

26 June 2023

Trent Fleskens
Managing Director,
Strategic Property Group,
308 Fitzgerald Street
PERTH WA 6000

Dear Trent,

RE: TRANSPORT IMPACT STATEMENT FOR PROPOSED CHILD CARE CENTRE
LOT 78 (No. 10) RUSSELL ROAD, MADELEY

As requested, we have now reviewed the traffic and parking situation regarding the proposed Child Care Centre development at Lot 78 (No. 10) Russell Road, Madeley, which is located on the southern side of Russell Road, just east of the Dalecross Avenue - Susan Road - Langford Boulevard roundabout, as shown in the Locality Plan in the attached Figure 1.

1. EXISTING SITUATION AND PROPOSED DEVELOPMENT SITE

- It can be seen in the Locality Plan (in Figure 1) that Russell Road is an east-west distributor road that runs midway between Gnangara Road and Kingsway, starting at Wanneroo Road as Dalecross Avenue and then continuing east as Russell Road to Hartman Drive. Susan Road and Langford Boulevard are also important distributor roads, running north-south from Russell Road - Dalecross Avenue, to/from Gnangara Road and Kingsway, respectively.
- The site is also located immediately adjacent to a small commercial centre (known as Madeley Plaza), and is in close proximity to Madeley Primary School, which is accessed via Martindale Avenue, approximately 350 metres towards the east.
- The existing roads and intersections in the vicinity of Lot 78 Russell Road are shown in the aerial photograph in Figure 2, while the existing situation within and immediately adjacent to the site is shown in more detail in Figure 3, together with the specific development site within the overall Lot.
- It can be seen in Figures 2 and 3 that Russell Road is a 2-lane undivided residential street, with roundabouts at Langford Boulevard - Susan Road, Martindale Avenue and Regency Avenue. It can also be seen that the overall site includes the future road reserve for the completion of Westbury Lane along its southern end.
- Russell Road and Dalecross Avenue are both identified as Local Distributor roads in the Main Roads WA Functional Road Hierarchy, extending from Wanneroo Road to/from Hartman Drive, which are both Distributor A roads. Langford Boulevard and Susan Road are also Local Distributor Roads, along with Savrano Avenue and Regency Avenue, with all these local roads operating under the default urban area speed limit of 50 kilometres per hour.

- It can be seen in Figure 3 that the overall site is currently heavily treed, with a single dwelling at its southern end. It has a gated access driveway off Russell Road, and large trees also extend within the verge along the full frontage of the site and further west to Langford Boulevard.
- Russell Road currently provides a footpath along its northern side between Langford Boulevard - Susan Road and Sovrano Avenue, and then along its southern side between Sovrano Avenue and Martindale Avenue. However, the footpath on the southern side also extends back from Sovrano Avenue to the existing bus stop opposite Corbin Gate, as also shown in Figure 3.
- There are no traffic counts readily available on Russell Road; however, it is estimated to carry well below its indicative maximum volume of 3,000 vehicles per day (as identified under *Liveable Neighbourhoods* for a Neighbourhood Connector).
- Historical crash data was obtained from Main Roads WA, showing only 3 incidents on Russell Road in the vicinity of the site over the past 5 years to December 2021. Two of the collisions were right angle incidents that occurred at the Russell Road - Susan Road - Dalecross Road - Langford Road roundabout, while the third incident involved a vehicle colliding with an object at the Russell Road - Sovrano Avenue junction.
- The site is well serviced by public transport, with Bus Route 374 travelling along Russell Road from Mirrabooka Bus Station to/from Whitfords Station, via Girrawheen Avenue and Madeley, with bus stops on Russell Road immediately east of the proposed development site, as also shown in Figure 3. There is also Route 450 (from Warwick Station to/from Landsdale via Kingsway City Shopping Centre), with bus stops on Kingsway, just east of Langford Boulevard, approximately 700 metres south of the proposed development.

2. PROPOSED DEVELOPMENT

The development plan for the proposed Child Care Centre is shown in the attached Figure 4, as prepared by Meyer Shircore Architects. The proposal includes the construction of a purpose-built Child Care Centre (for up to 92 children plus 15 staff), with a gross floor area of 533 square metres plus an outdoor play area of 646 square metres. The attached Figure 5 then shows the development plan superimposed on the aerial photograph from Figure 3, identifying the proposed development in the context of the adjacent road network.

- It can be seen in Figures 4 and 5 that the proposed car park is located at the eastern end of the site, with a 2-way access driveway off Russell Road. The car park provides a proposed parking provision of 25 spaces (including 1 Accessible space), with 18 spaces in a tandem parking arrangement, and with a turn-around bay, adjacent to the shared space area for the accessible parking bay, to ensure that all vehicles accessing the car park can exit the site in forward gear.
- Rubbish collection for the Centre is proposed to occur within the car park, with a small (6.9 metre) truck making use of the turnaround bay (and the adjacent shared area) to enter and exit the site in forward gear, and with bins to be wheeled out from the proposed Bin Store located immediately adjacent to the car park.

3. PARKING REQUIREMENTS

- Car parking requirements are specified in City of Wanneroo's Local Planning Policy 2.3 'Child Care Centres' with a requirement for Child Care Premises to provide 1 space per employee together with 9 spaces for the first 54 children plus 1 space per 8 children in excess of 54.
- The proposed Child Care Centre (with 92 children and 15 staff) should therefore provide a minimum of 29 car parking spaces, with 15 spaces allocated for use by staff. The currently proposed plan therefore results in a parking shortfall of 4 spaces.

4. TRIP GENERATION AND TRAFFIC IMPACT

- On the basis of previous surveys and available data, it is estimated that the proposed Child Care Centre will generate a total of 4 vehicle trips per child per day, with peak hour flows of 0.69 trips per child during the morning peak hour and 0.76 trips per child during the afternoon peak hour. The Child Care Centre is therefore estimated to generate a total of 370 vehicle trips per day, with 64 vehicle trips and 70 vehicle trips, respectively, during the AM and PM peak hours.
- With a trip generation of less than 100 vehicle trips during both the AM and PM peak hours, the proposed development is therefore expected to have minimal impact on the overall road network. It is also likely that a proportion of the total traffic generation will be 'passing trips' that would already be on the road network. It is also expected that some trips will be linked with the pick-up and drop-off of children at the nearby Madeley Primary School, thereby further reducing the anticipated traffic impacts.

5. PROPOSED CAR PARK LAYOUT AND ACCESS

The attached Figure 6 shows the proposed car park layout and access arrangement for the proposed development, while Figure 7 provides a swept path diagram to confirm the suitability of the proposed layout for rubbish collection, as follows:

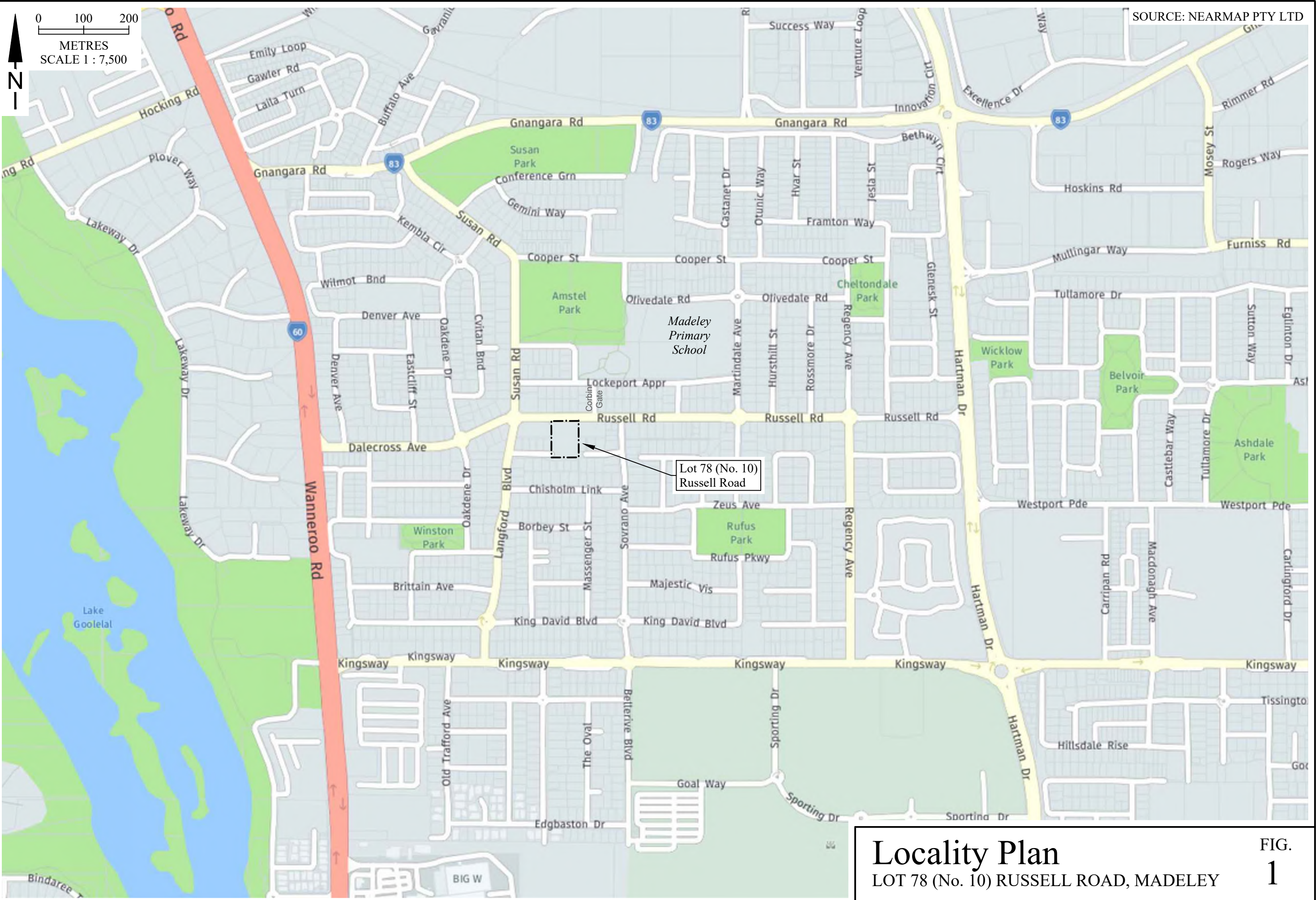
- It is recommended to construct the proposed crossover off Russell Road as shown in Figure 6, in order to comply with City of Wanneroo crossover standards while also accommodating the swept paths for access by the proposed Rubbish Truck, with a minimum aisle width of 6.2 metres.
- The proposed car park layout provides a total of 25 spaces, with 15 spaces allocated for staff. Visitor spaces should all provide dimensions of 2.6 metres x 5.4 metres (in order to comply with User Class 3 under Australian Standard AS 2890.1), while staff spaces could be reduced to a width of 2.4 metres.
- It is recommended to adjust the proposed Accessible Space and shared area, both to the minimum required width of 2.4 metres, in order to increase the adjacent turn-around bay to 2.8 metres, as also shown in Figure 6.
- A retractable bollard within the Accessible Space shared area therefore provides an increased turning area of 5.2 metres for the proposed 6.9 metre Rubbish Truck (to suit the swept path as shown in Figure 7).

I trust that the above review of traffic and parking requirements, together with the recommended car park modifications and access are sufficient to confirm the operation and safety of the proposed Development Application. However, please do not hesitate to contact me if you require anything further.

Yours sincerely,

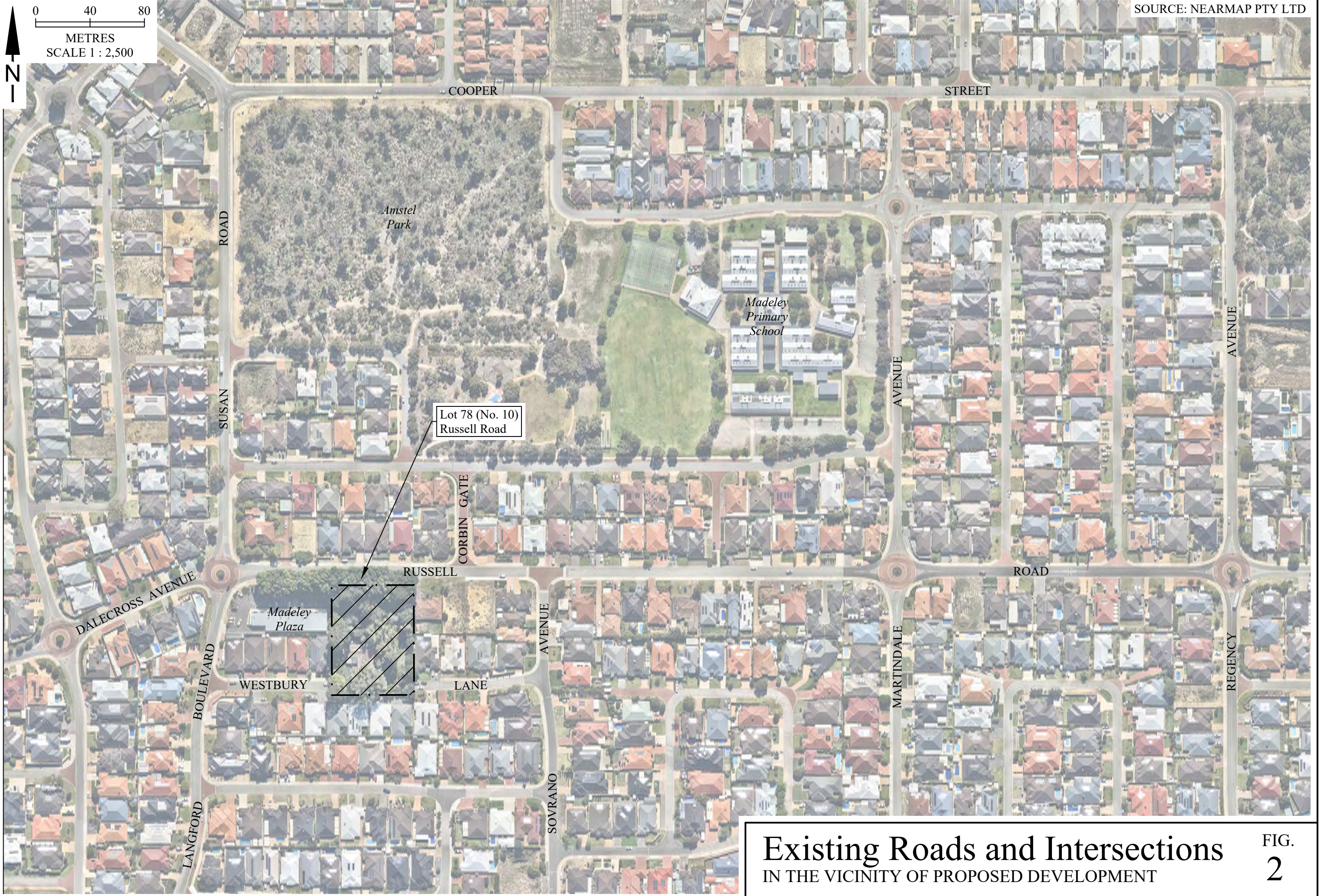
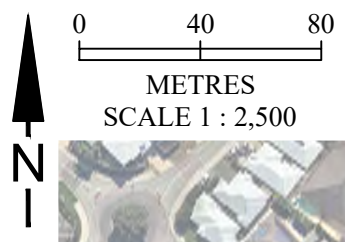


Darren Levey



Locality Plan
LOT 78 (No. 10) RUSSELL ROAD, MADELEY

FIG.
1

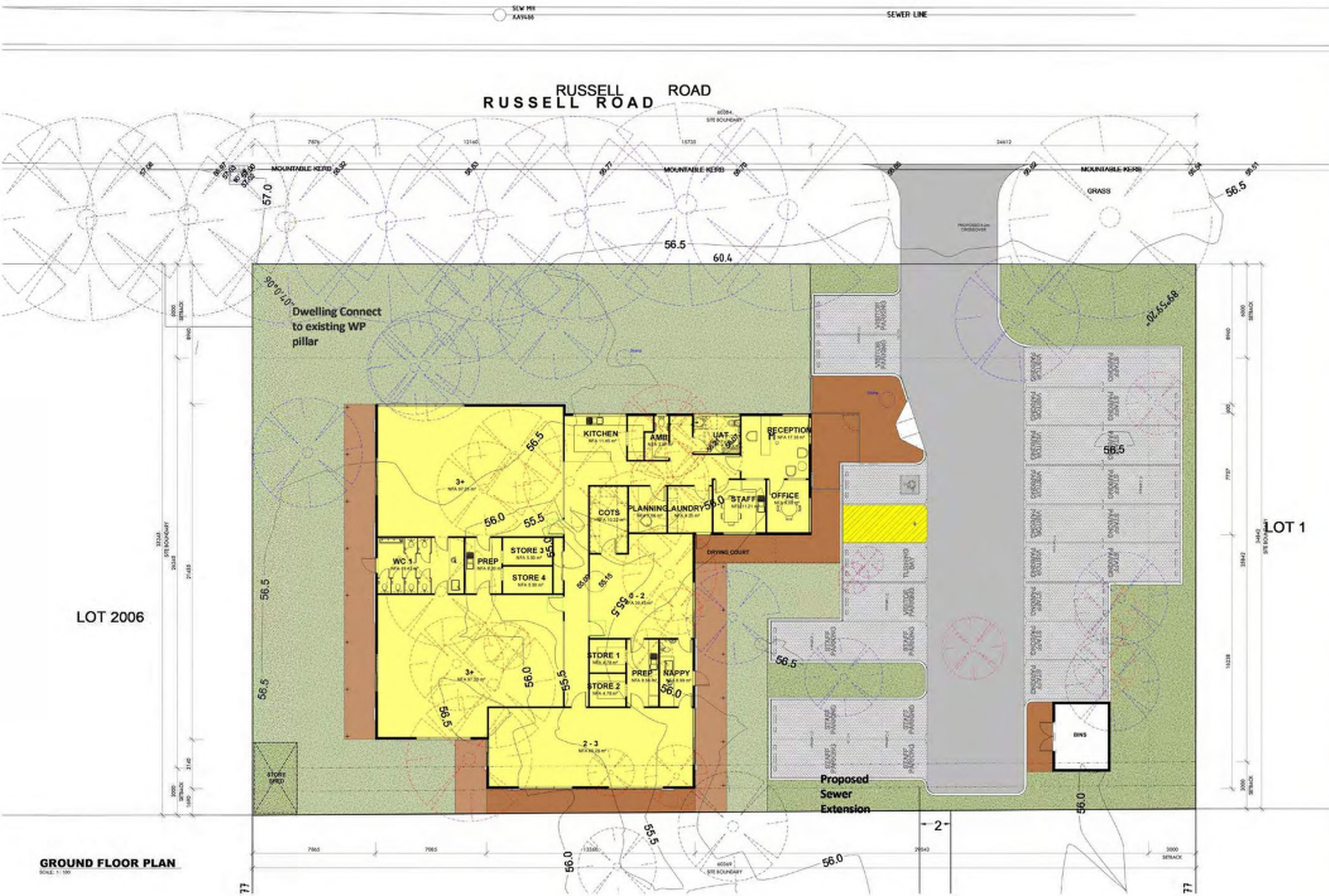


Existing Roads and Intersections
IN THE VICINITY OF PROPOSED DEVELOPMENT

FIG.
2



Existing Situation and Proposed Development Site
LOT 78 (No. 10) RUSSELL ROAD, MADELEY



SITE CRITERIA

1. Site Area	2118.2m ²
2. Landscaping	211.8m ²
3. Floor Area (GFA)	832m ²
4. Carparking	15 Staff Cars, 9.2 Visitor Cars, 24.2 Total Cars

CHILD CARE CRITERIA

1. Centre capacity	92 places
2. Landscaping	644m ²
3. Floor Area (GFA)	280m ²
4. Room distribution	12 Places, 20 Places, 4 Places, 3 Places, 3 Places, 3 Places, 3 Places
Total places	96 Places
Total Staff (+2 Staff (Chef, Manager))	15 Places

LEGEND

- 1. Sewer main location to be determined
- 2. Fire main pressure test required
- 3. Fire tanks or pumps to be determined
- 4. Western power transformer location to be determined
- 5. Crossover & access to street to be determined by local authority
- 6. Full feature site survey required
- 7. Dial before you dig required
- 8. Bushfire attack level (BAL) to be determined
- 9. Street power poles to be determined
- 10. Site zoning & use to be determined

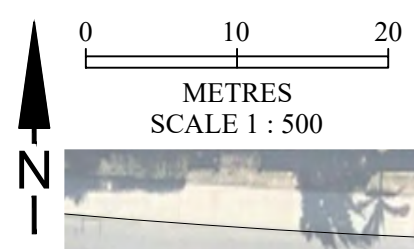
NOTE: Any of the following items that do not have an 'X' in the provided square require determination.

LEGEND

- BUILDING FOOTPRINT
- EXTENT OF RETURN PAVING
- EXTENT OF PERMEABLE PAVING
- EXTENT OF BRICK PAVING / CONCRETE PAVING
- EXTENT OF LANDSCAPING
- RETAIN TREE
- REMOVE/RELOCATE TREE

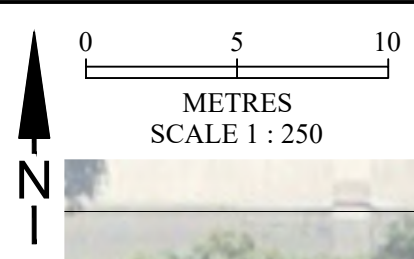
GROUND FLOOR PLAN
SCALE: 1:100

FIG. 4
PRELIMINARY



Proposed Development Plan
MADELEY CHILD CARE CENTRE

FIG.
5

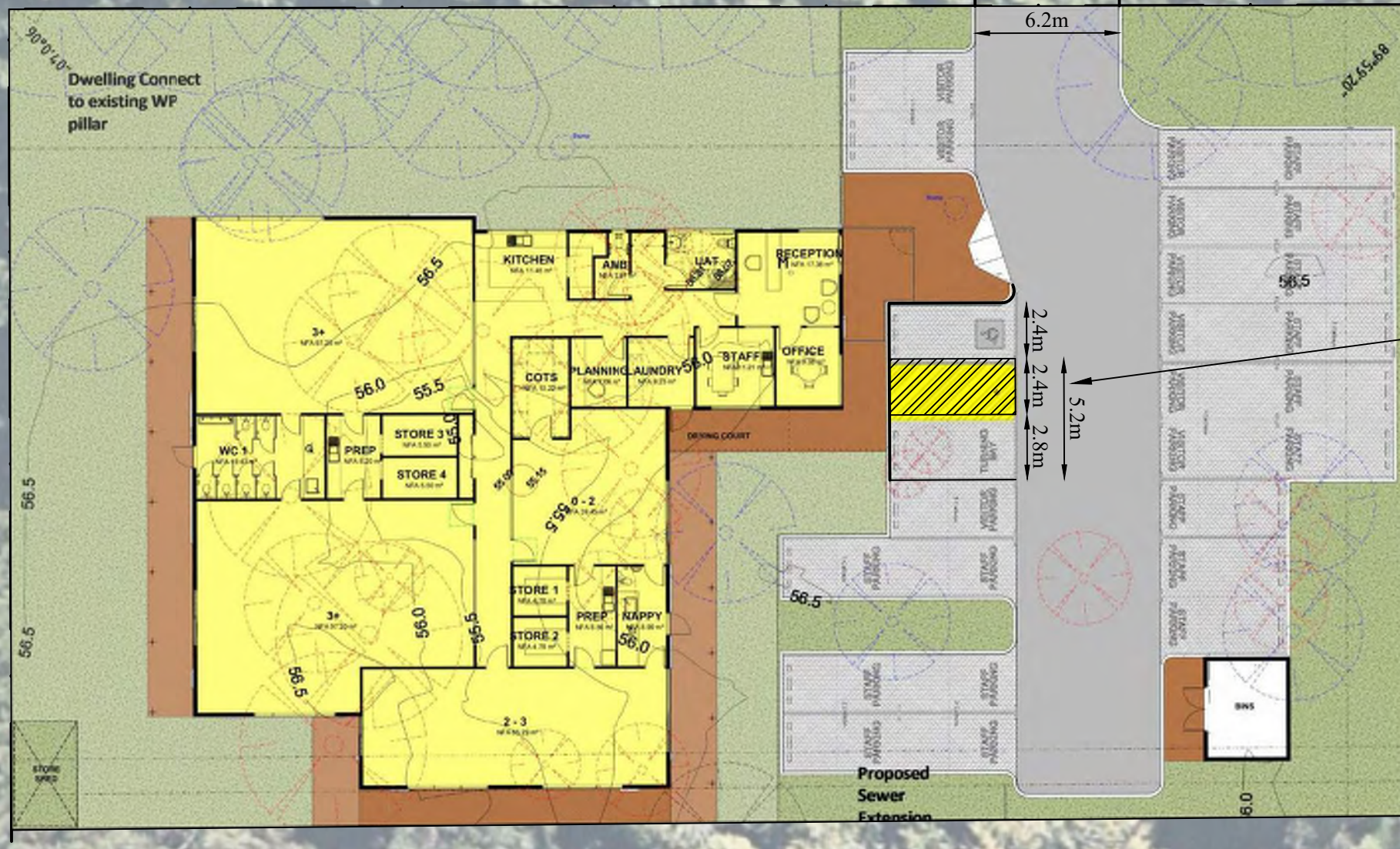


RUSSELL

ROAD

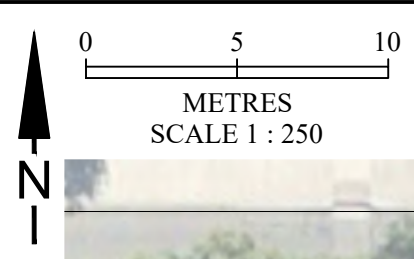
Proposed crossover
in accordance with
City of Wanneroo
Standards, with 3m
corner radii.

Retractable bollard in
Accessible Space shared area
allows 5.2 metre turnaround
bay for Rubbish Truck.



Car Park Layout and Access
FOR PROPOSED MADELEY CHILD CARE CENTRE

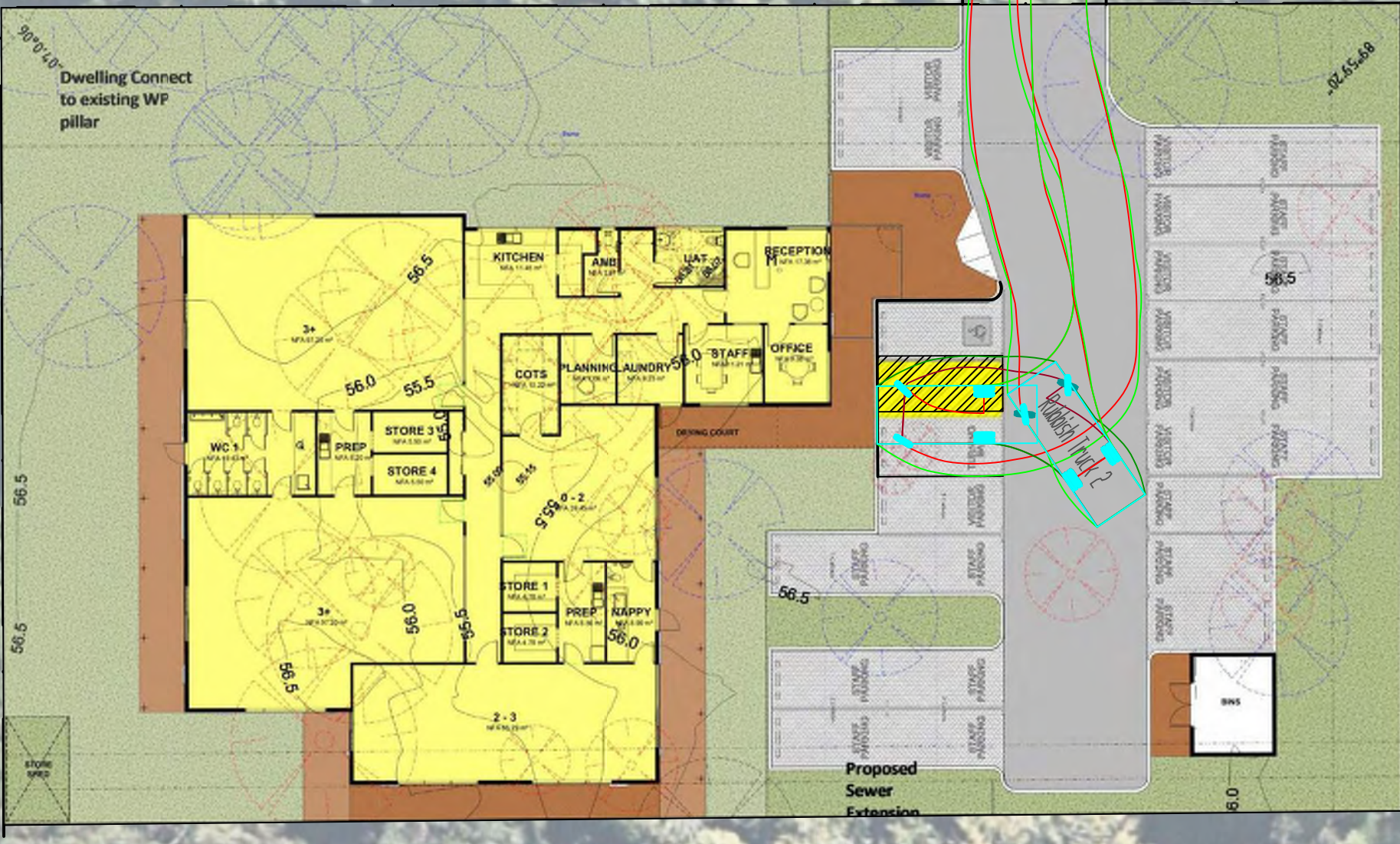
FIG.
6



RUSSELL

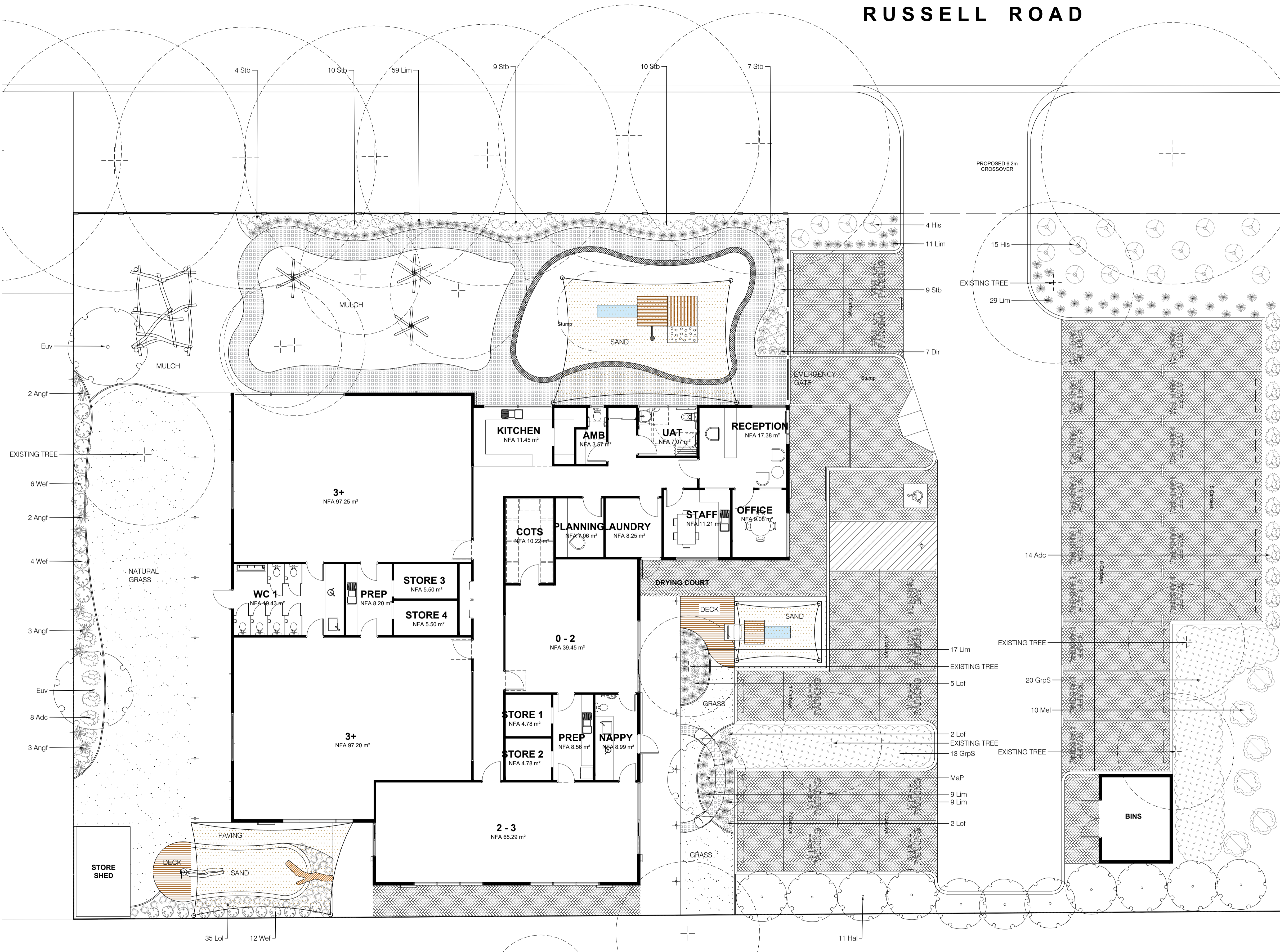
ROAD

Rubbish Truck 2



Swept Path for Rubbish Truck (6.9m)
 ACCESSING PROPOSED MADELEY CHILD CARE CENTRE

RUSSELL ROAD



PLANT SCHEDULE

TREES				
SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Euv	Eucalyptus vitrix	AS SHOWN	90L	2
Hal	Hakea laurina	AS SHOWN	170mm	11
MaP	Morus alba Pendula	AS SHOWN	90L	1

SHRUBS

SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Adc	Adenanthos cuneatus	AS SHOWN	140MM	22
GrpS	Grevillea preissi Seaspray	AS SHOWN	140MM	33
His	Hibbertia scandens	AS SHOWN	140MM	19
Lof	Lavendula officinalis	AS SHOWN	140MM	9
Mel	Melaleuca laterita	AS SHOWN	140MM	10
Rof	Rosemary officinalis	AS SHOWN	140MM	8
Stb	Stachys byzantina	AS SHOWN	140MM	49
Wef	Westringia fruticosa	AS SHOWN	140MM	22

GRASSES

SYMBOL	PLANT NAME	SPACING	SIZE	QTS
Angf	Anigozanthus flavidus	AS SHOWN	140MM	10
Dir	Dianella revoluta	AS SHOWN	140MM	7
Lim	Liriope muscari	AS SHOWN	140MM	135
Lol	Lomandra longifolia Nyalla	AS SHOWN	140MM	35

WORK IN PROGRESS (NOT FOR CONSTRUCTION)

DRAFT

childscapes
 P.O. Box 774
 e-mail: admin@childscapes.com.au
 web: childscapes.com.au

PROJECT
CHILD CARE CENTRE

ADDRESS
10 RUSSELL ROAD, MADELEY

DRAWING
LANDSCAPE PLANTING PLAN

DRAWING NO
L-02

SCALE
1:100

SHEET
A1

REVISION
1

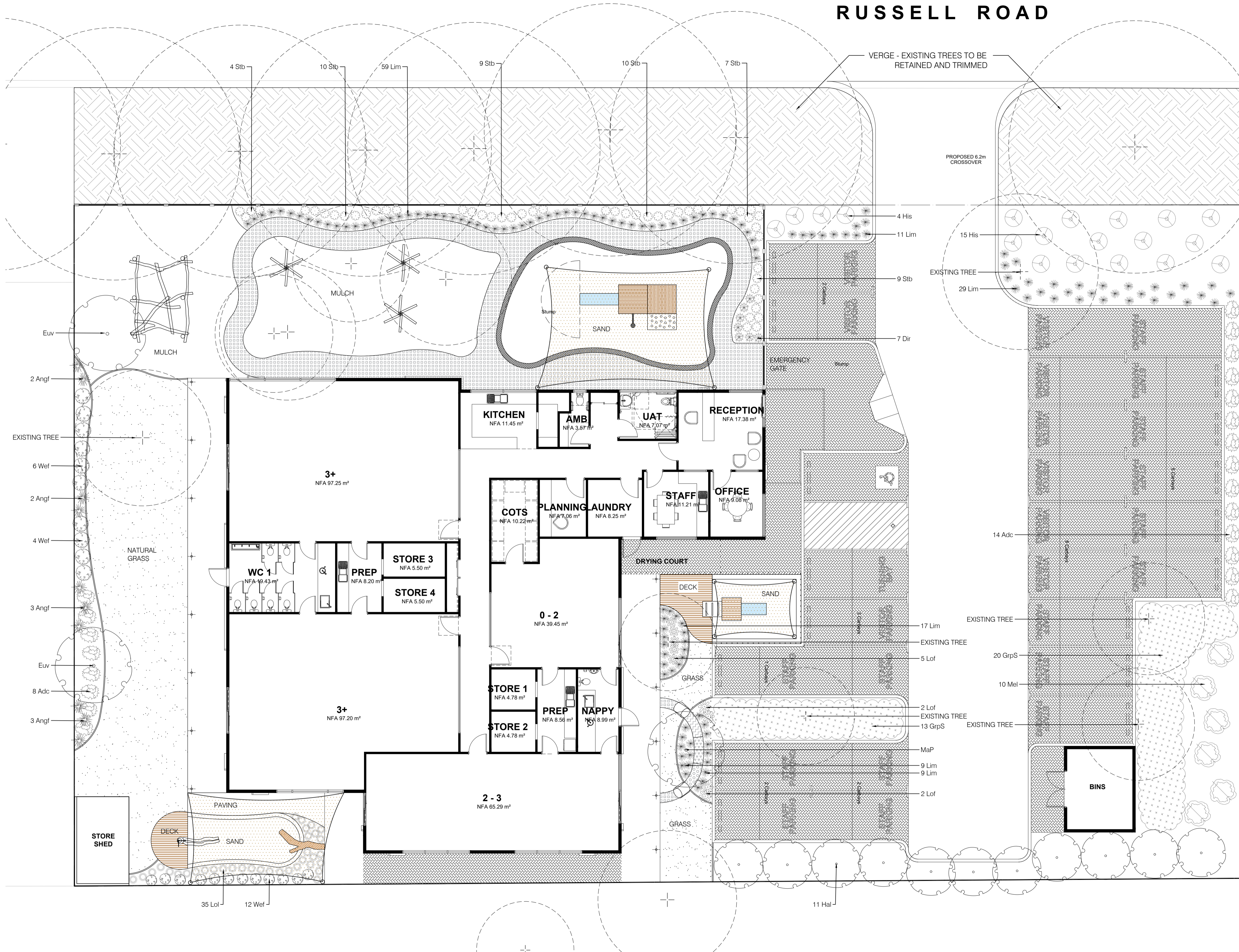
ISSUE
ISSUED FOR FEEDBACK

DRAWN
SV

DATE
23/06/23

REVISIONS			
No	DATE	DRAWN	DETAILS
1	23/06/23	SV	ISSUED FOR FEEDBACK

RUSSELL ROAD



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DRAWING
 LANDSCAPE PLANTING PLAN

DRAWING NO
 L-02

SCALE
 1:100

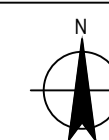
SHEET
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REVISION
 1

ISSUE
 ISSUED FOR FEEDBACK

DRAWN
 SV

DATE
 23/06/23



REVISIONS

No	DATE	DRAWN	DETAILS
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