



Traffic Impact Statement

Lot 3 Unit 1/6 Stevenage Street Yanchep

Proposed Development for Place of Worship

2023

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Traffic Impact Statement -Lot 3 – Unit 1/6 Stevenage Street, Yanchep

1.0 OVERVIEW

This is a traffic and parking impact statement for a proposed “Place of Worship” (Church) Change of Use development application at Lot 3 - unit 1/6 Stevenage St, Yanchep. The findings are:

- The location of the property is in the industrial commercial area of Yanchep and is not near any residential areas. See Figure 1A, 1B, 1C.



Figure 1A – Location of Unit 1/6 Stevenage Street, Yanchep.

- Public bus transport access on Yanchep Beach Road about 400m walk away and the train station currently under construction will also be within 5 min walking distance.
- There is clear road and pedestrian access from Yanchep Beach Road to Stevenage Street.
- The proposed church and use of the facility under WAPC guidelines requires the provision of a traffic statement as this will generate new traffic to the area. This is detailed in Section 3.0.
- Access to the site is provided via a shared driveway which stems from the north side of Stevenage Street.
- No material traffic impact will be caused during peak periods by the proposed development.

- Parking is in accordance with the City of Wanneroo’s Town Planning Scheme. All parking bays accord with AS2890.1.
- There are no hospitals or schools in the Industrial area and there is currently no through traffic.
- Pedestrian footpaths are provided on the south side of Stevenage Street with minimal pedestrian, bike traffic.

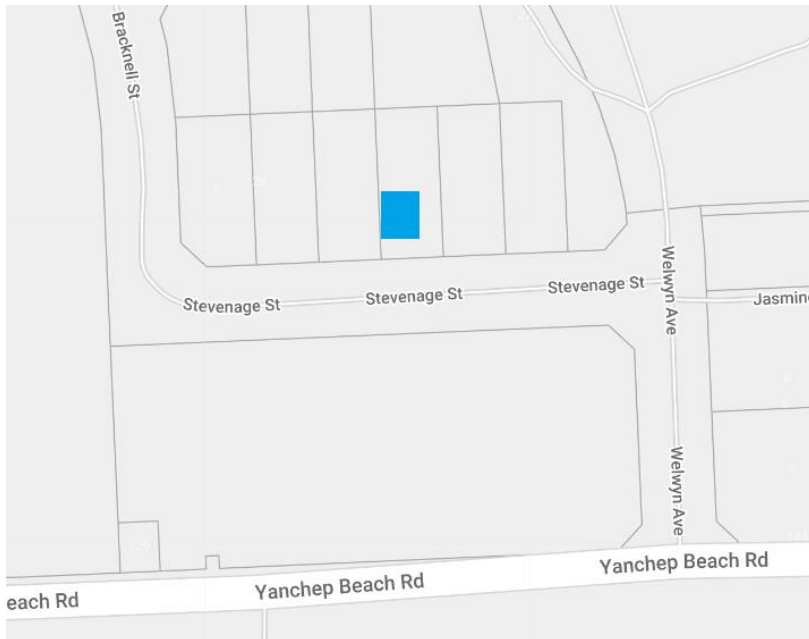


Figure 1B

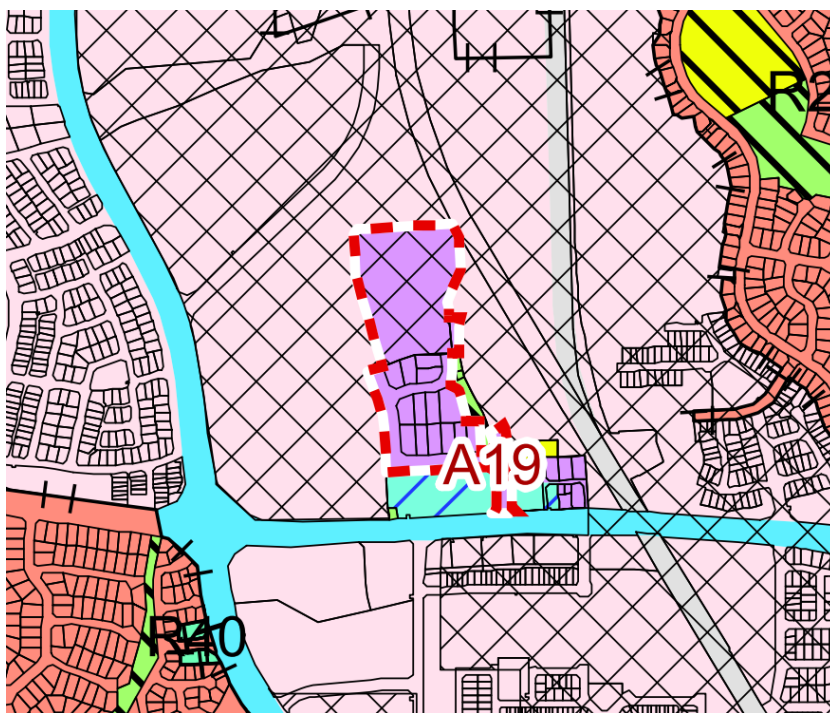


Figure 1C – Service Industrial zooming map

2.0 THE SITE AND SURROUNDING ROAD NETWORK

The site is located on Lot 3 Stevenage Street, Yanchep. The location of the site is shown in Figure 1A, Figure 1B and Figure 3. Figure 2 shows surrounding roads and developments. Roads of significance to the development site are considered below. Vehicles classes that pass through Stevenage Street are of 97% light commercial classes 1 – 2 which consist of Motorcycles and passenger vehicles. 3% light rigid, medium rigid and heavy rigid. No combination or articulated vehicles class 6 or above according to Austroads Appendix B, Vehicle Classification.

Refuse vehicles and fire trucks use Stevenage Street. There is a Volunteer Emergency Fire and Rescue premises that is open during normal business hours and on call 24hrs located at 11 Bracknell St on the corner of Glenrothes St. See Figure 2 below.

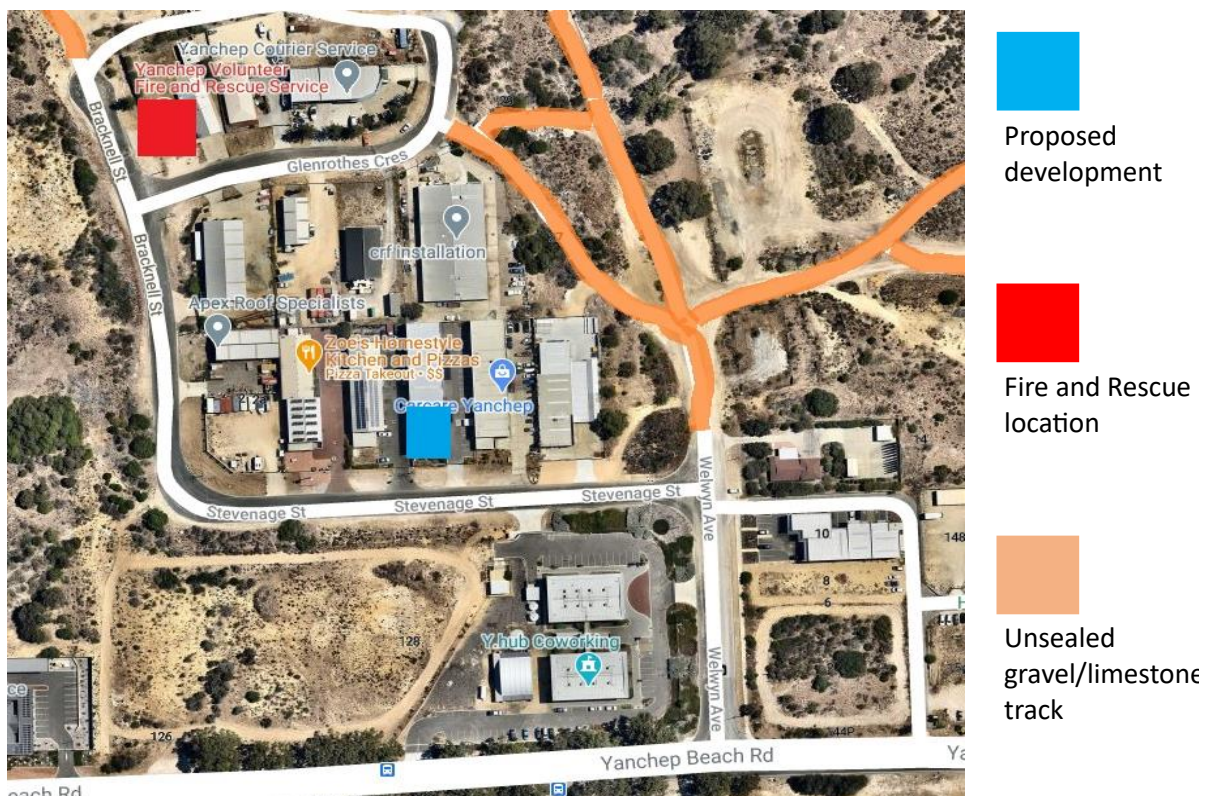


Figure 2

There are 18 parking bays within the lot boundary and Street parking bays along the length of Stevenage Road to total 17 along Stevenage Street within 100m and another 17 on Bracknell Street, the furthest being 260m with concrete footpath walkway. See Figure 3 above and Figure 4 below.

Stevenage Street

Stevenage Street is classified as an Access Road (A) in the Main Roads Functional Road Hierarchy, main access road to the subject site. It is constructed with a single lane in each direction. A 50km/h speed limit applies. Stevenage Street has the volume of 120vpd. Peak time traffic is 75% and other times is 25%.



Figure 3

Yanchep Beach Road

Yanchep Beach Road is classified as a district distributor B road in the Main Roads Functional Road Hierarchy, Main distributor road to the subject site. It is constructed with a single lane in each direction. At some future time, duplication to a four-lane divided road will be undertaken. A 60kph speed limit applies. Traffic data available on the MRWA website indicates 6743 vehicles per day (vpd) east of Stevenage Street and west of Wanneroo Road (2020/21) with 88.6% cars and 11.4% trucks. Data from intersection roundabout at Marmion Avenue and data from Two rocks Road indicate the volume of traffic passing Welwyn Avenue on Yanchep Beach Road is 7246 vpd. Future traffic forecasts for Yanchep Beach Road indicate an ultimate demand of about 20,000vpd. The forecast demand could be accommodated in a boulevard style road, although land for a four-lane divided road is provided. A four-lane divided road would have capacity to carry 40,000vpd with good levels of Service.

Welwyn Avenue

Welwyn Avenue is classified as an Access Road (A) in the Main Roads Functional Road Hierarchy, it is main access road to Stevenage Street. It is constructed with a single lane in each direction. A 50km/h speed limit applies. Welwyn Avenue has the volume of 128vpd. Future traffic forecasts that Welwyn Avenue will be connected to Splendid Avenue and there will be an increase in traffic flow as it is currently a no-through road servicing The Yanchep Industrial area via Stevenage Street and Jasmineae Lane.



Figure 4

3.0 TRAFFIC GENERATION AND DISTRIBUTION

The subject site currently consists of a building with 3 individually operated Units. New generated vehicle movements detailed below. Vehicles include cars, vans and motorcycles.

- 25 vehicles at times between 800hrs – 2200hrs Sundays.
- 15 vehicles at times between 800hrs – 2200hrs Saturdays.
- 6 vehicles Between 800hrs – 1600hrs Monday to Friday.
- 4 vehicles between 1600hrs – 2200hrs Monday to Thursday.
- 15 vehicles between 1600hrs – 2200hrs Fridays.

Unit 2 is owned and operated by Slim Thin Tanks and is only used for storage and occasional pick-ups and deliveries. 2 vehicle movements per day during Monday to Friday 800hrs – 1600hrs.

Unit 3 is leased by Auric Mining for office and storage and mainly operates Monday to Friday between 800hrs – 1600hrs. Auric mining have 3-4 staff with up to 4 vehicles and may operate 8 vehicle movements per day.

The level of traffic generated to Stevenage Street is forecast to be significantly less than 100 vehicles during the peak hour of operation. Under WAPC guidelines the development would be considered to have no material impact to the operation of the local road networks.

4.0 PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT

The site is located adjacent to Yanchep Beach Road, which is provided with a dual use path to its southern side. Future road widening will provide footpaths and cycle paths to current standards.

Cycling to the proposed development is feasible, although expected to be low. A dual use path currently exists to the site frontage to Yancheb Beach Road.

Yancheb Beach Road is serviced by route 491. Bus stops are located within 290 metres of the site. Figure 5 shows the local bus services. Figure 6 shows walking map from bus stop to site. Future service passing the site can be expected to increase once the future rail station is constructed.

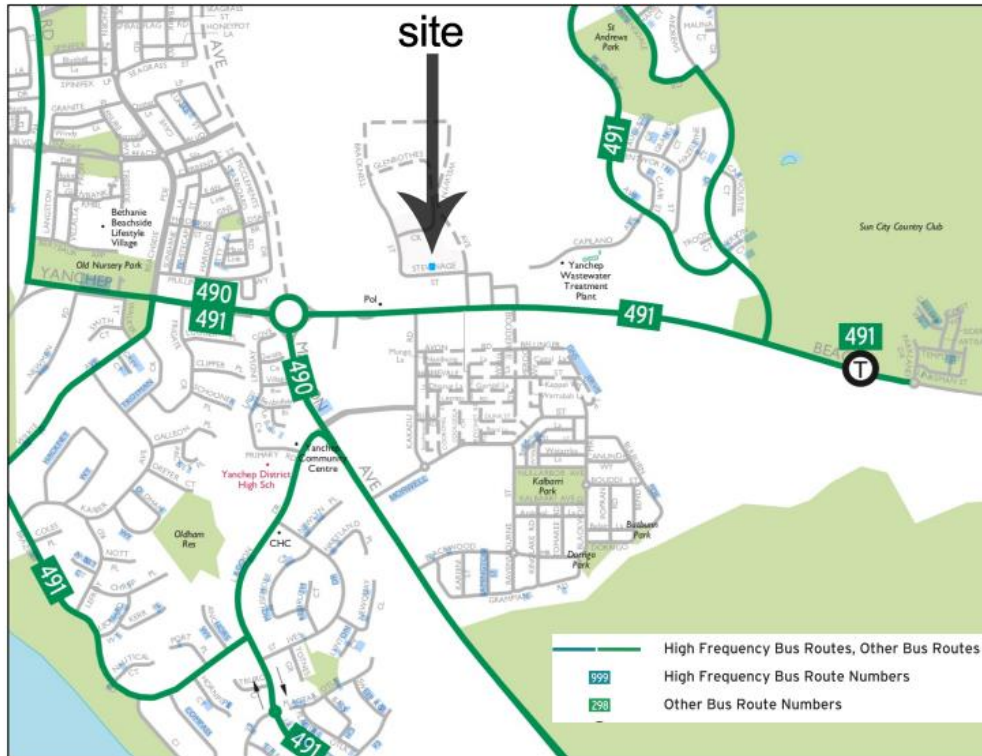


Figure 5 Local Bus Services

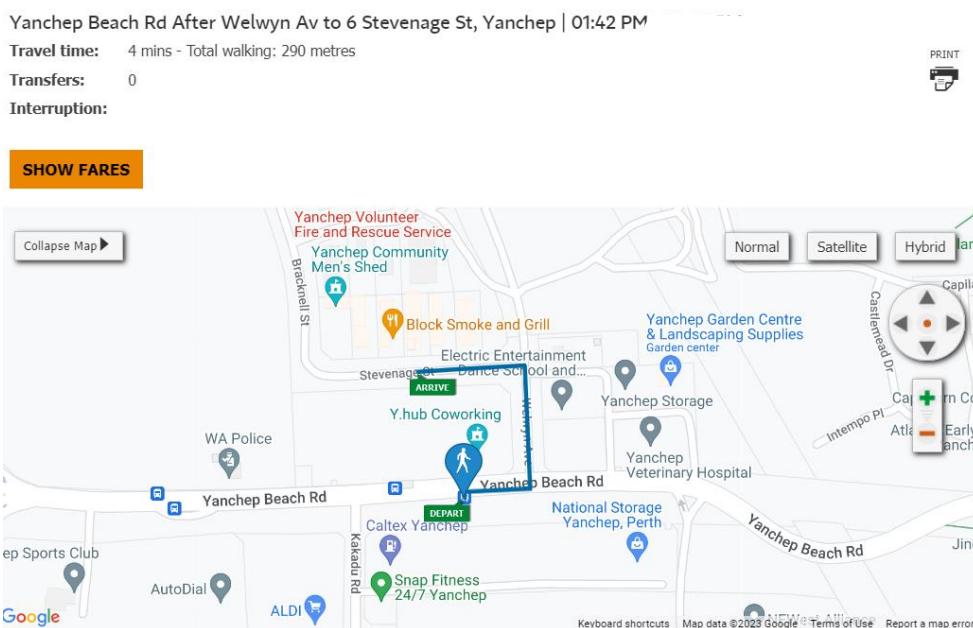


Figure 6 Pedestrian travel from nearest Transperth bus stop #18004