

13 May 2024

P2645 MCC Tenambit Community Facility TIA

Maitland City Council
263 High Street
MAITLAND NSW 2320

Attn: Allison Cronin

Dear Allison,

Further to your request Seca Solution has now completed our review of the documentation for the proposed Community Facility to be built on Kenneth Street, Tenambit to replace the existing community hall in this location. We have undertaken a site visit and collected traffic data in the vicinity of the site. We have prepared the following traffic, parking and access assessment taking into consideration the Guide to Traffic Generating Developments published by Transport for NSW and Maitland Development Control Plan.

Background

The subject site is located as part of a recreational area to the south of the Tenambit Shopping Centre.



Figure 1 Subject site (★) within the context of the local road network

Existing Road Network

Kenneth Street provides a service laneway to the rear of the various shops in the Tenambit Shopping Centre to the north along with access to the 90 degree parking adjacent to the community hall and surrounding park. It provides for two-way traffic movements however to the west a central median on Sinclair Street restricts the access to left in and left out only, removing opportunities for through traffic. To the east it connects with Tyrell Street at a simple T-intersection. Two-way movements in the AM peak period were surveyed on Kenneth Street and were less than 50 vehicle per hour (vph).

The road carriageway provides a running width of 6.8m wide, with kerb side parking increasing the overall sealed width to 12.4m kerb to kerb. It has a posted speed of 50km/h and 18 parking spaces are provided with a restriction of 2 hour 8.30am-6pm Monday to Friday and 8.30am-12.30pm Saturday. The 18 parking spaces are provided along the site frontage within the road reserve, one of which is marked as accessible however it is noted that this parking space, whilst being 3.6 wide does not meet the current standard (AS2890.6) to provide a 2.4m wide parking space with a 2.4m wide shared space adjoining.

There is a footpath along the site frontage as well as one north along Tyrell Street. Pedestrian crossings on Maize Street allow for connection to bus services along this road.

Proposal

The proposal is to replace the existing hall and provide two buildings, both with a community space (100.6m² and 100.9m²) along with a meeting room (57.8m²) or tenancy (53.7m²). This would see a floor area of 313m² that would generate parking demands.

The proposal has allowed for the parking supply to be increased to 21 parking spaces with two disabled spaces designed to take into consideration AS2890.6. Five bicycle parking spaces are also provided.

Car Parking

The Maitland DCP does not provide a rate for libraries or community facilities, nor does the Guide to Traffic Generating Developments published by TfNSW. A review of other DCPs from surrounding LGAs provides a rate of 1 space per 40m² (Lake Macquarie DCP) and 1 space per 20m² (Central Coast DCP). Consultation with Council has nominated a rate of 1 space per 25m² to be applied to the floor areas associated with parking generation. Applying this to the floor area of 313m² the proposed development would require 13 parking spaces. The provision of 21 parking spaces therefore meets the requirements for the project and sees an increase of three spaces over the existing supply. Of these two shall also provide for EV charging.

Site Servicing

Site servicing is expected to be minimal with no significant change over the existing situation. Waste collection will be by Council's kerb side collection and occasional deliveries (e.g. party hire equipment) are typically by utes, small vans or small rigid vehicles which can use the on-street parking supply.

Pedestrian Facilities

A footpath is provided in front of the accessible car park connecting to the building. There is also a proposed path and ramp connection to the west of the building.

Traffic

There are no trip rates provided for community facilities as proposed.

On the basis that the tenancy may operate in a manner consistent with a commercial/office use the Guide to Traffic Generating Developments published by Transport for NSW provides a peak hour rate of 2 / 100m² GFA and a daily rate of 10 / 100m² GFA.

Applying this to the 53.7m² tenancy would see less than 2 trips in the peak hour (inbound in the morning and outbound in the afternoon) and 6 trips daily (3 inbound and 3 outbound).

The impact of these additional trips on the local road network will be negligible with current demands along Kenneth Street less than 50vph two way in the AM peak.

The new facility replaces the previous community hall and so the impact of any *additional* traffic will be minimal.

The multipurpose rooms and the meeting room provided as part of the development may appeal to various community groups which typically use such spaces either during the day (e.g. seniors interest groups, playgroups etc. or of an evening (e.g. yoga classes, club meetings) or of a weekend (e.g. family gatherings, craft groups). Such demands do not typically coincide with the local road peak although some activities that operate after school may see some additional demands at this time. Given the relatively small areas available and the low flows on surrounding roads the impact of these demands are considered to be acceptable.

Conclusion

The proposed community facility off Kenneth Street replaces an existing community hall and allows for upgraded facilities. This upgrade shall see minimal additional traffic generated by the facility and as such shall have an acceptable impact given the low traffic flows on the local streets.

The proposed parking supply meets the requirements of Council, seeing an increase in the total provision with two disabled parking spaces designed to current standards as well as parking for six bicycles. Two of the parking spaces shall also allow for EV charging.

Site servicing shall be consistent with the past arrangements with parking available on street.

Overall, it is considered that the proposed community facility should be approved on traffic, access and parking grounds.

Please feel free to contact us on 4032-7979, should you have any queries.

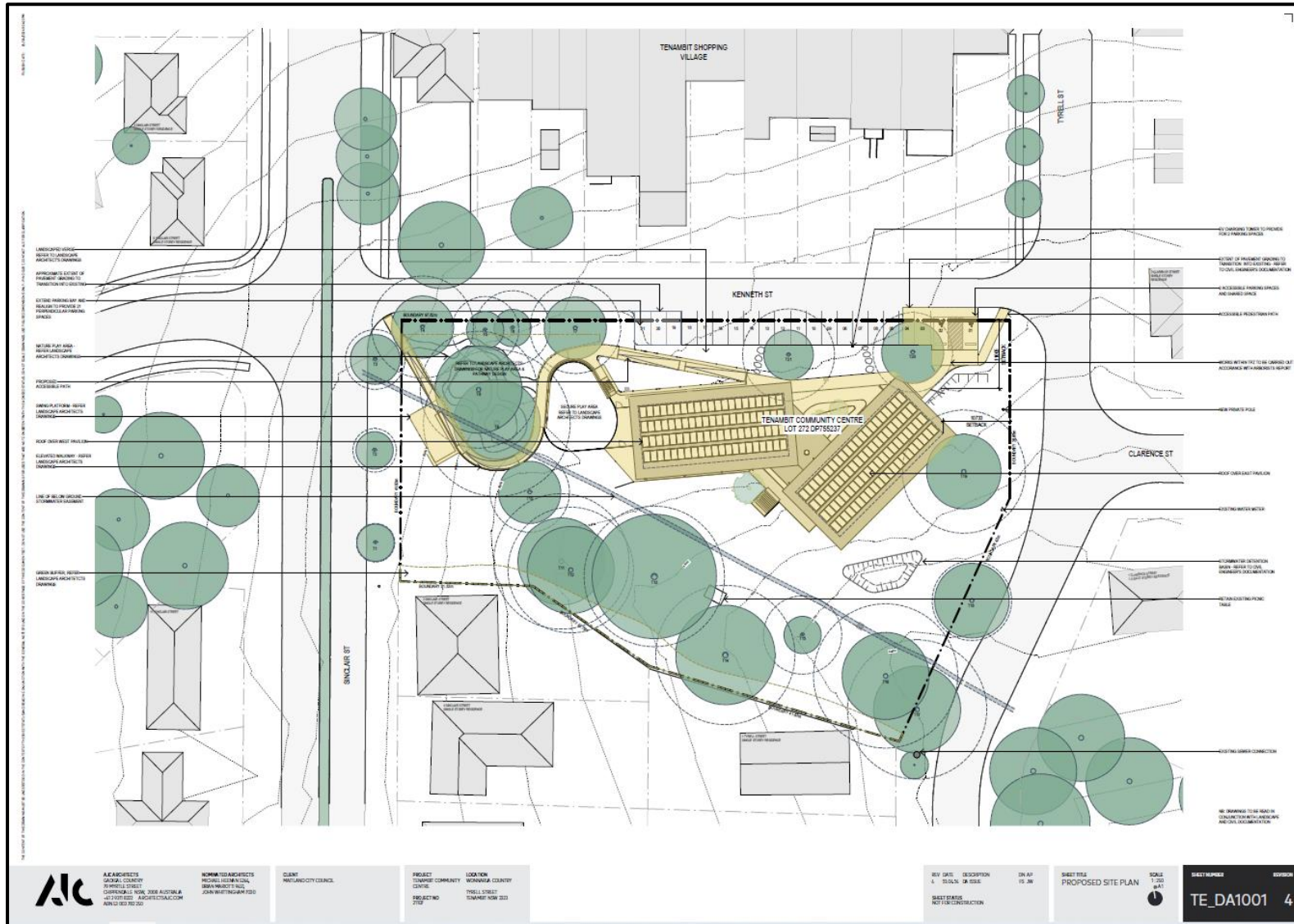
Yours sincerely,



Sean Morgan

Director

Attachment A – Site Plan



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CLIENT
 PORTLAND CITY COUNCIL

PROJECT
 TENAMBIT COMMUNITY CENTRE

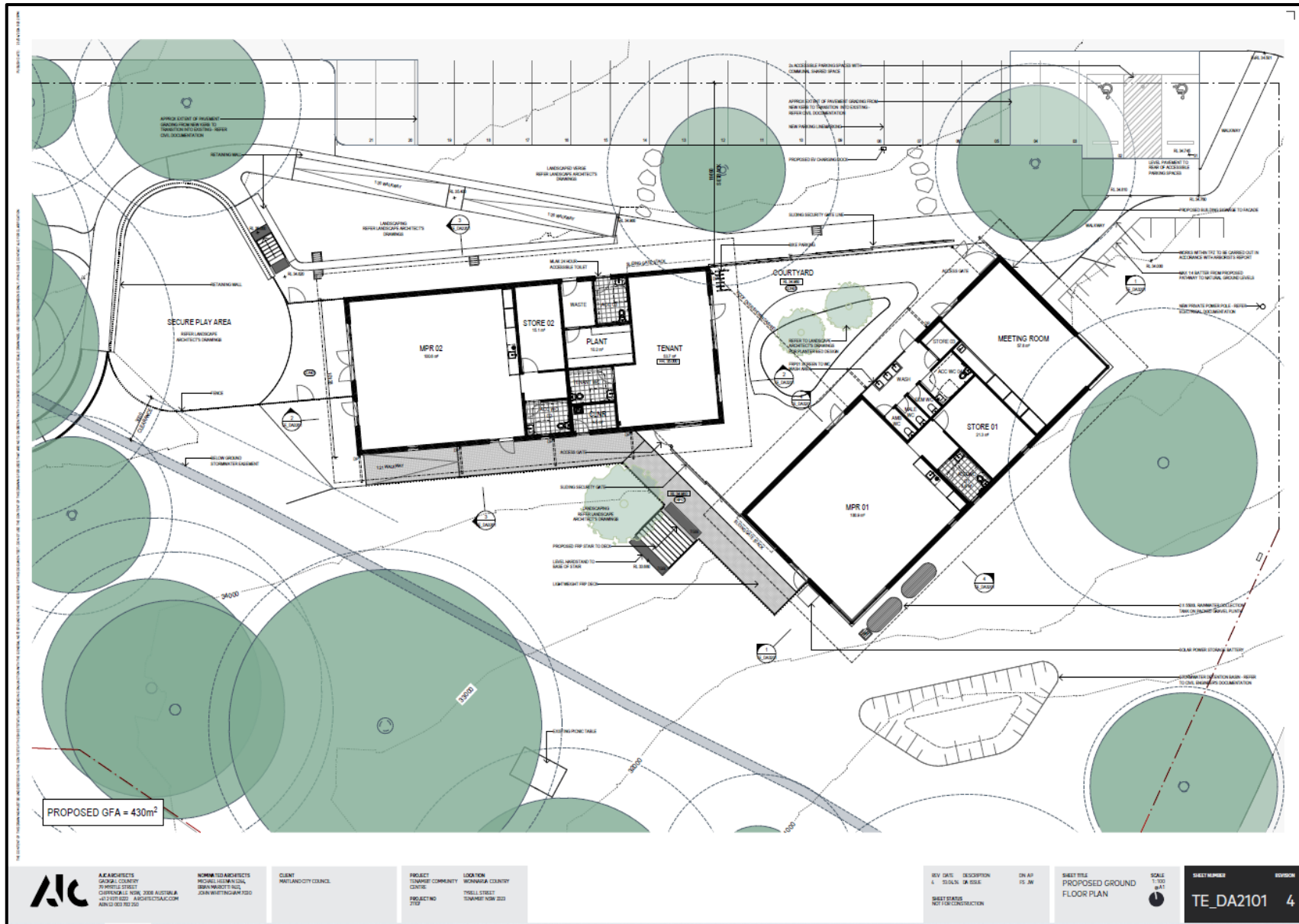
LOCATION
 WONGAHILL COUNCIL
 TYRELL STREET
 TENAMBIT NSW 2233

REV	DATE	DESCRIPTION	BY	APP
1	15/01/2024	ISSUE FOR CONSTRUCTION	AS	AS

SHEET TITLE
 PROPOSED SITE PLAN

SCALE
 1:200
 (A4)

SHEET NUMBER
 TE_DA1001 4



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CLIENT
 WATLAND CITY COUNCIL

PROJECT
 TENAMBIT COMMUNITY FACILITY
 276/11 STREET
 TENAMBIT NSW 2203

LOCATION
 WOODWARRA COUNTRY
 276/11 STREET
 TENAMBIT NSW 2203

REV. DATE. DESCRIPTION
 1. 20/01/24. 04. 0000
 SHEET STATUS
 NOT FOR CONSTRUCTION

SHEET TITLE
 PROPOSED GROUND
 FLOOR PLAN

SCALE
 1:100
 SHEET NUMBER
 TE_DA2101 4