1.0</b> | <b>INTRODUCTION .....</b>                            | <b>4</b>  |
| 1.1        | Background .....                                     | 4         |
| 1.2        | Scope of Report.....                                 | 4         |
| <b>2.0</b> | <b>EXISTING SITE AND TRAFFIC CONDITIONS .....</b>    | <b>5</b>  |
| 2.1        | Existing Site and Environs .....                     | 5         |
| 2.2        | Road Inventory .....                                 | 5         |
| 2.3        | Public Transport.....                                | 5         |
| <b>3.0</b> | <b>THE PROPOSED DEVELOPMENT .....</b>                | <b>7</b>  |
| 3.1        | Proposed Development .....                           | 7         |
| 3.2        | Parking Requirement and Provision.....               | 7         |
| 3.2        | Bicycle Parking .....                                | 7         |
| 3.4        | Delivery/Service Vehicles .....                      | 8         |
| 3.5        | Driveway Crossing .....                              | 8         |
| 3.6        | Proposed Car Parking Layout.....                     | 8         |
| <b>4.0</b> | <b>GREEN TRAVEL PLAN .....</b>                       | <b>9</b>  |
| 4.1        | Action Plan .....                                    | 9         |
| 4.2        | Green Travel Initiatives.....                        | 9         |
| 4.3        | Public Transport.....                                | 9         |
| 4.4        | Cycling .....  | 9         |
| 4.5        | Walking .....  | 9         |
| <b>5.0</b> | <b>TRAFFIC IMPACTS OF PROPOSED DEVELOPMENT .....</b> | <b>10</b> |
| 5.1        | Impacts on Frontage Road Traffic .....               | 10        |
| 5.2        | Pedestrian Safety .....                              | 10        |
| 5.3        | Off Street Parking.....                              | 10        |
| <b>6.0</b> | <b>SUMMARY AND CONCLUSIONS .....</b>                 | <b>11</b> |

## LIST OF FIGURES

|                 |   |
|-----------------|---|
| <b>Figure 1</b> | <b>Locality Map</b>   |
| <b>Figure 2</b> | <b>Aerial View of Site and Environs – distance to Heathcote Railway Station</b> |
| <b>Figure 3</b> | <b>Street Parking Inventory</b>   |
| <b>Figure 4</b> | <b>Basement Car Parking Layout</b>  |

## **APPENDICES**

### **APPENDIX A**

#### **Architectural Plans Prepared by Stanisic Architects:**

- **Drawing No SCC003 – Contextual Analysis**
- **Drawing No SCC101 – Basement Plan**
- **Drawing No SCC102 – Level 1 (Ground Floor Plan)**
- **Drawing No SCC103 – Level 2 Plan**
- **Drawing No SCC104 – Level 3 Plan**
- **Drawing No SCC105 – Level 4 Plan**

### **APPENDIX B**

**Bus Route Map 996 Heathcote to Engadine**

**Bus Route Map 991 Heathcote to Sutherland**

### **APPENDIX C**

**Draft Bicycle Network Plan – Sutherland Shire Council.**

### **APPENDIX D**

**Draft Action Plan**

## 1.0 INTRODUCTION

### 1.1 Background

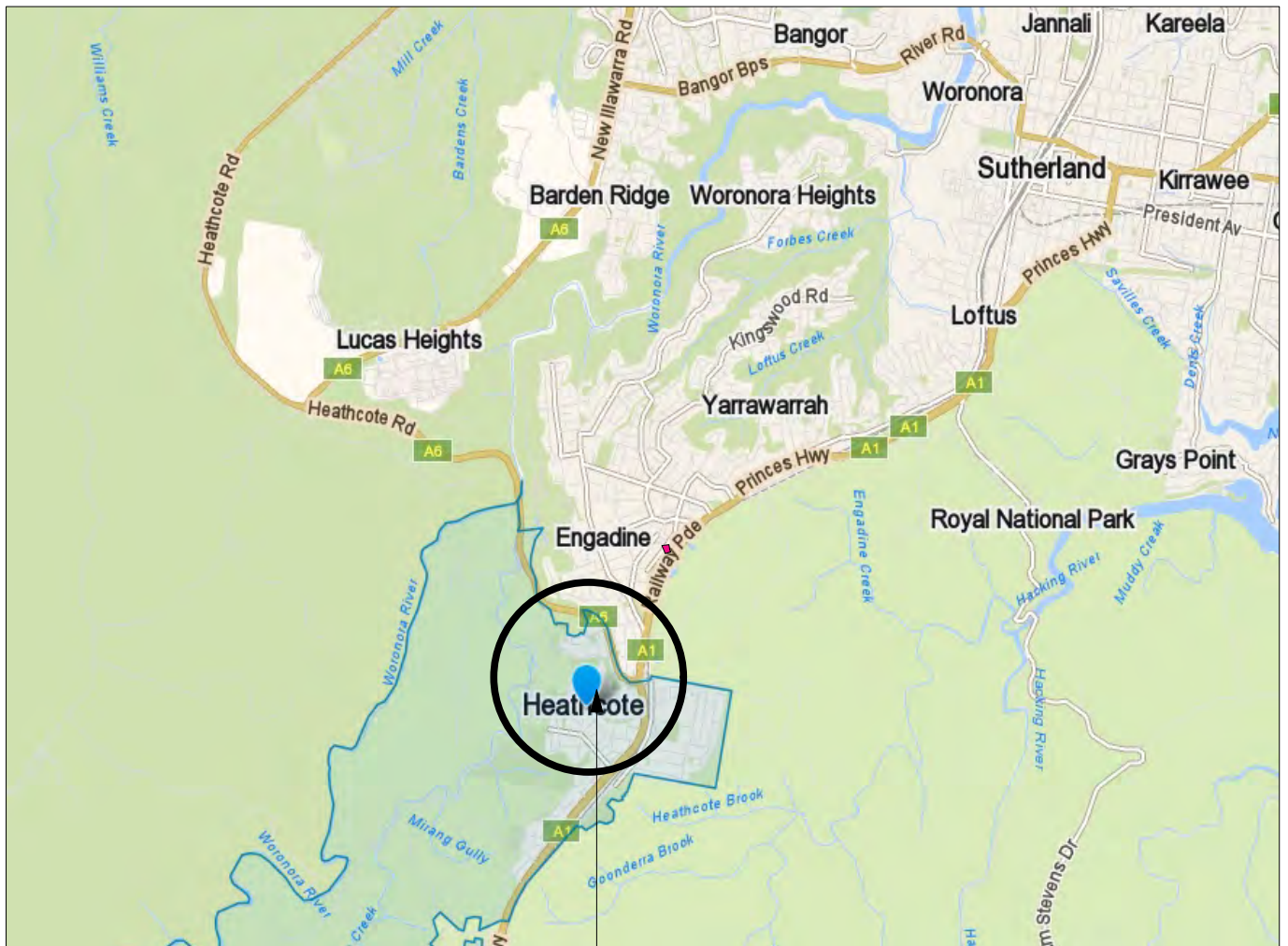
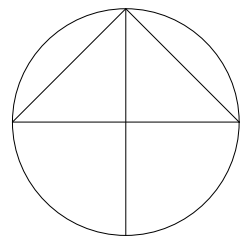
An application is to be lodged to the Department of Planning, Industry and Environment under Division 5 of Part 2 of the *Housing SEPP 2021* for a proposed Affordable Rental Housing Project for 18 units and basement car parking. The site is noted in **Figure 1 Locality Map** and the aerial photo shown in **Figure 2**. The property is within Zone R3 Medium Density Residential in Sutherland Shire LEP2015. The site is within a short (500 metre) walking distance to Heathcote Railway Station.

### 1.2 Scope of Report

This report has been prepared to assess the traffic and parking impacts of the proposed development. The tasks involved in preparation of this report were as follows: -

1. Review architects' plans, *Council LEP 2015* and *DCP 2015*, *SEPP Housing SEPP 2021*.
2. Inspect the site and environs. Measure road and footpath widths. Record all signposted parking restrictions and traffic control signs.
3. Review the car parking requirement in accordance with *Housing SEPP 2021*.
4. Review bicycle parking requirement for compliance with the *DCP2015*.
5. Prepare a preliminary Traffic and Parking Assessment Report to support the Site Compatibility Certificate Application.

NORTH



SITE AT 26 ROSEBERRY STREET  
HEATHCOTE

FIGURE 1 LOCALITY MAP

## 2.0 EXISTING SITE AND TRAFFIC CONDITIONS

### 2.1 Existing Site and Environs

The proposed site is located on the eastern side of Roseberry Street. The site area is 1213.93m<sup>2</sup> and the site is rectangular in shape and the southern boundary is 60.3 metres and the western boundary is 20.115 metres.

The site is located 130 metres north of Heathcote Public School and 500 metres walking distance to Heathcote Railway Station. Refer to **Figure 1 Locality Plan**.

### 2.2 Road Inventory

Roseberry Street is a local road which runs between Willandra parade to the north and Short Street to the south with a width of 8.1 metres kerb to kerb. 40km/hr speed school zone is located at the southern end of Roseberry Street near Veno Street.

Heathcote Public School is located on the corner of Roseberry Street and Veno Streets and is 130 metres south of the subject site. There is unrestricted parking on both sides of Roseberry Street in the vicinity of the site.

Veno Street to the south of the subject site is a local street running east west between Princess Highway and Roseberry Street.

A protected right hand turn bay exists in Princess Highway at Strickland Avenue to the north of the subject site and at Oliver Street past Heathcote Railway Station.

**Photographs P1, P2, P3, P4** show the site frontage and **Photographs P7 and P8** show the school zone signage near Heathcote Public School. There are pedestrian schools crossings in Roseberry Street south of Veno Street and in Oliver Street east of Roseberry Street as shown in Photos **P9** and **P10**.

**Figure 2** shows an aerial view of the site and surrounding streets and **Figure 3** shows the street inventory surrounding the subject site.

### 2.3 Public Transport

#### Rail

The site is located approximately 450 metres walking distance from Heathcote Railway Station which is located on the T4 line Eastern Suburbs to Illawarra. Services run every 57 minutes in non-peak time and services run every 30 minutes during peak hour. Services may be reduced due to current Covid restrictions.





**Photo P1: View of site frontage at 26 Roseberry Street Heathcote.**



**Photo P2: View of site frontage and adjoining residential flat building.**



**Photo P3: View across site driveway and adjoining residential flat building.**



**Photo P4: View south along Roseberry Street.**





**Photo P5: View north along Roseberry Street.**



**Photo P6: View along Roseberry Street towards School Zone signage at intersection with Veno Street.**



**Photo P7: View along Roseberry Street towards pedestrian crossing south of Veno Street.**



**Photo P8: View north of Roseberry Street from Veno Street and 50 End School Zone signage**





**Photo P9: View south along Roseberry Street towards school crossing.**



**Photo P10: View of pedestrian crossing in Oliver Street South of Heathcote Street.**

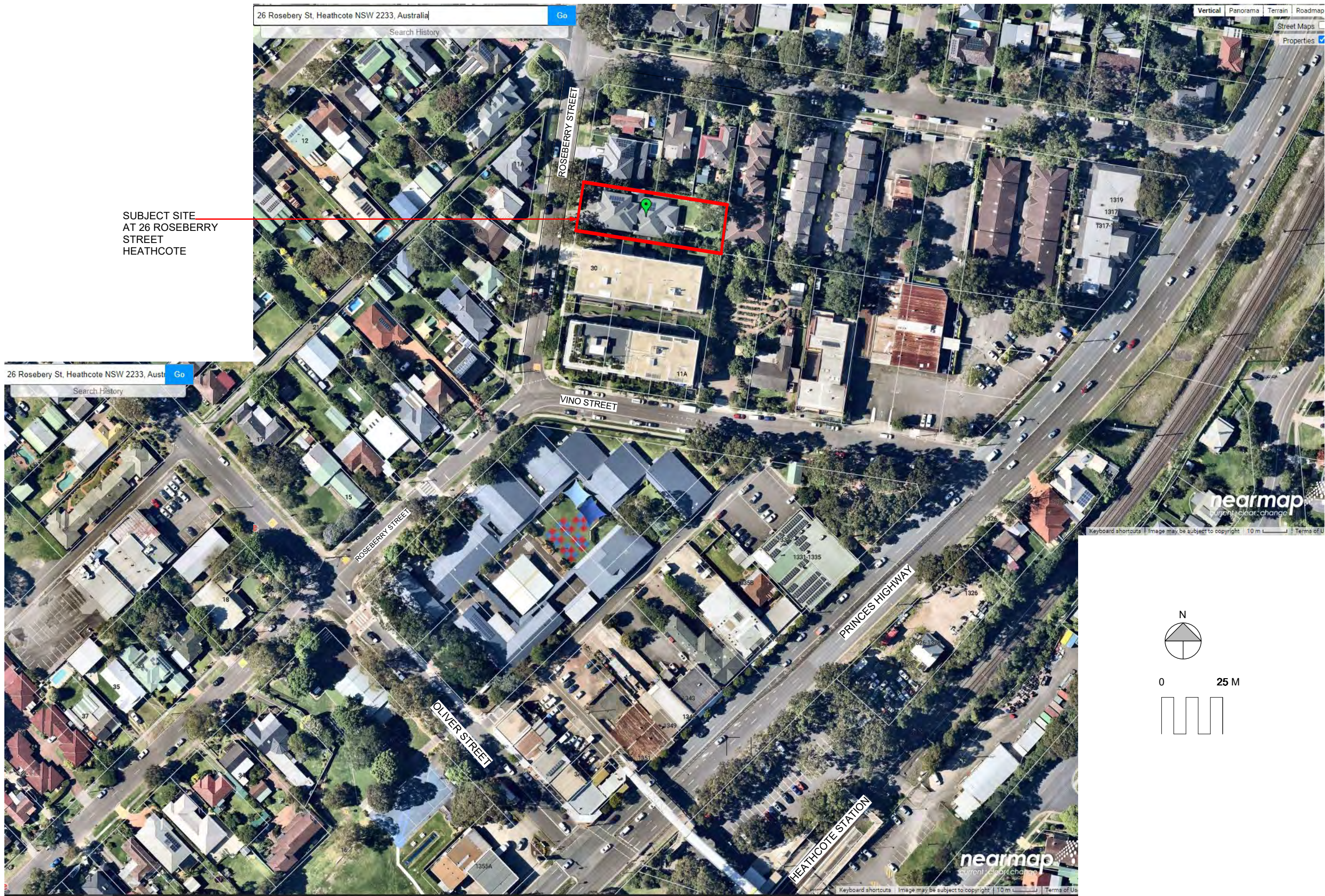


**Photo P11: View of driveway crossing at No 30 Roseberry Street (adjoining RFB).**



**Photo P12: Median in driveway which transfers to single lane within property at No 30 Roseberry Street.**





SUBJECT SITE  
AT 26 ROSEBERRY  
STREET  
HEATHCOTE

FIGURE 2 AERIAL MAP  
SCALE 1:1500



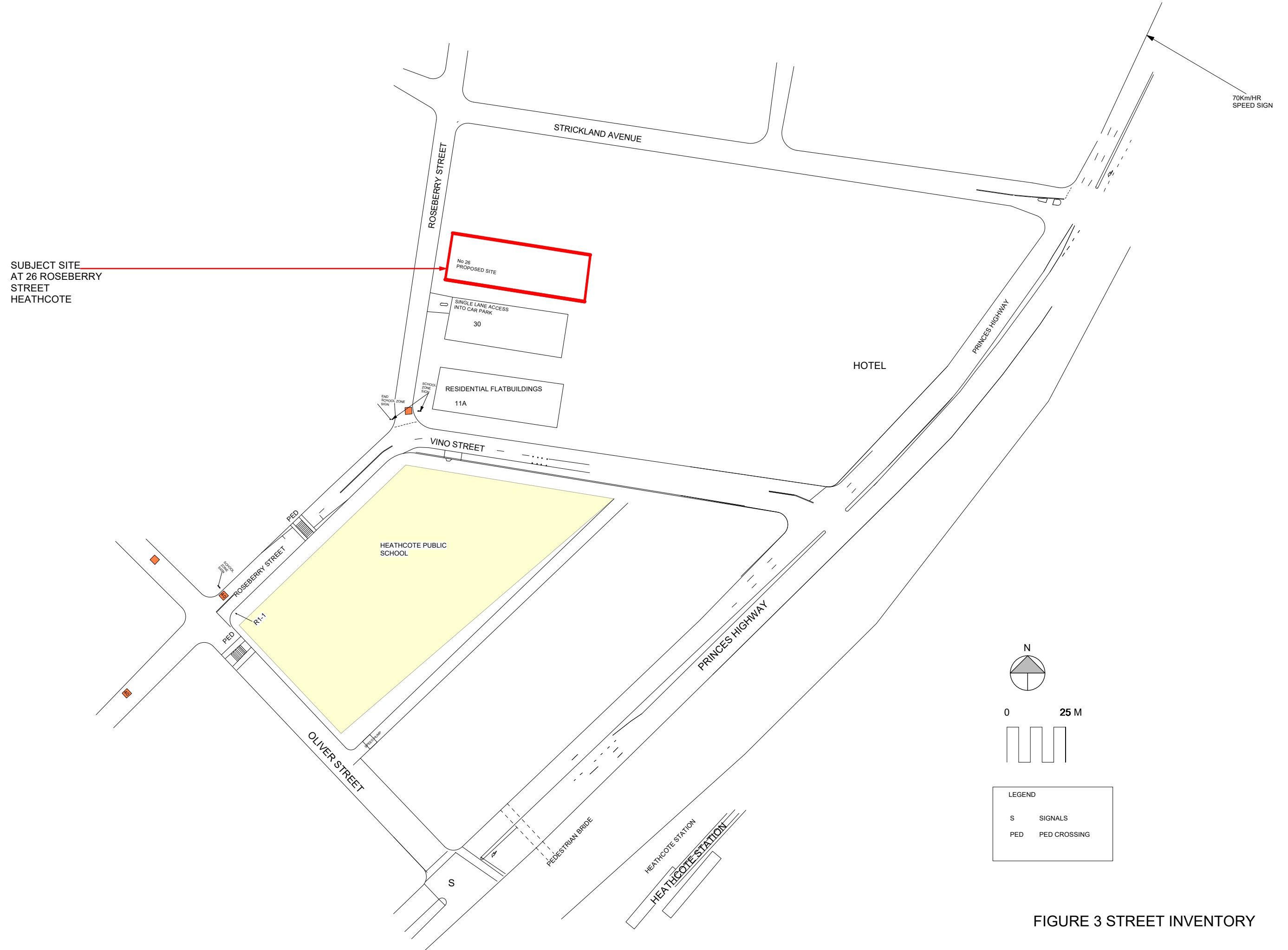


FIGURE 3 STREET INVENTORY

**(2.3 Continued.)**Bus Services

|     | Route                   | Time                      |
|-----|-------------------------|---------------------------|
| 996 | Heathcote to Engadine   | Mon-Fri                   |
|     |                         | Service every 60 mins     |
| 991 | Heathcote to Sutherland | Special disabled services |
|     |                         | from Roseberry Street     |
|     |                         | 3 Services Mon – Fri      |

These route maps are located in **Appendix B** of the report.

Bicycle Network

The draft Bicycle Network Maps Development Control Plan 2015 shows the existing and proposed bicycle routes from Heathcote to Sutherland.

An existing bicycle park runs along Princess Highway from Heathcote to Engadine and continues north to Yarrawarra. It is classed as difficult. A proposed bicycle path is shown along Heathcote Road to and a proposed path connecting to the existing path along Illawarra Road to the north.

A copy of the Draft Bicycle Network Plan is located in **Appendix C** of this report.



### 3.0 THE PROPOSED DEVELOPMENT

#### 3.1 Proposed Development

The proposal seeks to demolish the existing residential brick dwelling, concrete block garage, driveway crossings and construct a 3 storey and part 4 storey residential flat building to accommodate affordable rental housing. The proposed building will provide 18 units consisting of (13 x 1 bedroom and 5 x 2 bedroom) apartments that are suitable for older persons, persons with a disability, essential key workers and first home buyers.

#### 3.2 Parking Requirement and Provision

Under Division 5 of Part 2 of the *Housing SEPP 2021* clause 38(4) car parking is not required to be provided in relation to development to which this Division applies.

We refer Table 3.2 below and to the provision of car parking in accordance with the RMS Guide to Traffic Generating Developments Section 5.4.3 High Density Residential Flat Buildings for sub-regional centres, car parking is provided as follows:-

**Table 3.2 Car Parking Provision**

| Use       | No of Units | Rate-RMS-TfNSW    |          |
|-----------|-------------|-------------------|----------|
| 1 Bedroom | 13          | 0.6 per 1 bedroom | 7.8(8)   |
| 2 Bedroom | 5           | 0.9 per 2 bedroom | 4.5      |
|           |             |                   | 12.3(13) |

Car parking can be provided as follows: - 2 disabled car parking spaces with a shared zone and 11 residential car parking spaces. In principle all 2 bedroom units will be allocated a car parking space and larger accessible units and larger 1 bedroom units.

#### 3.2 Bicycle Parking

Clause 5.2 of the Sutherland Shire Council DCP Chapter 35 has a requirement of 1 bicycle parking space per 10 car parking spaces for the first 200 car spaces for residential flat buildings. Since we are trying to reduce car dependency, the architect has provided 1 bicycle rack for each dwelling unit to reduce car dependency and support public transport use. The bicycle storage is located behind a security roller door. The bicycle parking facilities are to comply with AS 2890.3-2015 *Part 3 Bicycle Parking*. 18 bicycle parking spaces are provided.

### 3.4 Delivery/Service Vehicles

The on-street parking is reasonably well utilized and there are plenty of available parking spaces in Roseberry Street directly outside the site frontage for delivery vehicles

### 3.5 Driveway Crossing

It is intended to provide a driveway crossing at 5.5 metres pavement width for the first 6 metres and then transition to a single lane with 300mm wide kerbs (3600mm wide) into the basement. As the facility is a very low volume traffic generator in accordance with AS/NZS 2890.1 Section 3.2.2 and the driveway is a Category 1 driveway, a transition to a single lane is acceptable where the traffic volumes are less than 30 vehicle movements in and out per peak hour.

### 3.6 Proposed Car Parking Layout

The aisle widths and car parking spaces will comply with the requirements of AS/NZS2890. The layout is shown in **Figure 4** whereby aisle widths comply with Figure 2.2 for Class 1A facilities and perpendicular spaces are 2400 by 5400mm with an aisle width of 6300mm. Parallel car parking will comply with the requirements of Figure 2.5 Minimum length and aisle width combinations for parallel parking manoeuvre in AS/NZS 2890.1.







## 4.0 GREEN TRAVEL PLAN

A travel plan contains both physical and behavioural measures to increase travel choices and reduce reliance on single-occupancy car travel. It is intended that a travel plan will be implemented by the Strata Management to encourage active transport usage, that is walking and cycling.

The coordination, implementation and funding for the Green Travel Plan will be the responsibility of the Strata Manager. Acknowledging the location and accessibility of the subject development, this Green Travel Plan seeks to minimize use of private vehicle transport through: -

- a) Providing convenient access to current and relevant public transport information.
- b) Improved road safety and personal security for pedestrians and cyclists; maximizing the efficient use of on-site bicycle parking.
- c) Providing a mechanism to review the efficiency of green travel initiatives and amend existing or implement new initiatives as warranted.

### 4.1 Action Plan

A draft action plan is provided in **Appendix D**. The plan is an outline of the actions and incentives that will be adopted to encourage the use of sustainable transport modes.

### 4.2 Green Travel Initiatives

Sustainable transport information could be placed in key building foyer locations where it will be clearly visible to the residents and visitors of the building. Detailed travel information will be available in the bicycle storage area.

### 4.3 Public Transport

To encourage public transport use, information sourced Transport for NSW Apps and Cyclepath Finder will be provided through posters and leaflets and through wayfinding signage. The information provided will detail the scheduling / frequency of local services, the location of train stations / bus stops and linkages to other networks.

### 4.4 Cycling

To promote and market the use of bicycles, a map of the extensive network of on and off-street bicycle paths in the vicinity of the site will be provided to employees and visitors in the form of building signage.

### 4.5 Walking

To highlight pedestrian accessibility in the vicinity of the site, an access plan will be prepared showing pedestrian linkages surrounding the site and close proximity walking distances to Heathcote Railway Station, shops and bus stops.



## 5.0 TRAFFIC IMPACTS OF PROPOSED DEVELOPMENT

### 5.1 Impacts on Frontage Road Traffic

The existing residential dwelling has 2 car spaces. Based upon traffic generating data in the *RTA Guide to Traffic Generating Developments*, a detached dwelling generates 1 trip in the am and pm peak hour and 9 trips daily.

The proposed multi-unit development has 13 off-street car parking spaces. This will cater for small deliveries for the residential properties.

**Table 5.1 Traffic Generation**

|                    | AM Peak Hour             | PM Peak Hour             |
|--------------------|--------------------------|--------------------------|
| 18 units           | Rate RNS TDT<br>04a/2013 | Rate RNS TDT<br>04a/2013 |
|                    | *                        | *                        |
|                    | 0.35                     | 0.15                     |
| Total              | 4.55                     | 1.95                     |
| Existing           | 1                        | 1                        |
| Future<br>increase | 3.55                     | 0.95                     |

Note\* Trips per car space  
using the regional  
average

The increase in traffic generation to the road network is very low. A low volume traffic generator Category 1 is considered to be less than 30 trips per hour in accordance with AS/NZS 2890.1-2004

### 5.2 Pedestrian Safety

The driveway is widened to 6.1 metres (5.5) pavement width to allow for 2 vehicles to pass at the driveway entrance and exit for the first 6 metres.

### 5.3 Off Street Parking

There is no requirement for off street parking for affordable rental housing in *Housing SEPP 2021*. 13 spaces including 2 disabled spaces are provided.

## 6.0 SUMMARY AND CONCLUSIONS

1. Site Compatibility Certificate (SCC) under the provisions of Division 5 Part 2 of the *Housing SEPP 2021* is to be lodged with the Department of Planning, Industry and Environment for 18 affordable housing rental units in a 3 storey part 4 storey residential flat building at No 26 Roseberry Street Heathcote.
2. No off street car parking is required under the *Housing SEPP 2021* and 13 are provided including 2 for disabled persons.
3. Heathcote Railway Station has regular and frequent services on weekdays and is short (500 metre) walking distance to the proposed development.
4. The development has 18 secure bicycle racks and a Green Travel Plan to encourage public transport use, walking and cycling.
5. The development is supported on traffic and parking grounds.

## APPENDICES

## APPENDIX A





issue amendment date legend  
A SITE COMPATIBILITY CERTIFICATE ISSUE 28.01.22

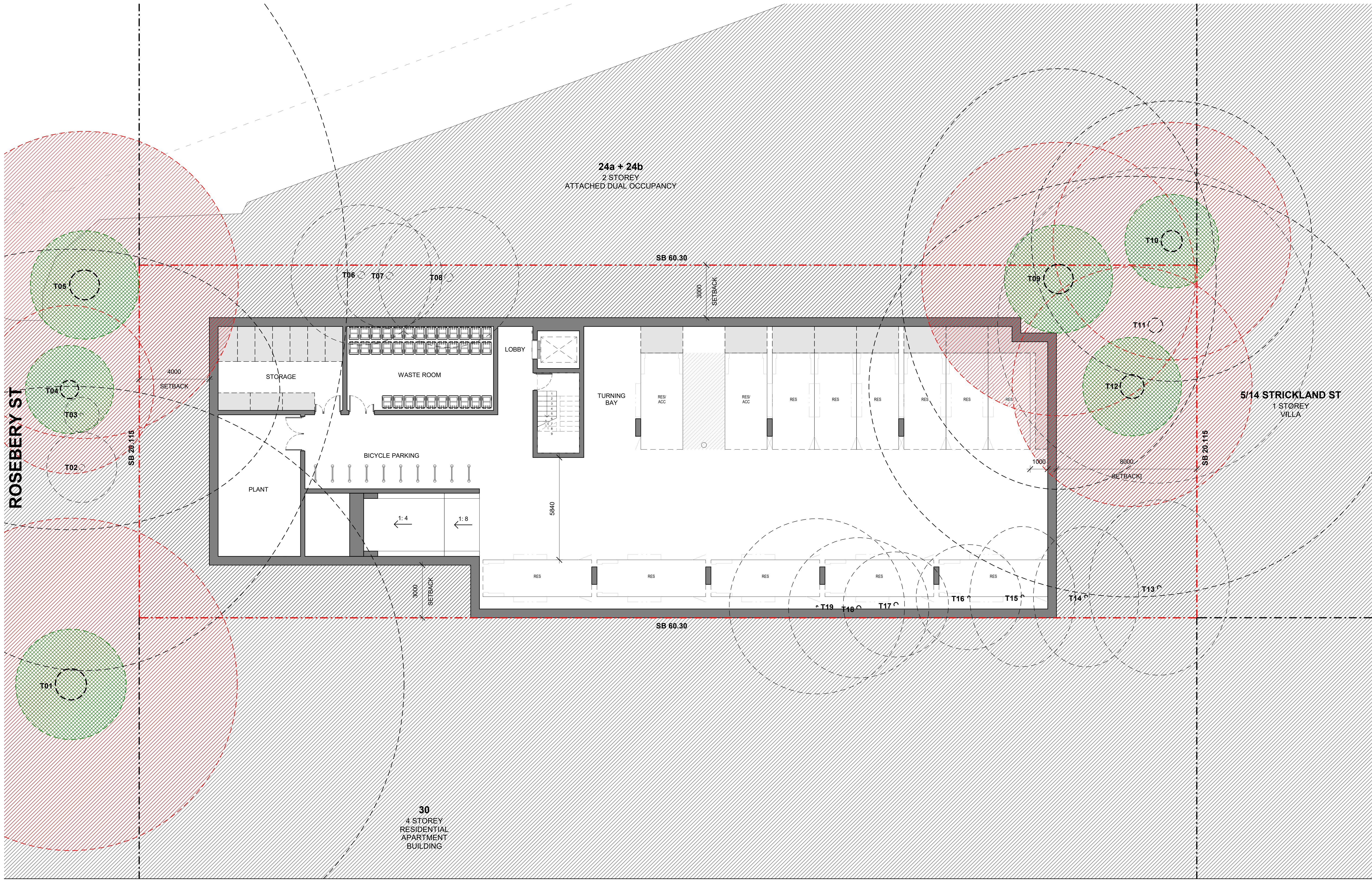
the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

architect  
**stanisic architects**  
Level 10 257 Clarence Street, Sydney NSW 2000  
T (61 2) 9358 2588  
www.stanisic.com.au ABN 11002633481  
NSW ARB Frank Stanisic 4480  
client  
Pacific Community Housing

scale  
1:500@A1  
1:1000@A3  
scale bar  
0 5 10 15 20 25 m

project  
**AFFORDABLE RENTAL HOUSING**  
**26 ROSEBERY STREET HEATHCOTE**  
checked FS drawing  
drawn JN issue  
project no 19 010 drawing no  
**SCC 003**



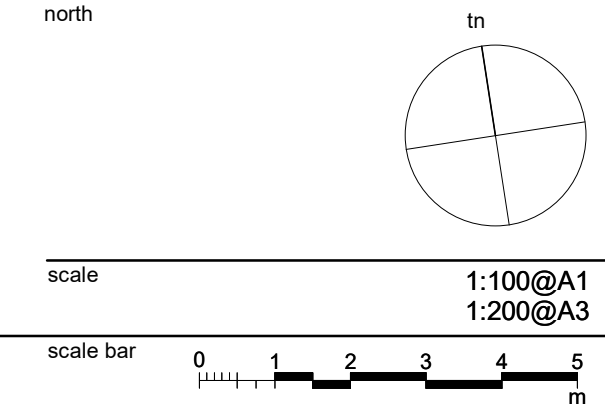


| issue | amendment                            |
|-------|--------------------------------------|
| A     | SITE COMPATIBILITY CERTIFICATE ISSUE |

| date     | legend |
|----------|--------|
| 28.01.22 |        |

architect  
**stanisic architects**  
Level 10 257 Clarence Street, Sydney NSW 2000  
T (61 2) 9358 2588  
www.stanisic.com.au ABN 11002633481  
NSW ARB Frank Stanisic 4480

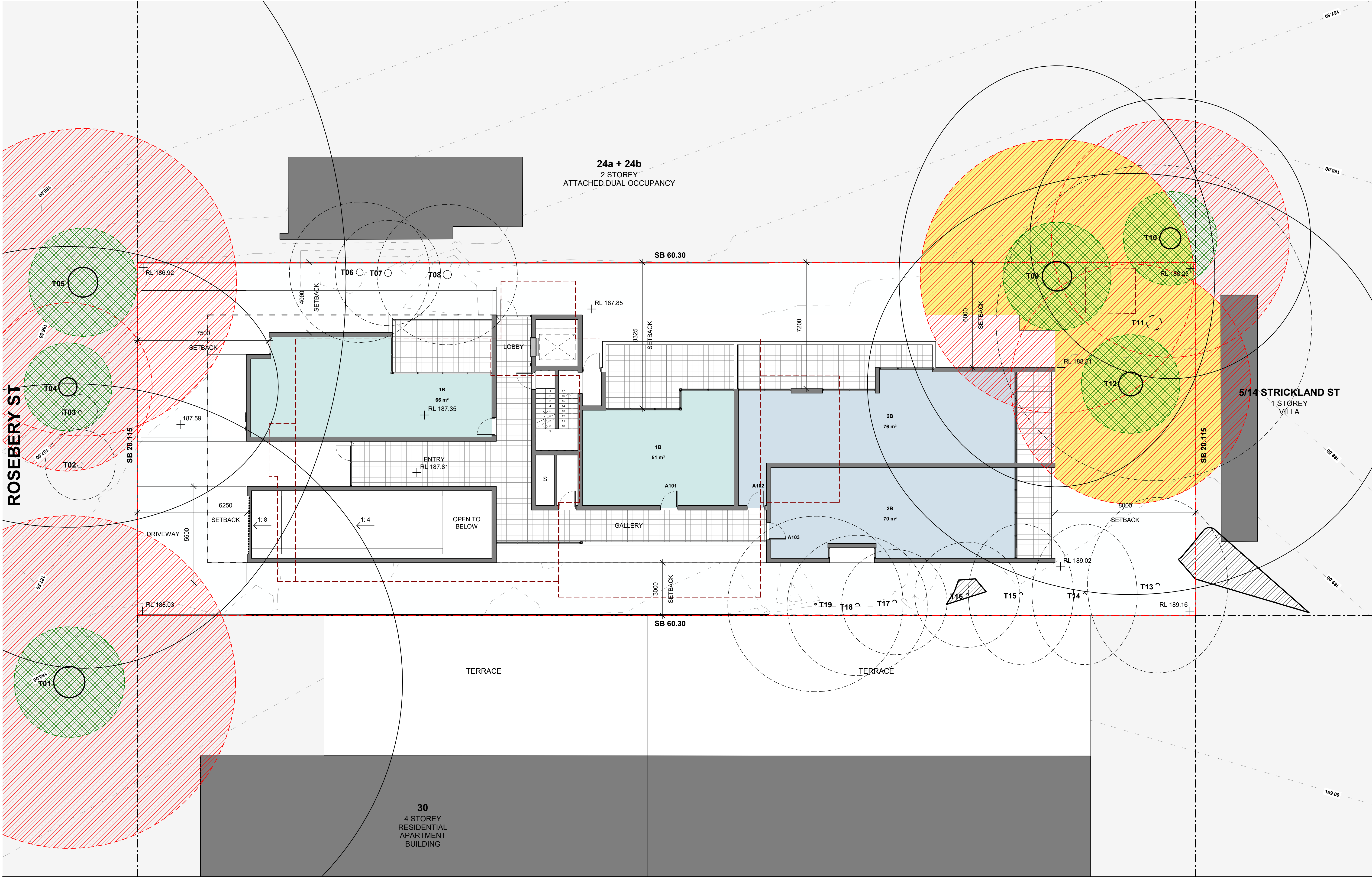
client  
  
Pacific Community Housing



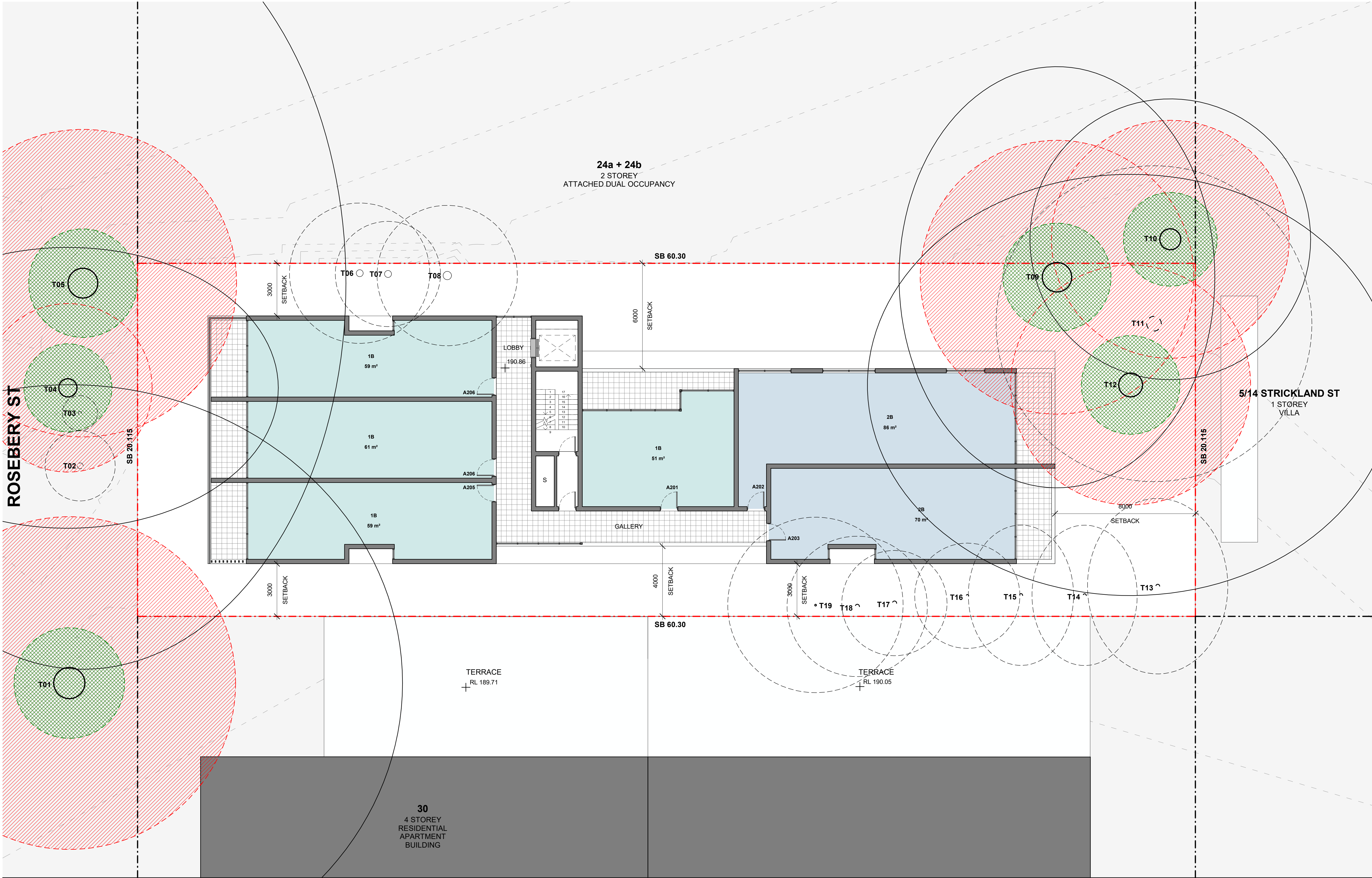
| project   | checked | drawing    | FS | issue | JN |
|---|---------|------------|----|-------|----|
| AFFORDABLE RENTAL HOUSING<br>26 ROSEBERY STREET HEATHCOTE |         |            |    |       |    |
| BASEMENT 1 PLAN   |         |            |    |       |    |
| project no  | 19 010  | drawing no |    |       |    |

7/02/2022 5:08:42 PM

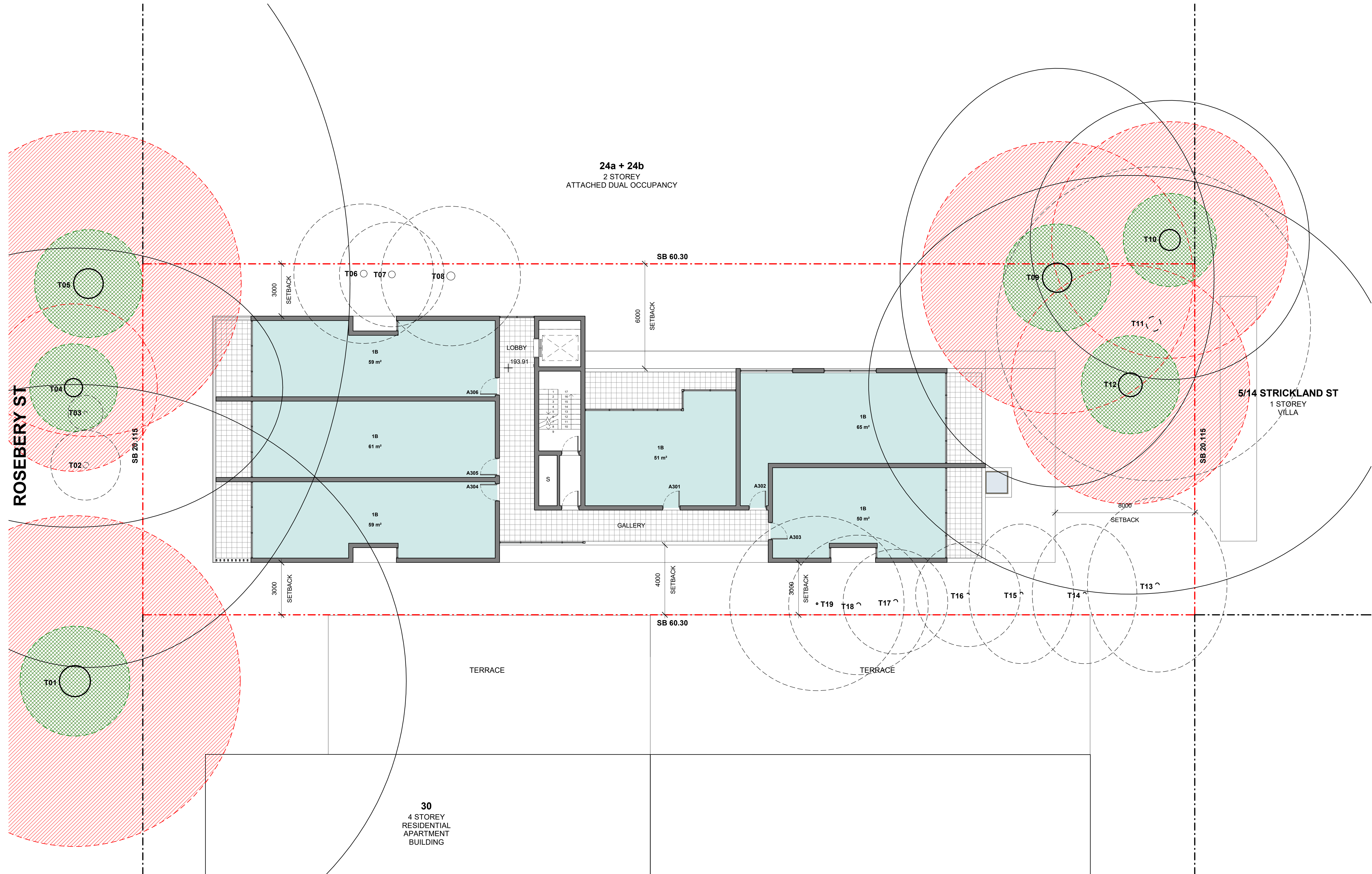




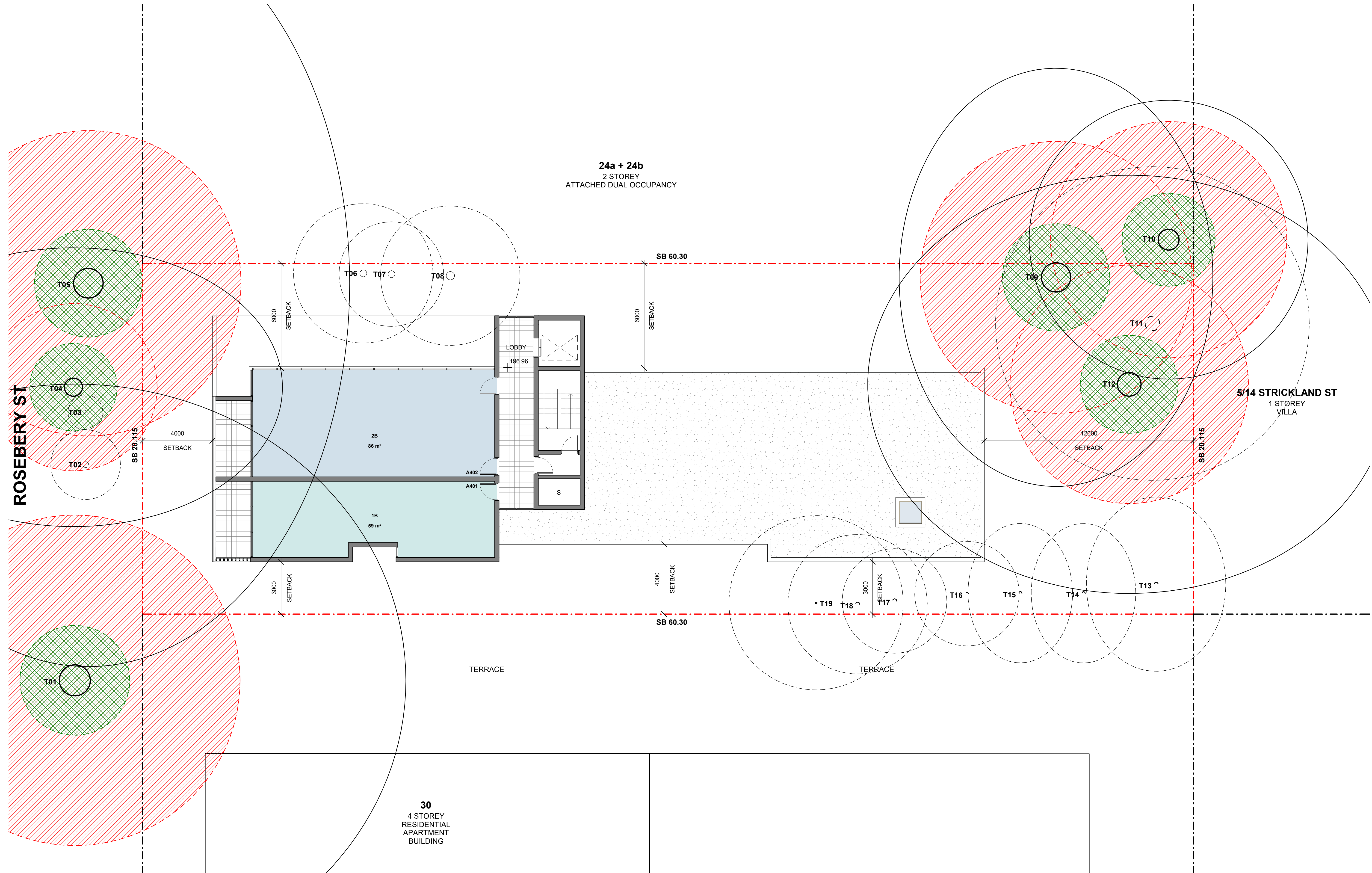








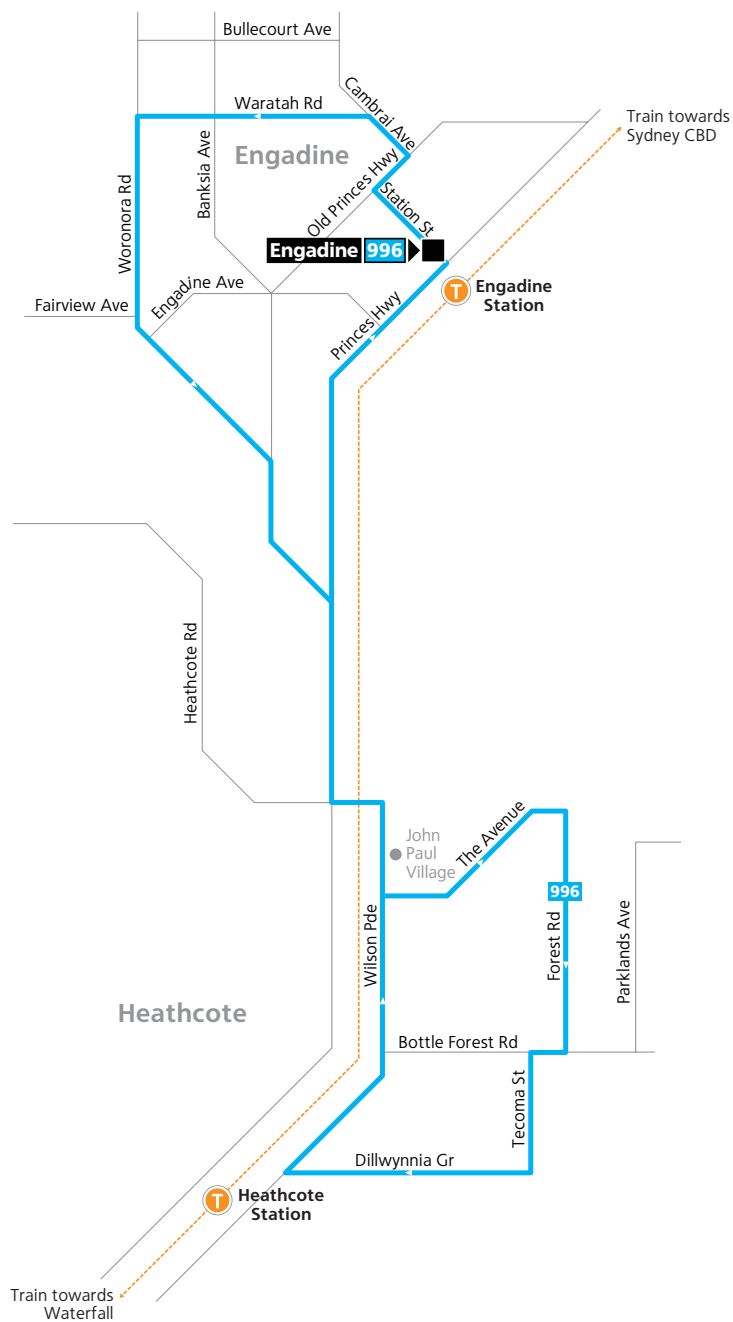






## APPENDIX B

# Route 996

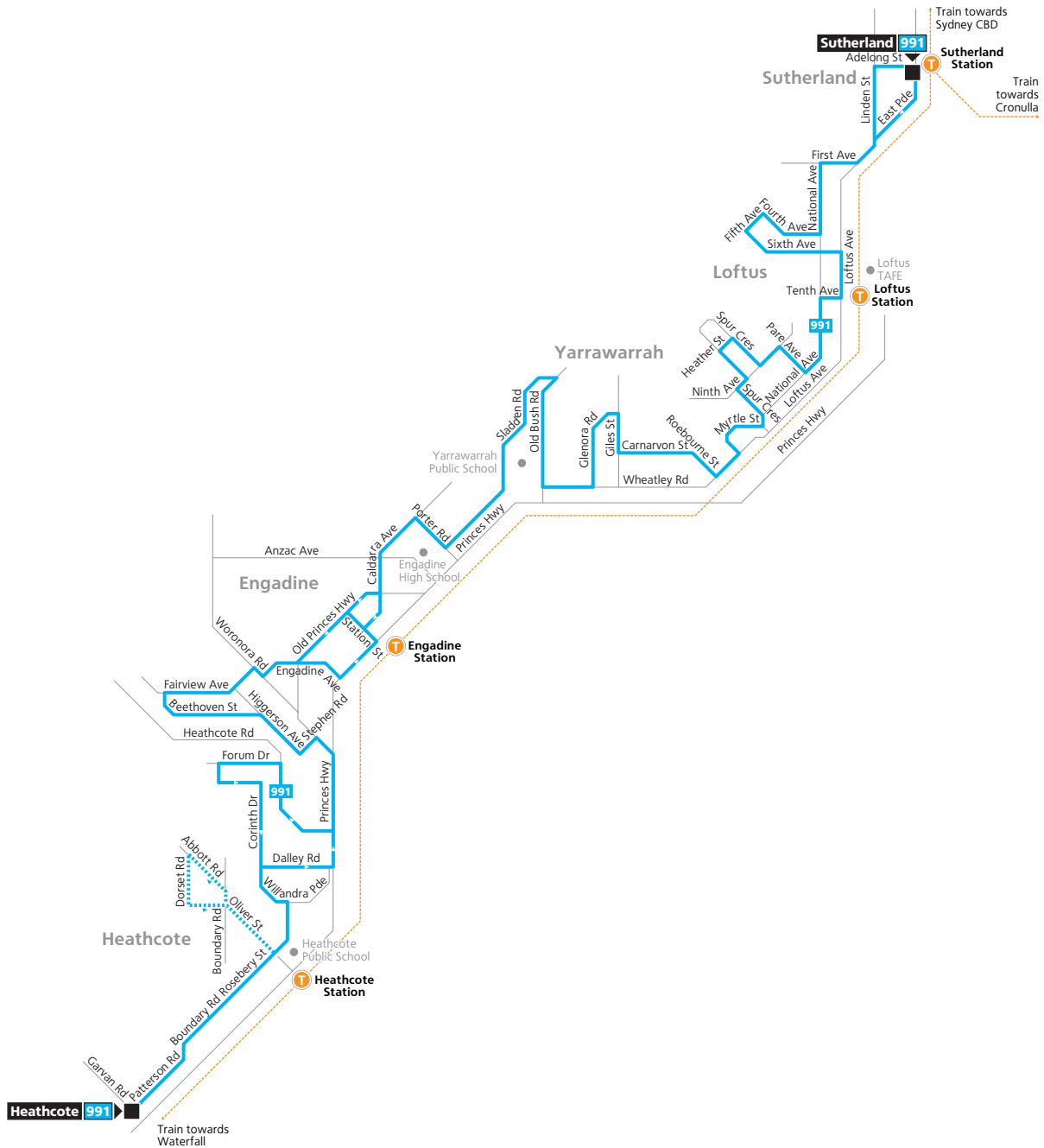


## Legend

- Bus route
- 996 Bus route number
- Bus route start/finish
- T Train line/station

North  
Diagrammatic Map  
Not to Scale

# Route 991



## Legend

- Bus route
- 991 Bus route number
- Train line/station
- ..... Limited service
- Bus route start/finish

Diagrammatic Map  
Not to Scale

## APPENDIX C

Sutherland Shire

Bicycle Network Map

Reference to Chapter 35 of the  
Draft Sutherland Shire Development Control Plan 2015

Ratio 1 : 95000

Legend

Existing Bicycle Network

Proposed Bicycle Network

Existing Railway Corridor - All Railway Corridors  
Are Potential Off-Road Regional Routes

DM

Deferred Matter

NOTE: Not all routes have been constructed at this point in time. Some cycleways may be removed or added from the Proposed Bicycle Network over time.

Relationship with other Plans.  
These maps are to be read in conjunction with  
Draft Sutherland Shire Development Control Plan 2015.

Sutherland Shire Council  
Environmental Planning Unit

Council File Number: 2015/210250

This map is part of the set of maps included with the DCP.  
It was prepared on 23/03/15.  
It was in effect on TBA

| Action                | Date of Original | Amendment No. |   |   |
|-----------------------|------------------|---------------|---|---|
|                       |                  | 1             | 2 | 3 |
| Endorse draft         | .                | .             | . | . |
| Public Notice (Draft) | .                | .             | . | . |
| Exhibition Start      | .                | .             | . | . |
| Exhibition Finish     | .                | .             | . | . |
| Adopt Final           | .                | .             | . | . |
| Public Notice (Final) | .                | .             | . | . |
| In Effect             | .                | .             | . | . |

## APPENDIX D



## DRAFT ACTION PLAN

### GENERAL ACTIONS

| Action   | Timeline      | By whom                         |
|--|---------------|---------------------------------|
| Promotion including:<br>Promote “Walk To Work Day” or “ Ride To Work Day”. Display boards in prominent locations to show public transport maps and timetables. | On Occupation | Corporation<br>Owners/ Business |

### WALKING

| Action  | Timeline      | By whom               |
|---|---------------|-----------------------|
| Produce a map showing safe walking routes to and from the site with times, distances to local facilities, such as shops and bus stops | On Occupation | Corporation<br>Owners |

### CYCLING

| Action   | Timeline      | By whom   |
|--|---------------|-----------|
| Provide sufficient cycle parking to meet peak needs, which is easily accessible and secure | On Occupation | Developer |
| Provide cycle parking for visitors   | On Occupation | Developer |
| Ensure cycle parking is clearly visible or provide signage to direct people to cycle bays  | On Occupation | Developer |
| Produce a map showing quiet cycle routes in the area                                       | On Occupation | Developer |

### PUBLIC TRANSPORT

| Action  | Timeline      | By whom   |
|---|---------------|-----------|
| Develop a map showing public transport routes in the area   | On Occupation | Developer |
| Put up a noticeboard with leaflets and maps showing the main public transport routes to and from the site | On Occupation | Developer |