

June 2018 Final

Kawina Chalets, 113 Kawina Road Bickley

Prepared For:

Blackcat Nominees

Transport Impact Statement



APPENDIX C

OPERATIONAL MANAGEMENT PLAN (provided by client)



DOCUMENT ISSUE AUTHORISATION

Issue	Rev	Date	Description	Written By	Checked By	Approved By
0	0	5/02/2018	Draft Report	BV/CS	DNV	DNV
1	0	31/05/2018	Final Report	BV/CS	DNV	DNV
1	1	14/06/2018	Amended Figure 2.1	BV/CS	DNV	DNV

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1 INTRODUCTION

1.1 **BACKGROUND**

This Transport Impact Statement has been prepared by Donald Veal Consultants on behalf of Blackcat Nominees, with regard to the proposed chalets and restaurant to be located at 113 Kawina Road, Bickley. The site is located at the end of the cul-de-sac connecting to Kawina Road, Heidelberg Rd and Lawnbrook Road East, within the City of Kalamunda.

The site is located approximately 23kms to the southeast of the Perth CBD and only 6kms to the southeast of Kalamunda Town Centre. Major arterial roads within close proximity include Canning Road. The site location is shown in a regional context in Figure 1.1 and in a local context in Figure 1.2.

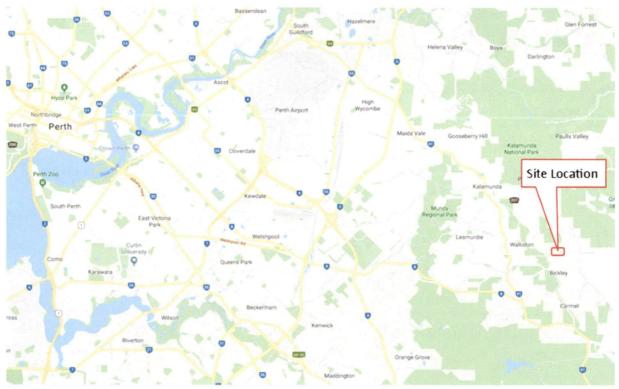


Figure 1.1: Site location - Regional context

Source: Google Maps



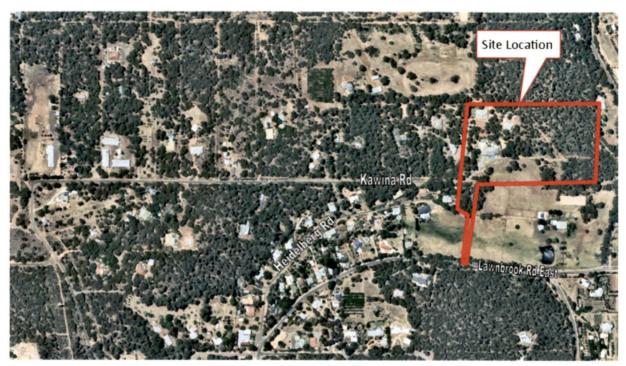


Figure 1.2: Site location – Local context Source: Nearmap

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1.2 SCOPE OF ASSESSMENT

This Transport Impact Statement has been prepared in accordance with the Western Australian Planning Commission's (WAPC's) *Transport Impact Assessment Guidelines* (2016).

The intent of this report is to provide the approving authority with sufficient transport information to confirm that the proponent has adequately considered the transport aspects on the development and that it would not have an adverse transport impact on the surrounding area.

The level of transport assessment required is considered to be that of a 'moderate impact' development. A "moderate impact" development is one that generates between 10-100 vehicle trips in the development's peak hour.



2 DEVELOPMENT PROPOSAL

2.1 PROPOSED LAND USES

The proposed development on Kawina Road is for six chalets and a restaurant. The chalets will have a maximum of 12 guests, whilst the restaurant will accommodate a maximum of 120 seats. The existing house on the property will remain and there will also be a day spa for the incidental use of the chalet residents as shown in **Figure 2.1**. In the site plan the restaurant is shown as "Existing Shed" in the northwest corner of the property.

The primary access to the site is via an existing driveway off Kawina Road, however in the future an access would also be provided off Lawnbrook Road East for emergency use only, in line with the bush fire evacuation plan requirements of the City.



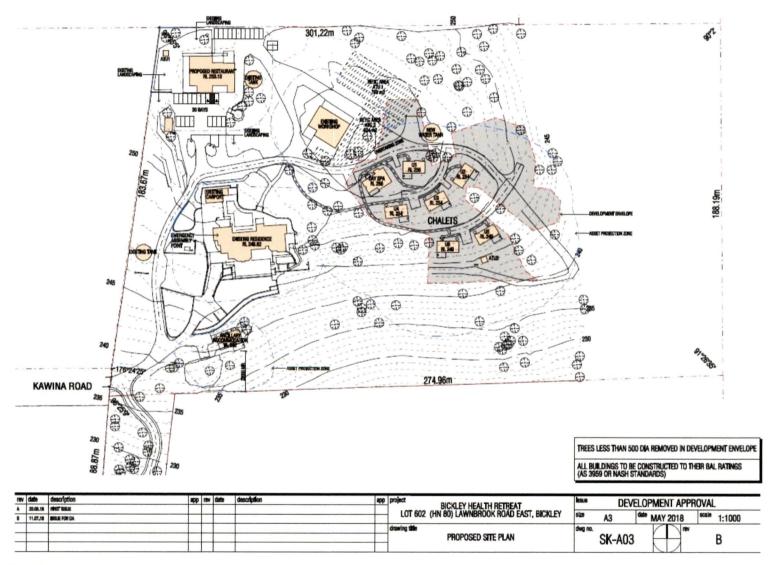


Figure 2.1: Site Plan Layout

Source: Blackcat Nominees



2.2 HOURS OF OPERATION

The chalets are proposed to operate twenty-four hours a day, seven days a week, while the restaurant will operate 4 to 5 days a week. The day spa will be open during normal business hours during the week and on weekends.



3 DAILY TRAFFIC VOLUMES AND VEHICLE TYPES

3.1 TRAFFIC VOLUMES

Main Roads WA does not have traffic volumes for Kawina Road or the surrounding roads. The City of Kalamunda was also contacted for any available traffic count data for Kawina Road, Palmateer Drive, Heidelberg Road and Lawnbrook Road East.

The City provided annual average daily traffic volumes (AADT), Monday to Sunday for Lawnbrook Road East of 518 vehicles per day (vpd), at a location some 225m east of Aldersyde Road, which is to the east of the proposed development.

By comparison Mundaring Weir Road (a Regional Distributor Road) and Pickering Brook Road (a Local Distributor Road) carry in the order of 1,644 vpd and 924 vpd on an average weekday, respectively. A copy of the traffic data obtained is included as **Appendix A**.

The City has no data available for Kawina Road, but it serves only local residential traffic, as it is a cul-de-sac road with no through connections. This road would most likely carry less than 500 vpd.

3.2 TRAFFIC GENERATION

In order to determine traffic generation for the proposed development, documented trip generation rates were sourced from "Trip Generation Manual, 8th Edition, Institution of Transportation Engineers." The documented trip rates for a motel (chalet) are as follows:

Weekday Trip Rate = 5.63 trips/ room= 34 trips per day for 6 chalets AM peak hour Trip Rate = 0.47 trips/ room= 3 trips per AM peak hour PM peak hour Trip Rate = 0.47 trips/ rooms= 3 trips per PM peak hour

Restaurant trip generation rates from the same manual are as follows:

 Weekday Trip Rate = 2.86 trips/ seat= 343 trips per day for 120 seats • AM peak hour Trip Rate = 0.03 trips/ seat= 4 trips per AM peak hour PM peak hour Trip Rate = 0.26 trips/ seat= 31 trips per PM peak hour

The day spa use is for chalet guests and will not generate additional traffic other than the day spa staff. It is understood that a maximum of two day spa clinicians will be working at any one time and therefore not more than 6 trips are expected to be generated per day (inbound and outbound trips from the clinicians and 1 delivery per day on average). Based on the assumptions above, it can be seen that day spa trip generation will not contribute significantly to the overall trip generation.



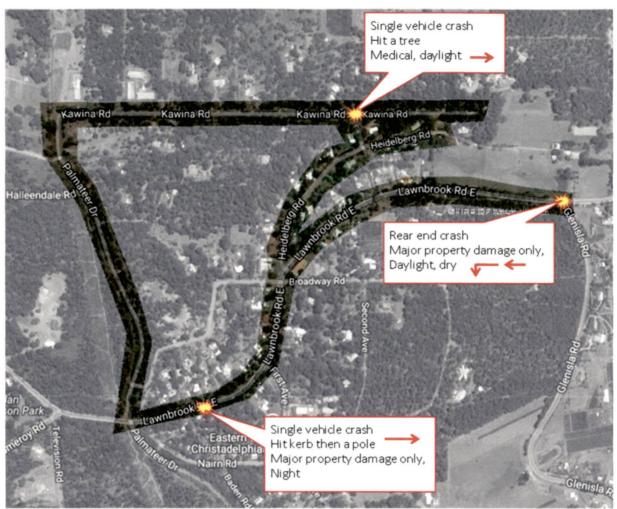
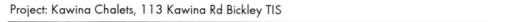


Figure 3.1: Crash Locations

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3.3 IMPACT ON LOCAL ROAD NETWORK

Kawina Road is classified as an *Access Road* and operates under a 50 km/h speed zone. The road has been constructed to a two lane single carriageway standard.

The expected increases in traffic from the proposed development is approximately 383vehicles per day, that is 34 trips to/from the chalets, 6 trips to/from the day spa and 343 trips to/from restaurant per day. Some 36 of those trips are expected to take place in the PM peak hour including 2 from the day spa. If access to the site is provided on Kawina Road, this traffic can be readily accommodated within the practical capacity of Kawina Road, with no significant impact on existing traffic operations.

Lawnbrook Road East is classified as a *Distributor B Road* and operates under a 60 km/h speed zone. Under the Main Roads WA Road Hierarchy, *Distributor B* roads are expected to carry more than 6,000 vpd.

3.4 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

No traffic management will be required on surrounding streets to accommodate the expected increase in traffic.

3.5 CRASH HISTORY DATA

Crash volumes and details were sourced from Main Roads WA from January 2012 to December 2016. One crash was recorded on Kawina Road when a car collided with a tree at the intersection of Kawina Road and Hill Street. This crash occurred in October 2016, and was classified as requiring medical attention.

Two crashes were recorded on Lawnbrook Road East. One occurred at the intersection of Lawnbrook Road East and Glenisla Road. One crash was classified as major property damage only, when a car hit the rear end of another car making a left turn in May 2014. The second crash occurred midblock to the east of Palmateer Drive. This was also a major property damage only incident, when a single vehicle hit the kerb and then a SEC pole on a Saturday night in April 2015.

Full details of the crashes have been included in **Appendix A**.

The crash locations are shown in **Figure 3.1**. Note the areas checked for crashes is shown in the colour sections, whereas areas not checked for crashes are greyscale.



Photo 3: Looking east from proposed Lawnbrook Rd East access



Photo 4: Looking west from proposed Lawnbrook Rd East access



4 VEHICLE ACCESS AND PARKING

4.1 ACCESS ARRANGEMENTS

The existing access to the site is via the driveway on Kawina Road located at the eastern end of the cul-de-sac road, as shown in **Photo 1**. It is understood that a second emergency access via Lawnbrook Road East is required as part of the bush fire emergency evacuation plan. This is envisaged as an alternative entry point for emergency crews and vehicles in an emergency situation only. The location of the proposed emergency driveway onto Lawnbrook Road East is approximately 215m to the west of Glenisla Road, as shown in **Photo 2**.



Photo 1: Existing Access to/from the site from Kawina Road

The proposed emergency access off Lawnbrook Road East will require some civil works to ensure that the intersection with Lawnbrook Road East is satisfactory and that the uphill gradients on the northern side of the paddock (see **Photo 2**) suit emergency vehicles. This is not included as part of the scope of this report.

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Photo 2: Future Emergency Access to/from the site on Lawnbrook Road East

4.2 PROVISION FOR SERVICE VEHICLES

Service deliveries to the site will include various goods for the restaurant as well as deliveries for the day spa. Service vehicles will use the same access point as guests. There is a separate waste removal plan for the development.

4.3 SIGHT DISTANCES AT THE ENTRANCES

Sight distances from the existing Kawina Road driveway access are good, as the driveway is located at the end of the cul-de-sac road as shown in **Photo 1**.

Sight distances for the future additional access point off Lawnbrook Road East were also inspected; the Safe Intersection Sight Distance (SISD) from the west was measured as 180m. The SISD from the east was measured as approximately 200m. Both east and west approaches exceeded the requirement, including the allowance for grade. The requirements for Minimum Gap Sight Distance (MGSD) were also met.

Photos 3 and 4 show the typical sight lines from the proposed site access along Lawnbrook Road East.



4.4 PUBLIC TRANSPORT ACCESS

There are no bus services along Kawina Road or Lawnbrook Road East. There are no nearby train stations. Restaurant patrons may use taxi or Uber services, but generally it can be expected that they would drive themselves.

4.5 PEDESTRIAN AND CYCLE ACCESS

Similarly, it is unlikely that many patrons will walk or cycle to the restaurant and any neighbours would simply use Kawina Road itself.

4.6 PARKING PROVISIONS

The six chalets on the property will all be single bedroom chalets with a total maximum of 12 guests at any one time. The existing shed at the rear of the property is to be converted into the restaurant, which will be able to accommodate a maximum of 120 patrons.

The City of Kalamunda Local Planning Scheme No.3 (updated 09/01/2018) sets out the parking requirements for land uses. For a Bed and Breakfast (chalets) one bay per bedroom and two for the residence is required. With six bedrooms plus the residents a total of eight bays are needed for the chalets.

For the restaurant, one bay is required for every four persons to be accommodated (or 1 bay for every 5m² of dining area), whichever is greater. The restaurant has capacity for 120 patrons at any one time which would require 30 bays.

Two staff parking bays will be required by the day spa. Ample parking is available at the restaurant during these hours and therefore can be covered by reciprocal parking arrangements.

With the chalets, restaurant, day spa and the residence, a total of 38 parking bays are required on site to meet the City's requirements. The site plan shows eight bays provided for the chalets and day spa. The restaurant parking layout (**Figure 2.1**) currently shows an additional 32 bays including 2 ACROD bays. There is also ample room on site for overflow parking should this be required. Separate parking is provided at the main residence.

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APPENDIX A: TRAFFIC DATA



Project: Kawina Chalets, 113 Kawina Rd Bickley TIS

Road	SLK	Intersection	Date	Day	Time	Severity	Crash No.			Traffic Control		Road Alignment	MR Nature	Location	RUM	Unit	Unit Type	From Dir	To Dir	Veh/Ped Move	Object Hit	Target Impact Point
Kawina Rd (1020341)	0.85	Hill St (116 4 00)	13/10/2016	Thursday	1030	Medical	201632 0670	Daylight		1	3-way Intx (T- junction)			On Left Verge After Leaving Cway	70:Off Path On Straight: Other	Colliding		W - Kawina Rd		Out Of Control: Other	Tree	
Lawnbrook Rd East (1021163)	0.38	Midblock	18/04/15	Saturday	2345	PDO Major	201505 0653			No Sign Or Control		Curve		On Left Verge After Leaving Cway	84:Off Path On Curve: Off Left Bend In Obj	Colliding	Car	W	E	Control:	Kerb, then SEC Pole	
Lawnbrook Rd East (1021163)	1.58	Glenisla Rd (045559)	03/05/2014	Saturday	1110	PDO Major	201473 6932	Daylight	Dry	Give Way Sign	3-way Intx (T- junction)	Straight	Rear End	On Cway	32:Same Dirn: Same Lane Left Rear	Target	Car	E - Lawnbrook Rd East	S - Glenisla Rd	Turning: To Make Left Turn		Rear
																Colliding		E - Lawnbrook Rd East	Lawnbro ok Rd	Straight Ahead: Not Out Of Control		



Project: Kawina Chalets, 113 Kawina Rd Bickley TIS

Weekly Volume by Hour Traffic Flow: Both Directions Road Name: Mundaring Weir Rd (1020620) Site No: 6926 Location Description: West of Hinkler Rd (SLK 1.73) Date Range: 08 Dec 2015 to 09 Dec 2015 Count Type: Classification Counts

				verage Vehic	le Volume				
Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon - Fri	Mon - Sur
0000		3	3					3	
0100		4	0					2	
0200		3	0					2	
0300		2	1					2	
0400		8	4					6	
9500		20	20					20	
0600		59	53					56	
0700		111	88					100	
3900		101	140					121	
0900		110	97					104	
1000		89	104					97	
1100		118	132					125	
1200		100	109					105	
1300		184	104					104	
1400		112	121					117	
1500		150	150					150	
1600		133	158					146	
1790		130	151					141	
1800		88	110					99	
1900		53	67	10				60	
2000		28	52					40	
2100		20	23					22	
2200		18	15					17	
2300		4	6					5	
Total		1568	1708					1644	

					Peak	Statistics				
		Mon	Tue	Wed	Thu	Frl	Sat	Sun	Mon - Fri	Mon - Sun
186	1/4 Hour		0830	0800					1100	
	1/4 Hr Vol		37	40					36	
	1/2 Hour		1145	1100					0830	
	1/2 Hr Vol		68	72					67	
AM	1 Hour		1115	0800					1100	
	1 Hr Vol		120	140					125	
	1 Hr Fact		.8824	.875					.8803	
	2 Hour		1030	1045					1030	
	2 Hr Vol		230	241					235	
	1/4 Hour		1500	1430					1500	
	1/4 Hr Vol		47	43					44	
	1/2 Hour		1445	1500					1500	
	1/2 Hr Vol		88	83					85	
PM	1 Hour		1445	1630					1430	
	1 Hr Vol		160	159					153	
	1 Hr Fact		.8511	.9464					.8793	
No.	2 Hour		1445	1600					1500	
A Section	2 Hr Vol		290	309					296	
	12 Hour		0700	0700					0700	
Peak	12 Hr Vol		1346	1464					1405	

Public Holidays + School Holidays x		
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Weekly Volume by Hour Directional Traffic Flow: Mundaring Weir Rd (1020620) Site No: Location Description: West of Hinkler Rd (SLK 1.73) Date Range: 08 Dec 2015 to 09 Dec 2015 Classification Counts Thu Fri Mon - Fri Mon Tue Thu Fri Mon - Fri W E W E W E W 0715 0830 1100 0800 1/2 Hour 1/2 Hr Vol 1 H0 .8194 .787 .7436 .9615 .9038 .6406 .9405 .822 2 Hr Val 12 H

Public Holidays + School Holidays at		
Run on 23-Jan-2018 15:13 by Bryony Veal	Page 2 of 2	reporting centre@mainroads.wa.gov.au

Project: Kawina Chalets, 113 Kawina Rd Bickley TIS

Weekly Volume by Hour

Traffic Flow: Both Directions Road Name: Pickering Brook Rd (1020018)
Site No: 51087 Location Description: West of Merrivale Rd (\$LK 2.78)

Date Range: 08 Feb 2011 to 16 Feb 2011 Count Type: Classification Counts

ate reange.	00 FWD 201	1 to 16 Feb 201	1	Count Type:	Class	incation Coun	18		
				verage Vehicle	Volume				
Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon - Fri	Mon - Sun
0000	3	3	1	1	1	7	5	2	
0100	0	1	0	0	1	1	3	0	
8200	D	0	2	2	2	3	2	1	
0300	1	2	2	3	1	1	2	2	
0400	7	8	5	12	5	5	3	7	
0500	27	28	26	28	32	8	8	28	:
10600	48	50	51	48	50	36	20	49	4
8700	50	60	63	64	50	22	27	57	4
0800	115	107	133	138	126	41	35	124	9
0900	30	48	45	43	42	51	56	42	4
1000	26	41	45	38	41	46	57	38	4
1100	25	37	42	36	44	64	53	37	4
1200	46	35	47	50	50	60	43	46	4
1300	34	49	35	44	36	56	71	40	4
1400	70	58	63	75	73	44	68	68	-
1500	105	94	87	104	119	57	67	102	9
1600	72	56	65	69	68	61	61	66	
1700	58	75	77	64	74	46	43	70	
1800	60	62	66	41	60	49	49	58	5
1900	27	36	38	41	29	31	33	34	3
2000	22	19	22	25	19	29	14	21	
2100	14	17	11	16	18	13	11	15	-
2200	9	8	12	3	14	14	9	9	1
2300	4	6	6	8	15	7	1	8	
Total	853	900	944	953	970	752	741	924	87
				Peak St	atlistics				
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon - Fri	Mon - Sun
1 M Lines	0030	0030	0030	2020	DOLE	4445	*000	Contract of the Contract of th	SELECTION OF STREET

					Peak Sta	itistics				
		Mon	Tue	Wed	Thu	Fff	Sat	Sun	Mon - Fri	Mon - Sun
193	1/4 Hour	0830	0830	0830	0830	0815	1145	1000	0830	0830
	1/4 Hr Vol	41	38	50	53	38	19	28	44	36
	1/2 Hour	0830	0815	0815	0815	0815	0930	0945	0815	0815
	1/2 Hr Vol	74	67	81	95	75	34	46	76	63
AM	1 Hour	0800	0800	0800	0815	0800	1115	0930	0800	0800
	1 Hr Vol	115	106	133	148	126	65	75	122	104
	1 Hr Fact	.7012	.6974	.6717	.6981	.8289	.8553	.6696	.6977	.7245
	2 Hour	0700	0645	0700	0715	0700	1115	0930	0700	0715
	2 Hr Vol	165	167	195	211	176	134	117	180	156
	1/4 Hour	1500	1500	1500	1500	1500	1300	1315	1500	1500
	1/4 Hr Vol	50	46	54	52	60	23	24	52	43
	1/2 Hour	1445	1445	1445	1445	1445	1245	1530	1445	1445
	1/2 Hr Vol	75	73	85	83	91	39	40	81	69
PM	1 Hour	1445	1445	1430	1430	1445	1215	1315	1445	1445
	1 Hr Vol	111	102	114	122	134	69	77	112	100
	1 Hir Fact	.555	.5543	.5327	.5865	.5583	.75	.8021	.5429	.5769
	2 Hour	1415	1445	1430	1445	1445	1515	1315	1445	1445
	2 Hr Vol	182	164	163	183	207	121	140	175	164
	12 Hour	0645	0645	0645	0645	0645	0745	0745	0645	0645
Pleak	12 Hr Vol	691	726	769	781	792	609	644	750	719

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90 56172 00700 500 14 000 000 4 124 West of Merrivale Rd (SLK 2.78) Pickering Brook Rd (1020018) 0 2 2 2 2 2 2 2 2 2 2 5 5 Classification Counts 0930 Weekly Volume by Hour 818 0830 6583 Location Description: Road Name: Count Type: 5742 4 0 493 08 Feb 2011 to 16 Feb 2011 1 Directional . 3 51067 2180 413 Date Range: Site No.

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