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Ref: 641
3 January 2024

Issued via email: david@truewealthproperty.com.au

Dear David

Group Home Development – 27-29 Stronach Avenue, East Maitland Traffic Impact Assessment

Amber has been asked to review the traffic and parking matters of the proposed group home development located at 27-29 Stronach Avenue, East Maitland. The proposal involves the construction of a two-storey building which accommodates 6 units and 2 on-site overnight assistance rooms to cater for employees. A total of 4 car parking spaces are provided with 2 resident accessible car parking spaces proposed within a double garage and 2 employee parking spaces provided near the site entrance. Access to the site is via a new crossover to Stronach Avenue.

1. Site and Surrounds

1.1 Site Location

The site is located on the northeastern side of Stronach Avenue, East Maitland, approximately 400 metres southeast of Mitchell Drive. The site and surrounding area to the south and east is zoned R1 - General Residential. Land to the north is zoned B3 - Commercial Core associated with the Green Hills Shopping Centre, while land to the west is zoned RE1 associated with Brooklyn Park.

The site is square and has a frontage to Stronach Avenue and length of 36.58 metres, for an overall site area of 1338.4 square metres. The site is currently occupied by two detached dwellings with access provided via single-width crossovers in the north-western corners of each lot.

1.2 Road Network

Stronach Ave is a municipal local road that runs in a northwest-southeast alignment between Mitchell Drive and Chisholm Road. It has a typical carriageway width of 20 metres which accommodates two-way vehicle movement with bike lanes and unrestricted kerbside parallel parking on both sides of the road, and a wide vegetated central median. A footpath is provided on the northeastern side of the road within the vicinity of the site. The road has a speed limit of 50km/hr.

1.3 Public Transport

The site has access to the public transport network via bus route 181 - Rutherford to Woodberry via Maitland, Green Hills Shopping Centre & Beresfield. Bus stops for both travel directions are provided



on Stronach Avenue within 50 metres walking distance of the site. Services are provided hourly on weekdays and Saturdays between 6am and 10pm, with 5 services provided on Sundays.

The public transport facilities provide users of the site an alternative transport mode to reduce the reliance on private motor vehicle use.

2. The Proposal

It is proposed to construct a two-storey group home at 27-29 Stronach Avenue, East Maitland. The proposal involves the construction of 6 units and 2 on-site overnight assistance rooms.

A total of 4 car parking spaces are provided with 2 accessible car parking spaces proposed for residents within a double garage and 2 employee parking spaces provided near the site entrance. Access to the site is proposed via a new crossover to Stronach Avenue.

A refuse and recycling bin area is provided on the along the northwestern boundary of the site, with waste proposed to be collected from the Stronach Avenue kerbside via public waste collection services.

3. Parking Requirement

The Maitland Development Control Plan (DCP) sets out the car parking requirements for a range of land uses. The rate applicable for a group home is *1 space per employee*.

The development is to be staffed by 2 employees, resulting in a statutory parking requirement of 2 spaces. It is proposed to provide a double garage with accessible 2 spaces to cater for residents, and 2 additional employee spaces near the site entrance. Accordingly, the car parking provision exceeds the requirements of the DCP.

4. Car Park Layout

Two accessible car parking spaces are proposed on-site within a double garage. The accessible car park has been designed in accordance with AS/NZS 2890.6:2009 providing a length of 5.4 metres and width of 2.4 metres with an adjacent shared area of the same dimensions.

Two additional visitor car parking spaces are proposed on site and have been designed in accordance with AS/NZS 2890.1:2004. The spaces provide a length of 5.5 metres and minimum width of 2.6 metres.

A swept path assessment has been prepared using a B85 vehicle (85th percentile vehicle) to ensure vehicles are able to access the parking areas, and is provided within Appendix A. The assessment found that each space could be accessed (ingress and egress) in a satisfactory manner.

The assessment also includes a review of the site access using a B99 vehicle (99.8th percentile vehicle) which shows that the site access is appropriately designed.

Overall, the assessment demonstrates vehicles are able to access the car parking spaces in a suitable manner and the car parking areas have been designed in accordance with the requirements of AS/NZS 2890.1:2004.

5. Bicycle Parking

The Maitland DCP does not specify a bicycle parking requirement for group homes. Based on the proposed development type, the site is not expected to generate a significant demand for bicycle



trips. No bicycle parking spaces are proposed for the site, which is considered acceptable in light of the above.

6. Loading

A refuse and recycling bin area is provided on the along the northwestern boundary of the site, with waste proposed to be collected from the Stronach Avenue kerbside via public waste collection services. Accordingly, the proposed loading arrangements for the site are concluded to be suitable.

7. Traffic Assessment

The site is proposed to accommodate a total of 4 parking spaces. Assuming each parking space generates one vehicle movement in each of the peak hours the site is conservatively estimated to generate up to 4 vehicle movements per hour.

The road network is able to readily accommodate the expected increase in traffic during peak times (approximately 1 vehicle every 15 minutes) and is not expected to create any adverse impact on the operation of the surrounding road network.

8. Conclusion

Amber has been asked to review the traffic and parking matters of the proposed group home located at 27-29 Stronach Avenue, East Maitland. The proposal involves the construction of a two-storey building which accommodates 6 units and 2 on-site overnight assistance rooms to cater for employees. A total of 4 car parking spaces are provided with 2 resident accessible car parking spaces proposed within a double garage and 2 employee parking spaces provided near the site entrance.

Based on the above assessment, the following conclusions are provided:

- The proposed parking provision exceeds the requirements of the DCP;
- The proposed car parking and access arrangements have been suitably designed and are in accordance with the Development Control Plan and AS/NZS 2890.1:2004;
- The site is estimated to generate up to 4 vehicle movements during the peak hour which can be readily accommodated on the surrounding road network.

Therefore, it is concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a negligible impact on the surrounding environment.

If you have any questions please feel free to contact the undersigned.

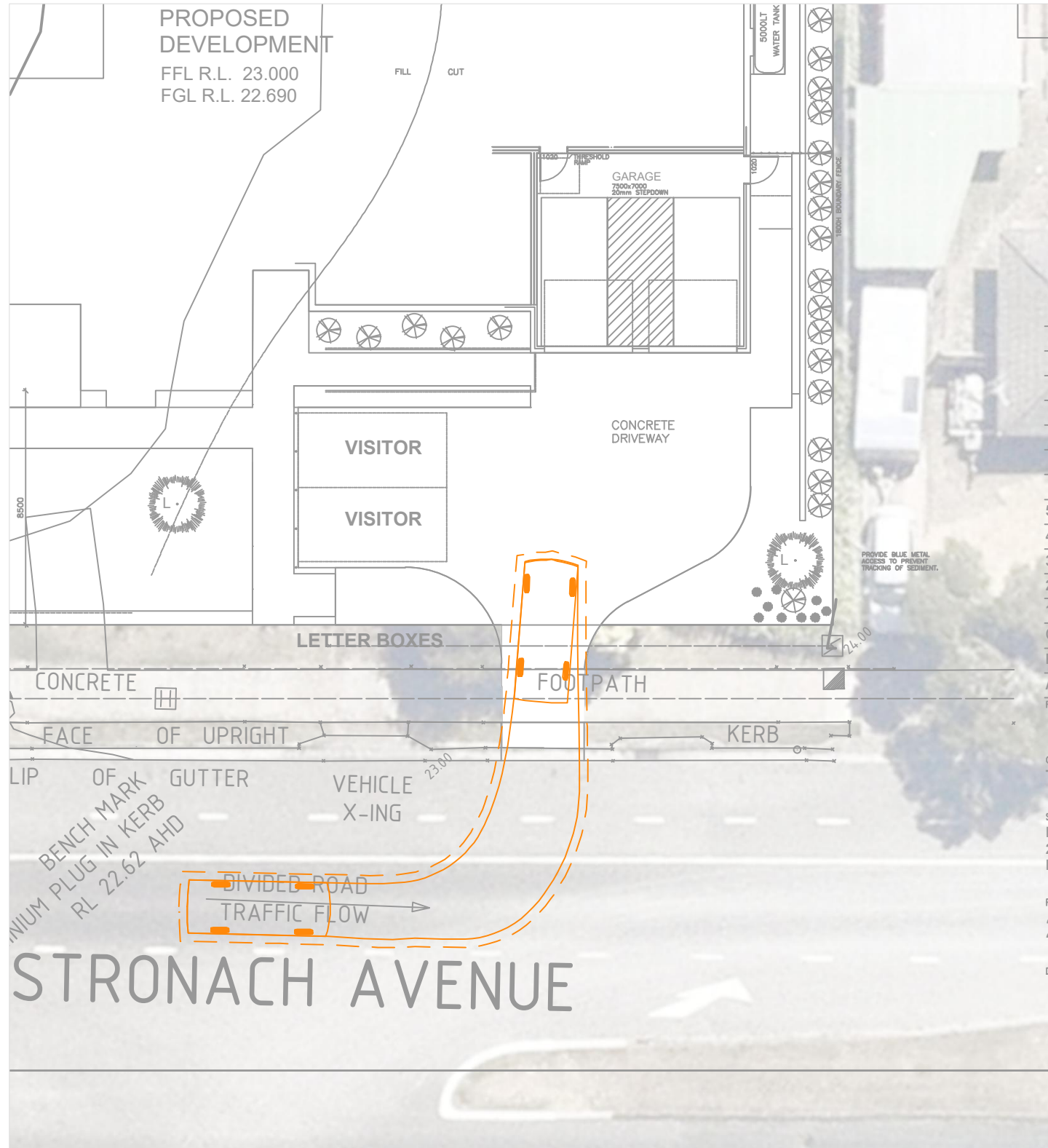
Yours sincerely
Amber Organisation

A handwritten signature in black ink, appearing to read 'Oliver Mihaila'.

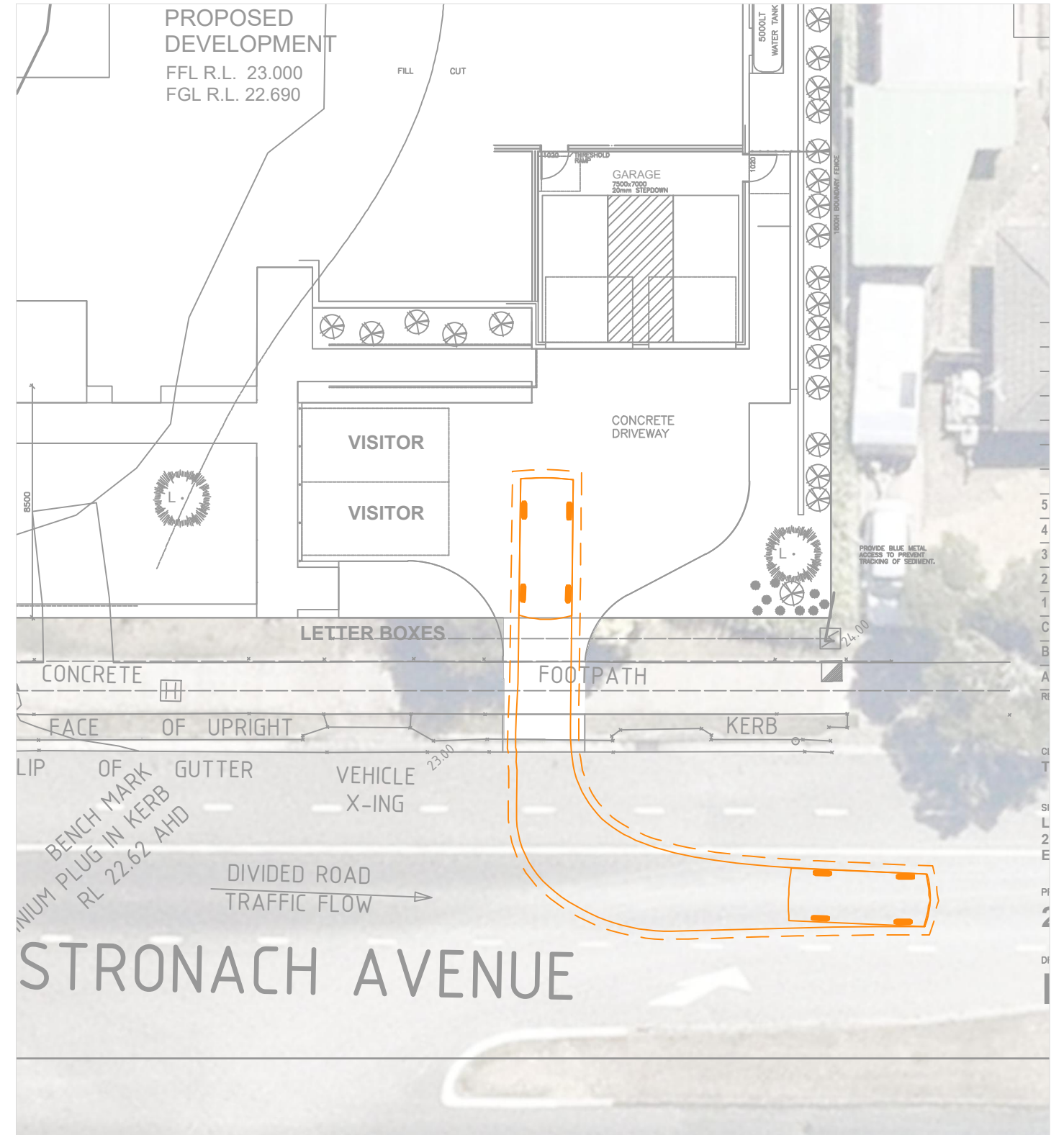
Oliver Mihaila
Senior Traffic Engineer

Appendix A

Swept Path Assessment



Entry Manoeuvre



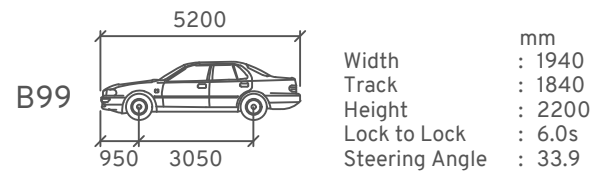
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

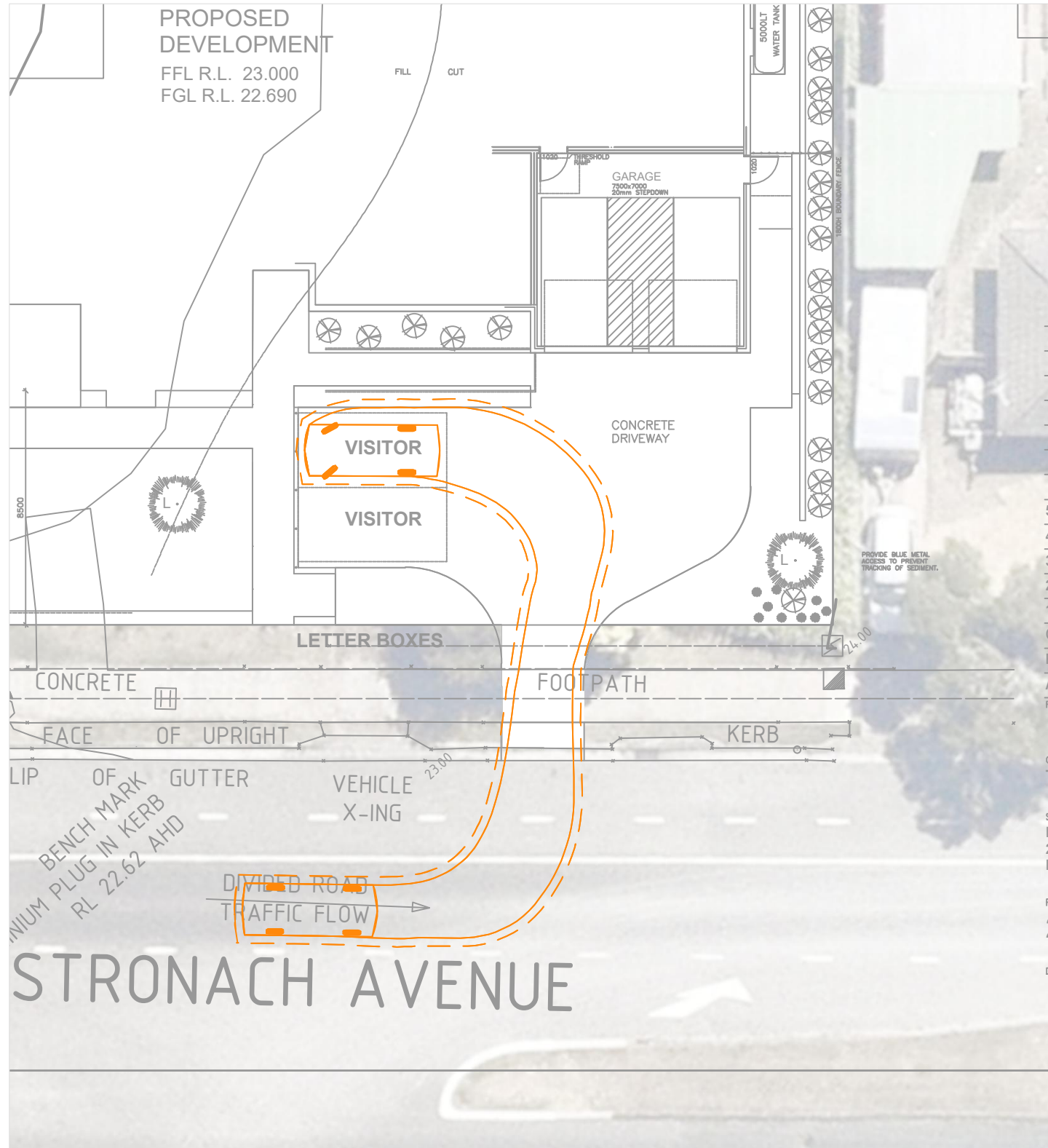


Group Home

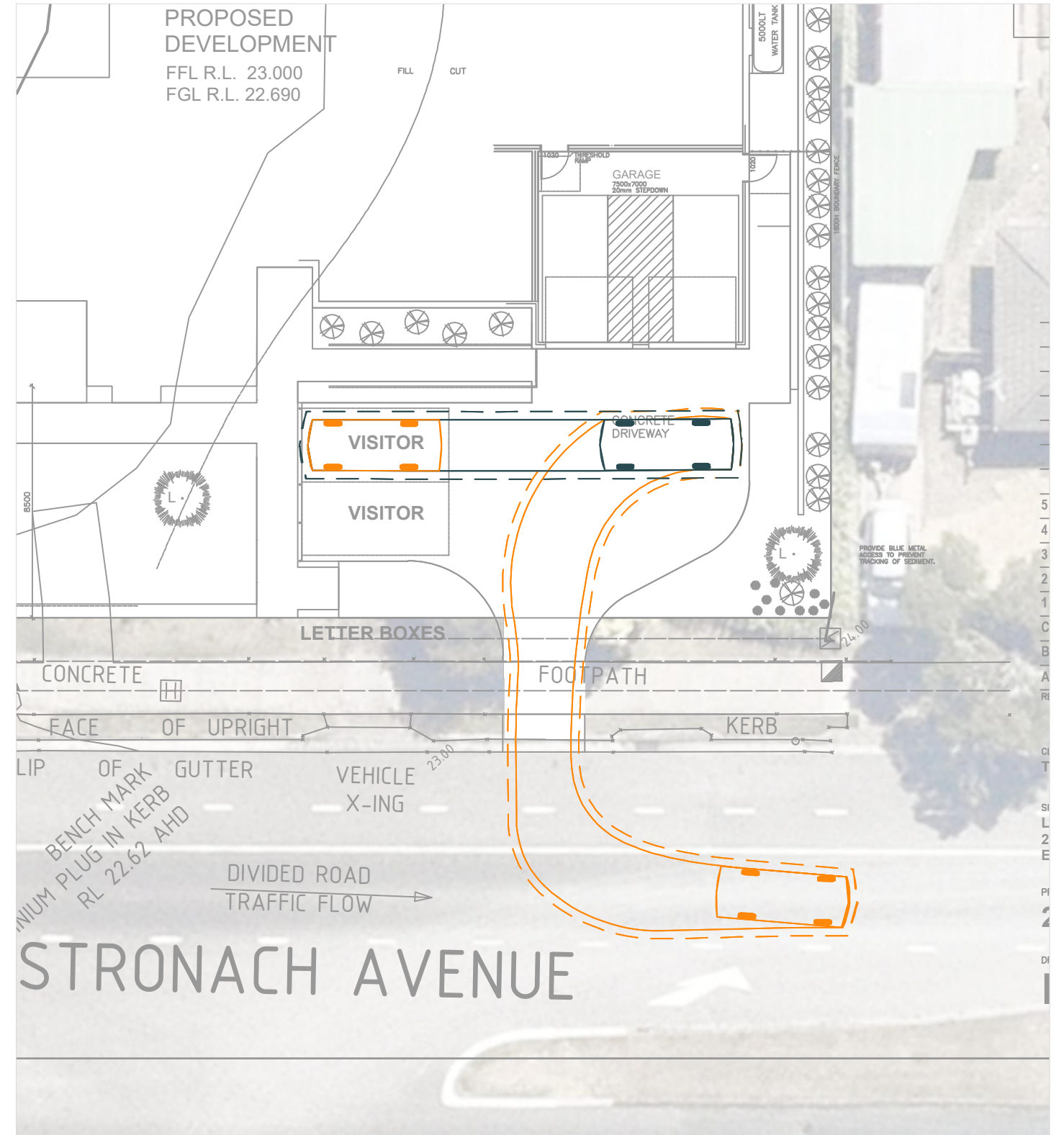
27-29 Stronach Avenue, East Maitland
Swept Path Assessment

DRAWN: OM
DATE: 03/01/2024
DWG NO: 641 S03B
SCALE at A3: 1:200





Entry Manoeuvre



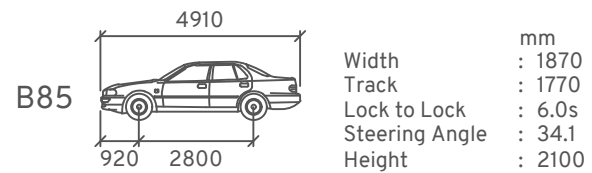
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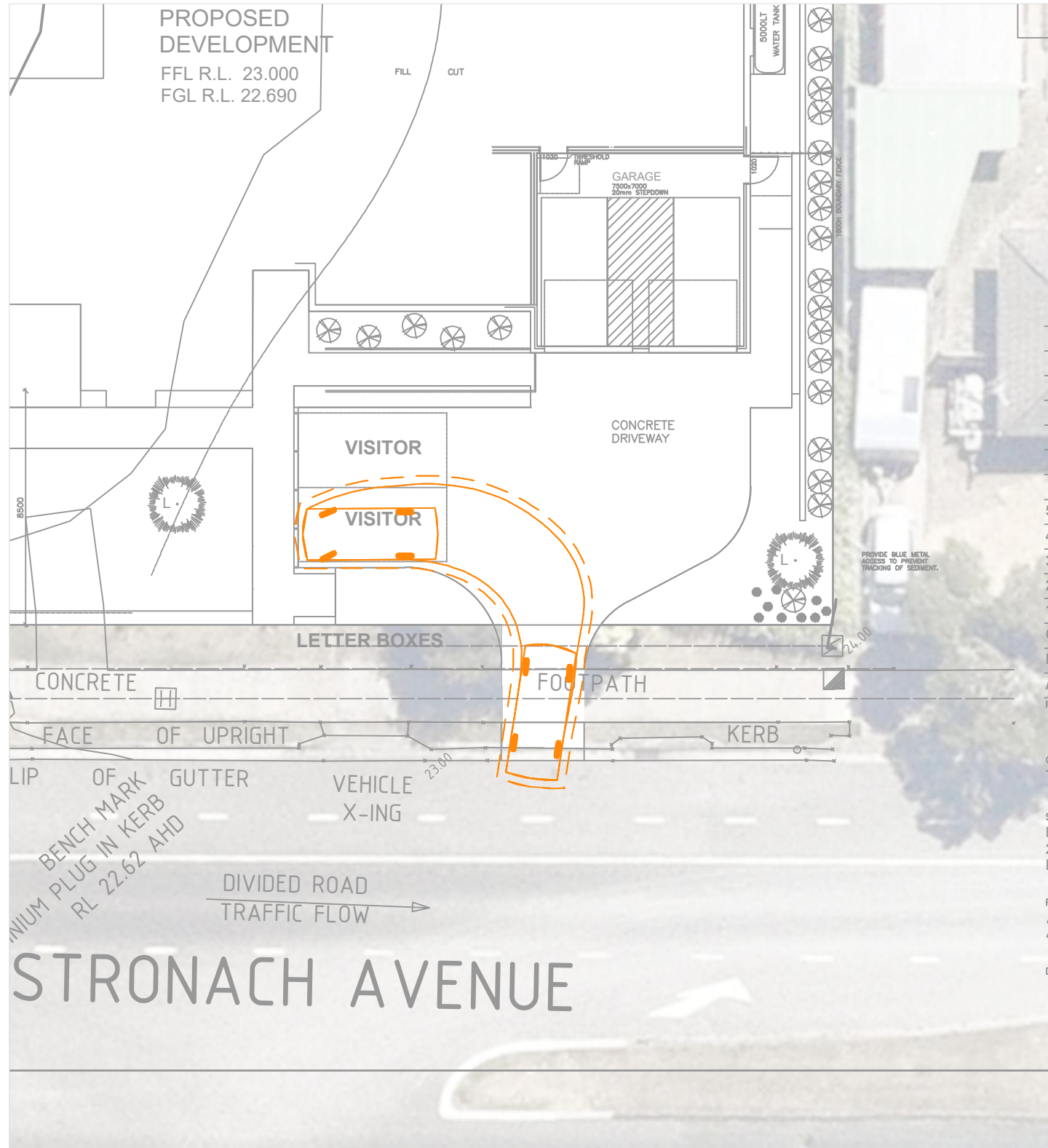
Group Home

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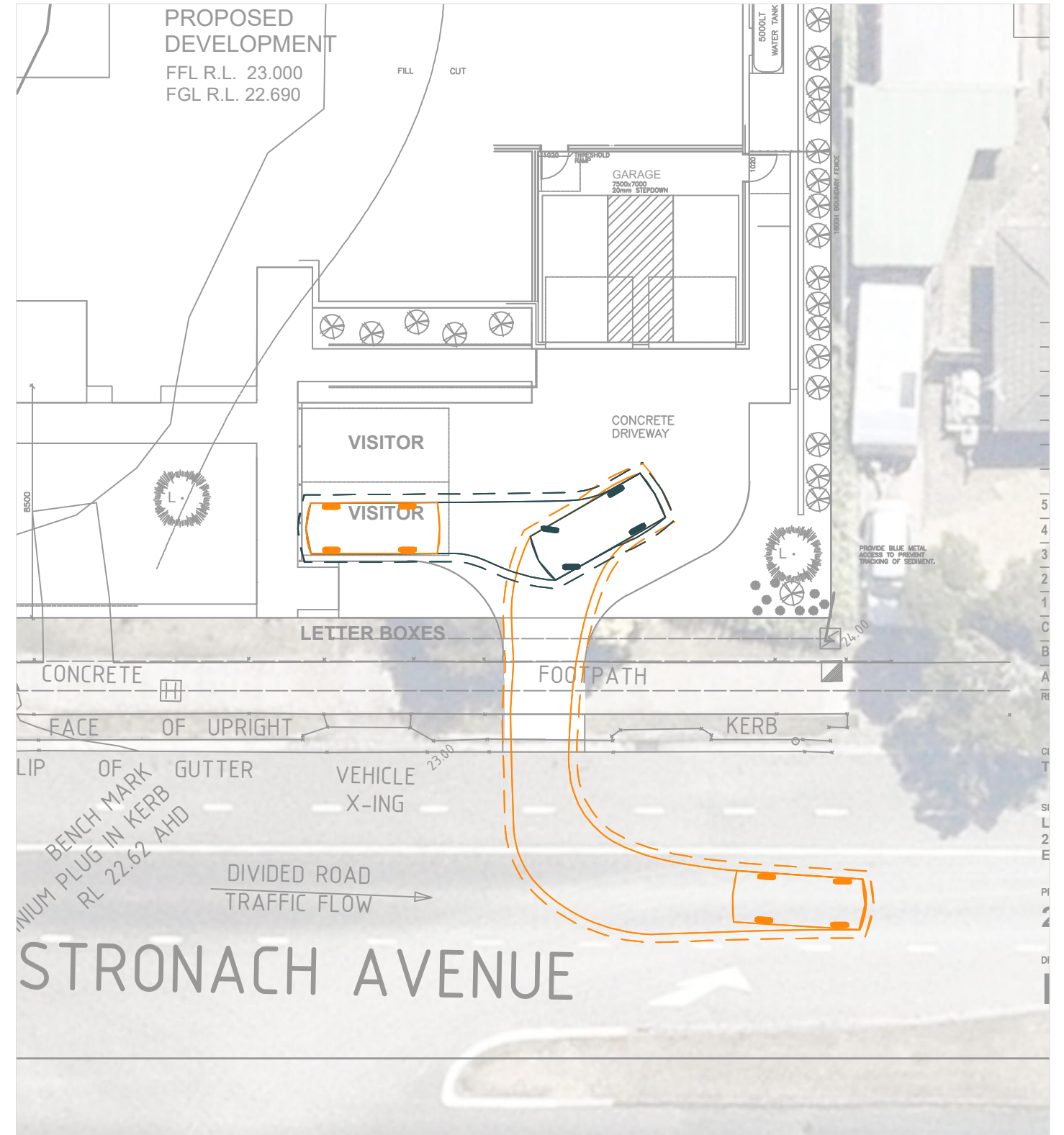


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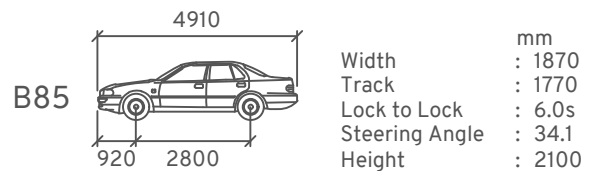
Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h



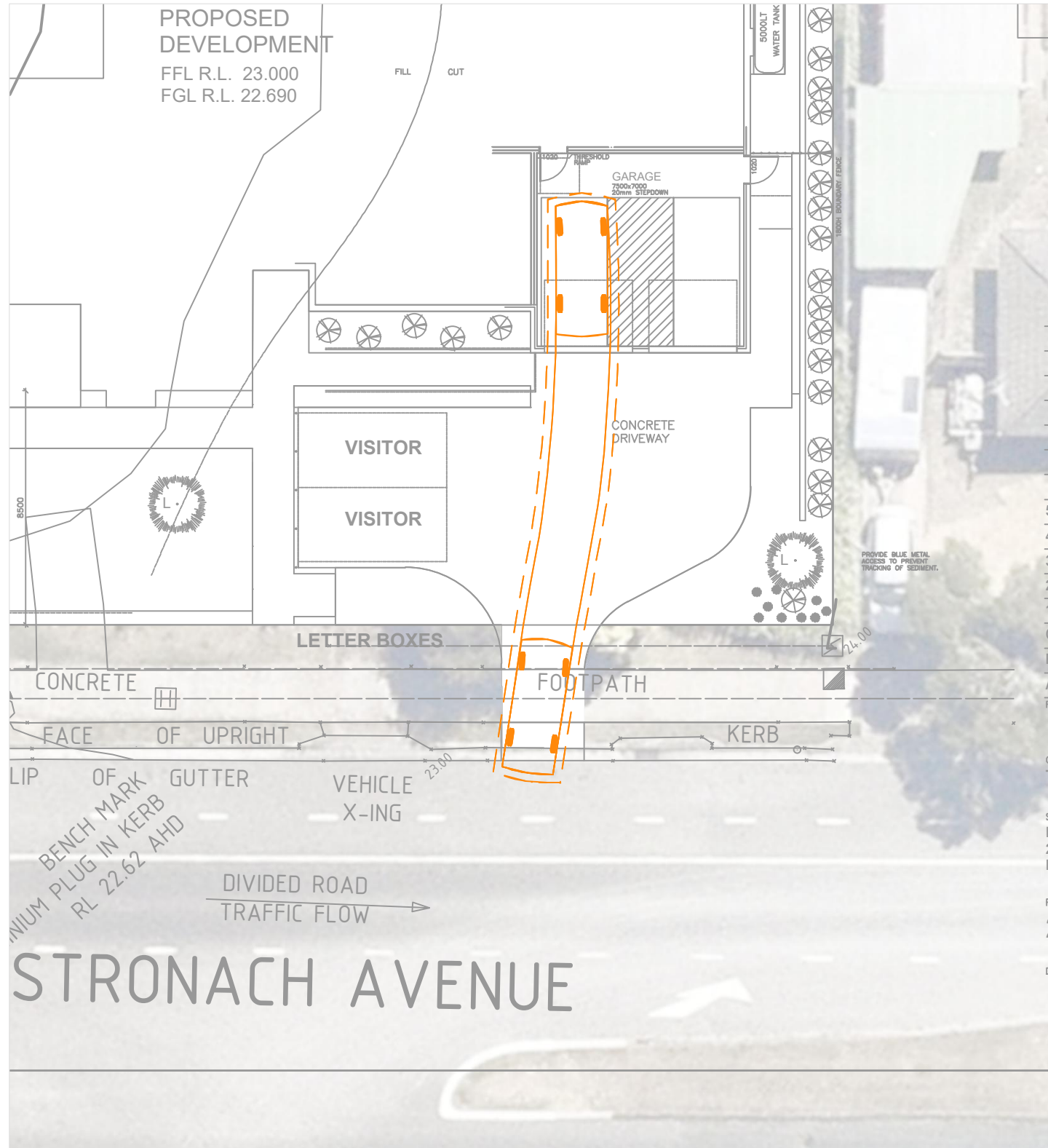
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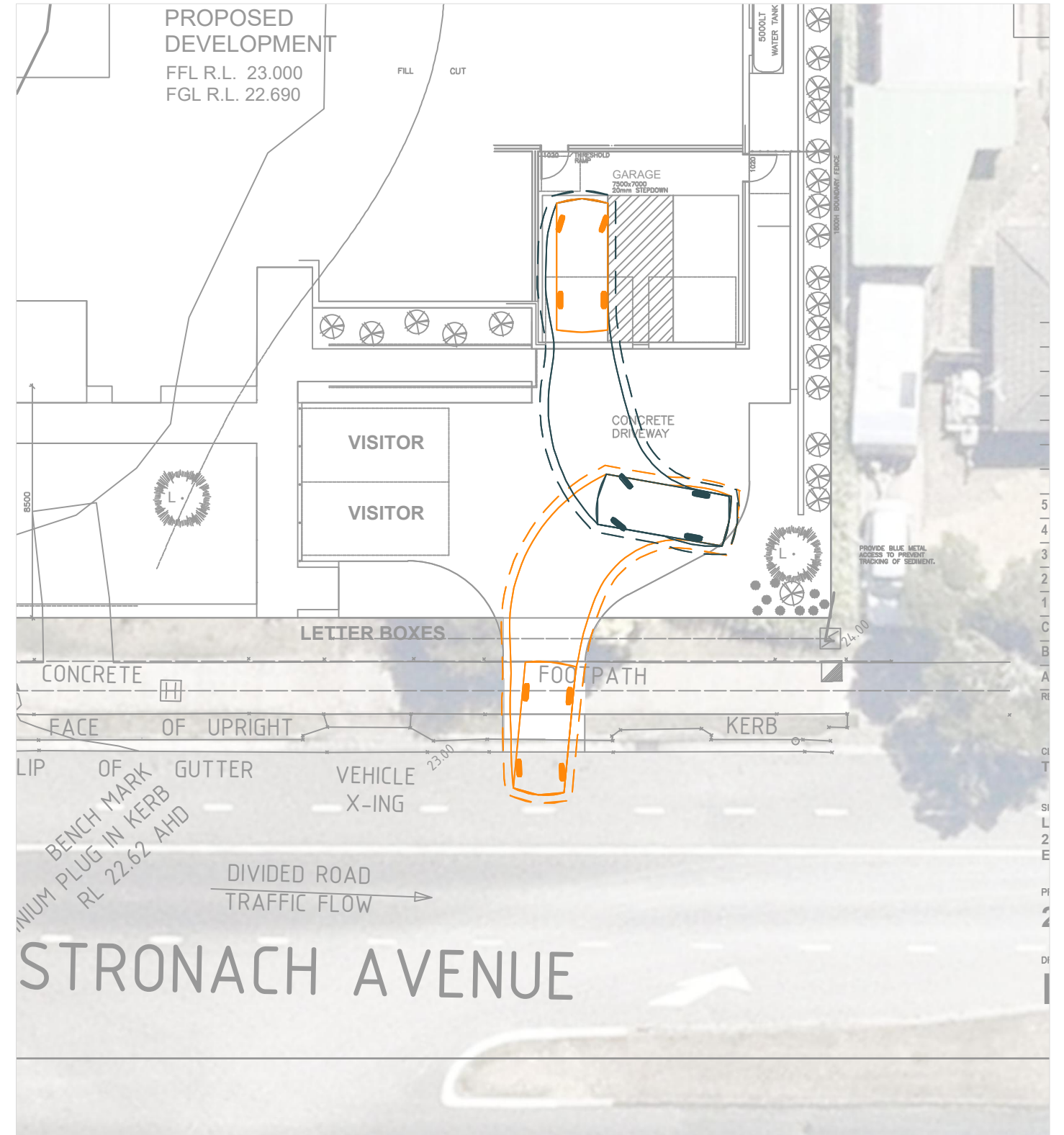


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Entry Manoeuvre



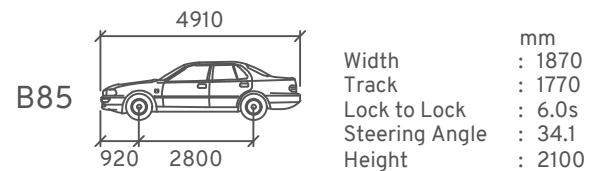
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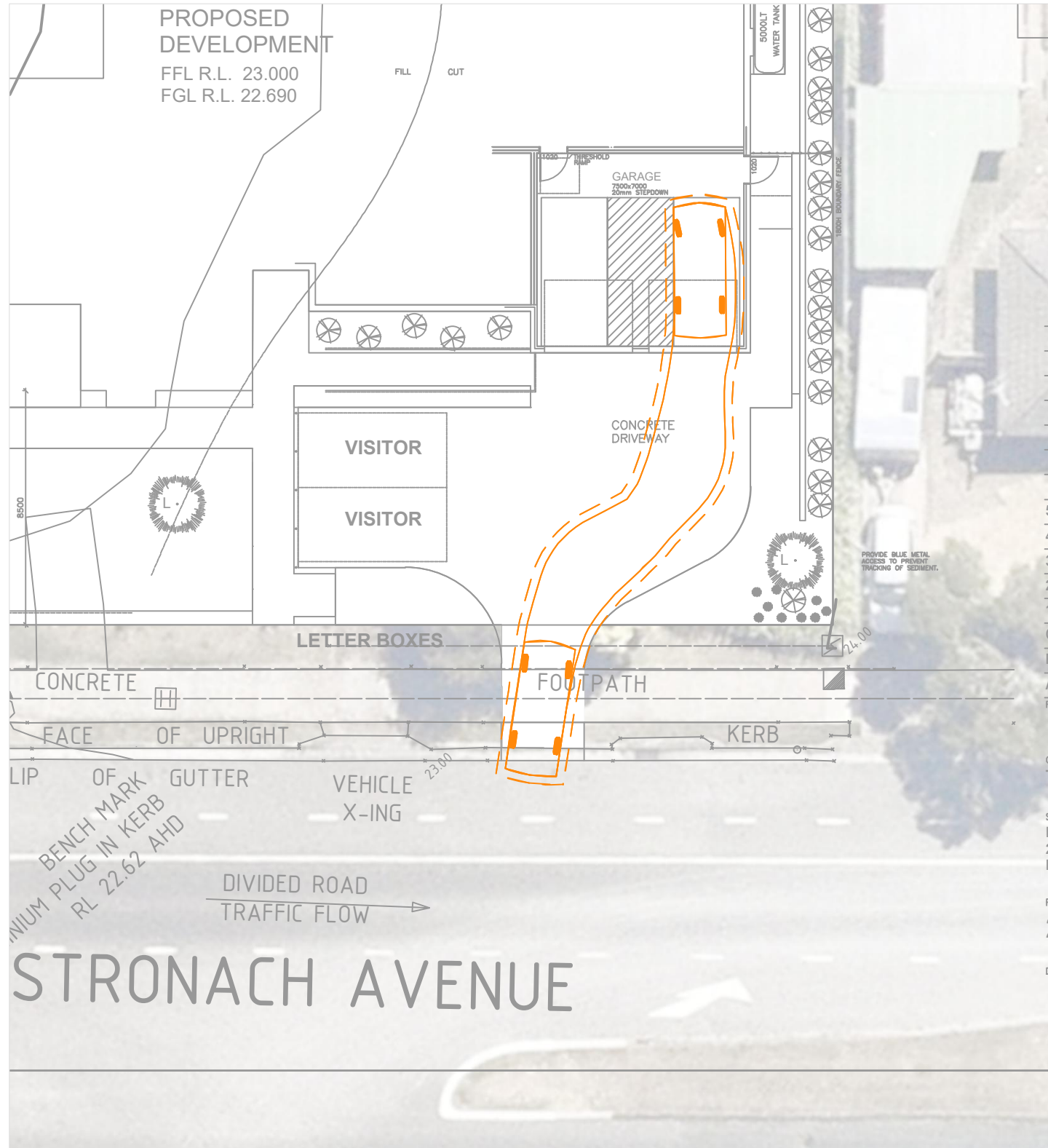
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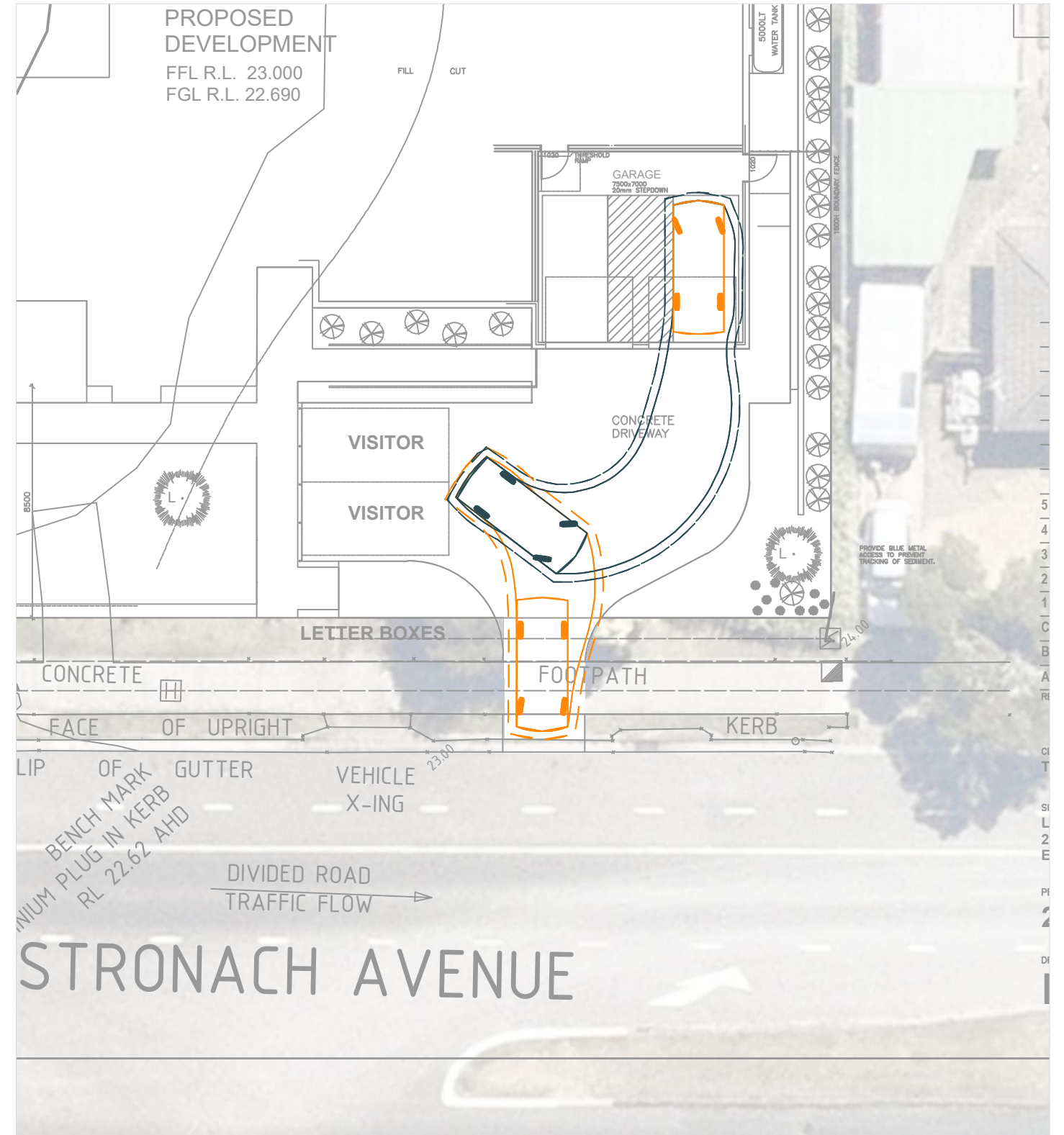


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Entry Manoeuvre



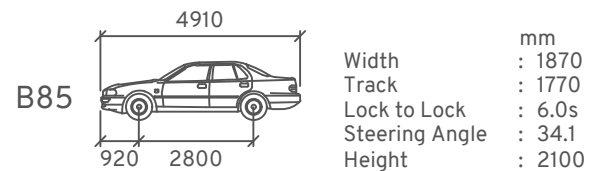
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