



28 August 2020
Ref 20484

Attn: Ary Bornoush
ary.b@outlook.com

Dear Ary,

1 RAMSAY ROAD, FIVE DOCK
PRELIMINARY TRAFFIC AND PARKING ASSESSMENT REPORT

As requested, we have undertaken a preliminary traffic and parking assessment of the planning proposal for a mixed-use development at the above location.

Site

The subject site is located on the north-western corner of the Ramsay Road/Henley Marine Drive intersection, and was previously occupied by the Roads and Maritime Services.

The RMS uses of the site comprised a 2-storey commercial office building and vehicle inspection yard which was used as a *Motor Registry*. A total of 25 parking spaces were provided on the site, with additional on-street car parking located along the site frontage in Henley Marine Drive which was reserved for the exclusive use of the *Motor Registry* for associated driving test applicants. In addition, staff parking was also accommodated on-street in Henley Marine Drive.

It is noted that the former use of the site as a *Motor Registry* for vehicle inspections, driving test applicants and associated uses such as licence/registration renewals generated a substantial amount of traffic.

Proposed Development

The proposed development will comprise a 3-4 storey building with 40 residential apartments above a ground floor commercial/retail component with a floor area of 487m².

Vehicular access to the basement car parking area is to be provided via a single two-way driveway located at the western-end of the Henley Marine Drive street frontage.

The existing vehicular access driveways located in Henley Marine Drive and in Ramsay Road will become redundant and will be closed, with kerb and gutter to be reinstated.

Traffic Assessment

Reference to the traffic generation rates nominated in the RMS *Guide to Traffic Generating Developments Section 3 – Land Use Traffic Generation (October 2002)* and the updated traffic generation rates specified in the *Technical Direction TDT 2013/04A* indicates that the development envisaged by the planning proposal could be expected to generate approximately 15 vehicles per hour (vph) during commuter peak periods.

That projected level of traffic activity expected to be generated by the Planning Proposal is relatively minor when compared with the previous uses of the site as a *Motor Registry*.

In any event, the projected future traffic flows expected to be generated by the Planning Proposal are *minimal*, and will clearly not have any unacceptable traffic implications in terms of road network capacity.

Parking Assessment

The off-street parking requirements applicable to the planning proposal are specified in the *Canada Bay DCP (3 December 2019)* and in *SEPP 65 (RMS Guidelines)*, noting that the site will also be located within 800m of a railway station. Application of the parking rates nominated in the Council's *DCP* and in the *RMS Guidelines* yields a residential/visitor parking requirement of 48 spaces. That parking requirement is capable of being satisfied by the preliminary plans which have been prepared for the purposes of the Planning Proposal.

The ground floor commercial/retail component generates a demand for 12 parking spaces which is to be satisfied by the existing kerbside parking located directly in front of the site on both sides of the Ramsay Road street frontage.

Conclusion

This preliminary traffic and parking assessment of the development envisaged for the purposes of the planning proposal has found that:

- the proposed development represents a *less intensive* use of the site when compared with the previous RMS uses of the site as a *Motor Registry*
- the traffic generation potential of the proposed development will be minimal, and will clearly not have any unacceptable traffic implications in terms of road network capacity
- car parking for the residential component will be fully accommodated on-site in accordance with *DCP/SEPP 65* requirements
- parking for the ground floor commercial/retail component is to be accommodated on-street, directly in front of the site in Henley Marine Drive.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director/Varga Traffic Planning Pty Ltd