# PROPOSED IKEA DEVELOPMENT PRINCES HIGHWAY, TEMPE

# Summary Assessment of Potential Traffic Implications

July 2008

Reference 0778

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## **EXECUTIVE SUMMARY**

IKEA has recently opened major new outlets in Sydney (Rhodes), Brisbane (Springwood) and Melbourne (Richmond) and has a program to introduce 3 additional outlets in Sydney with a geographical 'spread' to serve the Metropolitan Area.

The Tempe area presents a desirable location to serve the Sydney south, south-east and south-west areas due to the convenient connections to the arterial road network including Princes Highway, General Holmes Drive, Forest Road and M5 Motorway. The Tempe site also represents a relatively unique large consolidated landholding which is suitable to accommodate an IKEA outlet.

Previous actions to rezone the industrial lands in the area have envisaged the development of a large bulky goods element on part of the site now incorporated in the consolidated landholding. The draft Sub-Regional Strategy document identifies this land as suitable for employment generating uses such as freight, logistics, commercial and bulky goods.

Valad Property Group submitted on application to the Department of Planning in November 2007 for the development of a contemporary IKEA store. That application was subsequently declared a Major Project under the provisions of Part 3A of the Environmental Planning and Assessment Act. The traffic assessment undertaken for the proposed IKEA development has identified the desirability of:

- providing contemporary arterial traffic management along the section of the Princes Highway at Tempe
- providing a new traffic signal controlled access intersection for IKEA.

The traffic assessment has concluded that, subject to proposed traffic management works, the operational performance of this section of the Princes Highway consequential to IKEA development will be satisfactory. This assessment has adopted the patronage characteristics of the Rhodes store for the projected traffic generation and this represents a very robust approach due to the inevitable dilution of demand with the provision of additional outlets in the Metropolitan area.

## 1. Introduction

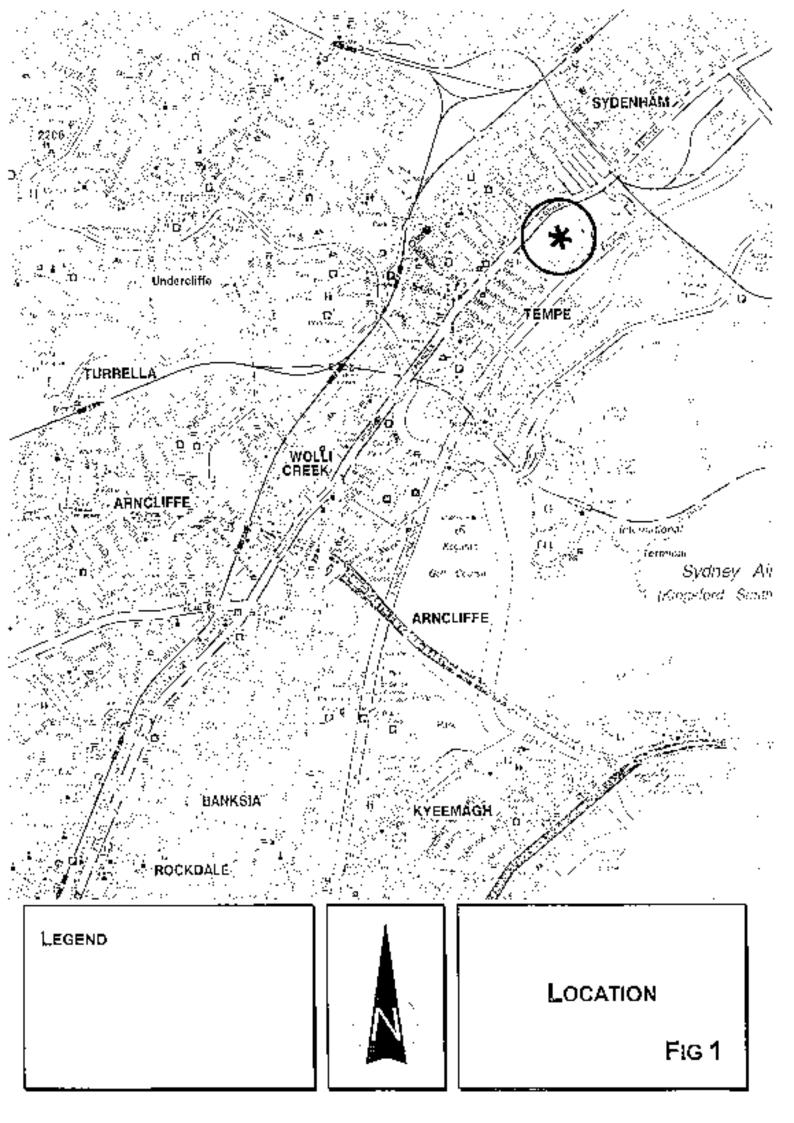
This report has been prepared to provide a summary assessment of the traffic related considerations for a proposed IKEA development on a large industrial site on the Princes Highway at Tempe (Figure 1).

IKEA has had a relatively 'small presence' in the Sydney Metropolitan Area for many years firstly at Gordon, then Moore Park and more recently Rhodes. IKEA has also recently opened major new outlets in Melbourne and Brisbane and has a program to introduce 3 more outlets in Sydney with a geographical 'spread' to serve Metropolitan Area.

The Tempe area presents a desirable location to serve the Sydney south, south-east and south-west areas due to the road network connections (particularly the M5 East, General Homes Drive and Princes Highway routes). The large underutilised/superfluous industrial site at Tempe also presents somewhat unique opportunity to provide an appropriate consolidated landholding necessary to accommodate an IKEA outlet.

IKEA previously expended signficiant effort in planning and designing for a new outlet on a site with frontage to the Princes Highway and Bellevue Street, however that scheme was ultimately thwarted by 'flight path' height controls and 'ground conditions'. The Valad Property Group (VPG) has created a new opportunity for IKEA with consolidation of lands to the south, including the existing Kennards and Ateco-Penfolds sites.

Vehicle access and the operational performance on this section of the Princes Highway are pre-eminent considerations for the development scheme and the purpose of this report is to present an assessment which enables an 'in principle' determination to be made in relation to the road network and vehicle access issues.



## 2. HISTORY

In the 1950's the establishment of 'County Road Corridors' included definition of the F6 and F5 corridors which merged at Tempe and extended northwards to the City. The corridor north of St Peters was subsequently abandoned and in 1996 the RTA sponsored a study to identify the future road network needs of the redeveloping South Sydney and Mascot areas.

That study recommended the development of an upgraded route between Randwick and Tempe which:

- ★ Utilised existing road widening reserves and freeway corridor reservations.
- \* Extended along Dacey Avenue, McEvoy Street, Euston Road and the freeway corridor providing linkages with Anzac Parade, Eastern Distributor (South Dowling Street), the Southern Arterial Route (Botany Road/Wyndham Street) and the Princes Highway/M5 East.

In 1999 the RTA sponsored a further study which reviewed and defined the future road corridor at St Peters and Tempe. At that time the relocation of the M5 East corridor was resolved and this permitted definition of the new SPIRE ROAD and the redundant land which could be rezoned.

In the period 2001 to 2004 Marrickville Council pursued initiatives to determine future landuses around the proposed SPIRE ROAD corridor including:

St Peters – Tempe Lands: rezoning Traffic Impact Assessment
 Parsons Brinkerhoff July 2003

This study envisaged the rezoning of 4 sites (Salvation Army, Council, Car Repair Shop and Kennards Self Storage) to permit bulky goods development with a total GFA of some 59,000m<sup>2</sup>. The study also took account of other

envisaged developments in the area (eg SACL) while the projected traffic generation of the 'bulky goods' development was some 1,100 vtph in the Thursday afternoon peak and some 3,040 vtph in the Saturday midday peak.

## ★ Proposed Rezoning of Sites at Tempe (St Peters)

Traffic and Transport Impact Assessment - Transport and Urban Planning Associates November 2004

This study assessed the traffic implications of rezoning 3 sites (including the Council site on the corner of Bellevue Street) for bulky goods use. It was envisaged that the Council site would provide a single bulky goods use of some 28,000m<sup>2</sup> and the assessment included the potential SACL site development for some 41,000m<sup>2</sup> warehouse/office.

The study concluded that vehicle access being concentrated into Bellevue Street presented some operational problems and the provision of a pedestrian bridge (to separate pedestrians from access traffic) was seen as a solution.

## 3. EXISTING SITE CIRCUMSTANCES

The consolidated lands which are the subject of the envisaged development scheme (Figure 2) are shown in context on the Google image overleaf and comprise:

- \* the Council site (former tip) 5.53 ha
- ★ the Kennards site 1.789ha
- ★ the Ateco Penfolds site 2.65 ha
- ★ the Car Repair Site 714.5m²

The existing/former uses on the lands comprises:

Council site - some container storage activity

Kennards site - some 9,210m<sup>2</sup> rentable storage space

(782 storage units and 42 open storage spaces)

Ateco Penfolds - Office building - 1,370m<sup>2</sup>

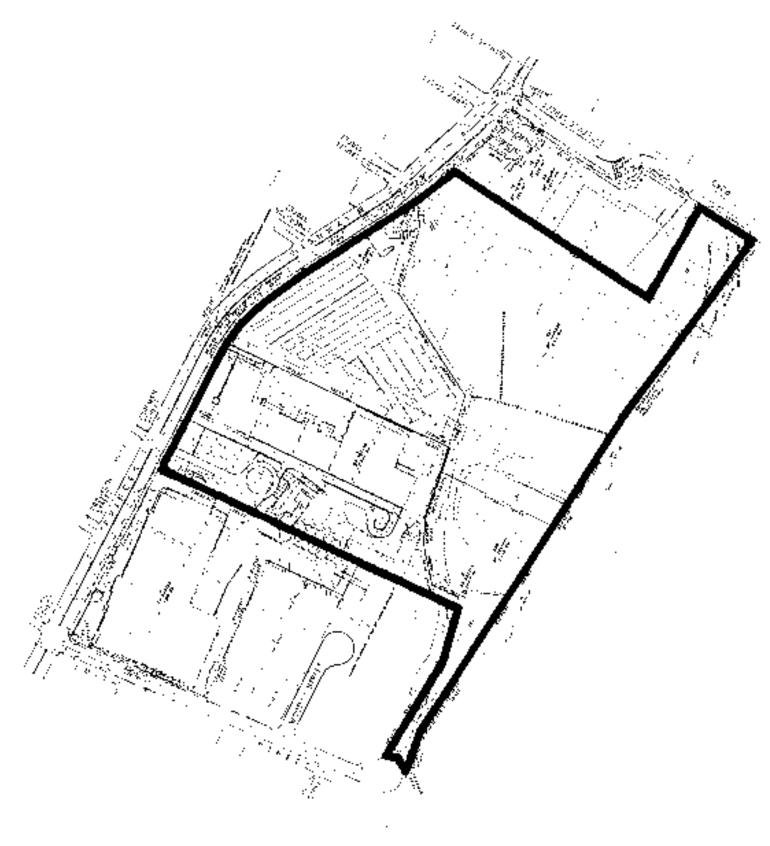
(vacant) Tower building - 4,610m<sup>2</sup>

Warehouse - 11,400m<sup>2</sup>

Workshop - 900m<sup>2</sup>

KAS Auto Mechanic - car repair workshop (former service station)

Vehicle access for these sites is provided by numerous driveways located on the Princes Highway frontage while the Council site is accessed via Bellevue Street and there is the potential for connection to Smith Street.



LEGEND



SITE

Fig 2

## 4. Proposed Development Scheme

The proposed IKEA development scheme involves:

- \* removal of the car repair premises
- removal of the Kennards occupation
- \* occupation of the remainder by IKEA including its centralised administration function which will occupy the existing Ateco/Penfolds building (upgraded and refurbished).

The development concept, which is reproduced overleaf on drawings produced by Krikis Tayler, comprises:

*	IKEA administration	4,460m <sup>2</sup> (existing building)
*	IKEA 'Blue Box'	
*	Entry/exits	2,616m <sup>2</sup>
*	Market hall	7,042m <sup>2</sup>
*	Showroom	$7,007m^2$
*	Restaurant	1,932m <sup>2</sup>
*	Offices	1,766m <sup>2</sup>
*	Back of house	1,753m <sup>2</sup>
*	Warehouse	10,716m <sup>2</sup>
*	Loading dock	1,167m <sup>2</sup>
	Total	33.999m <sup>2</sup> GFA

The vehicle access provisions will comprise:

\* a new traffic signal controlled access intersection on the Princes Highway frontage with separate right and left-turn bays (for car access)

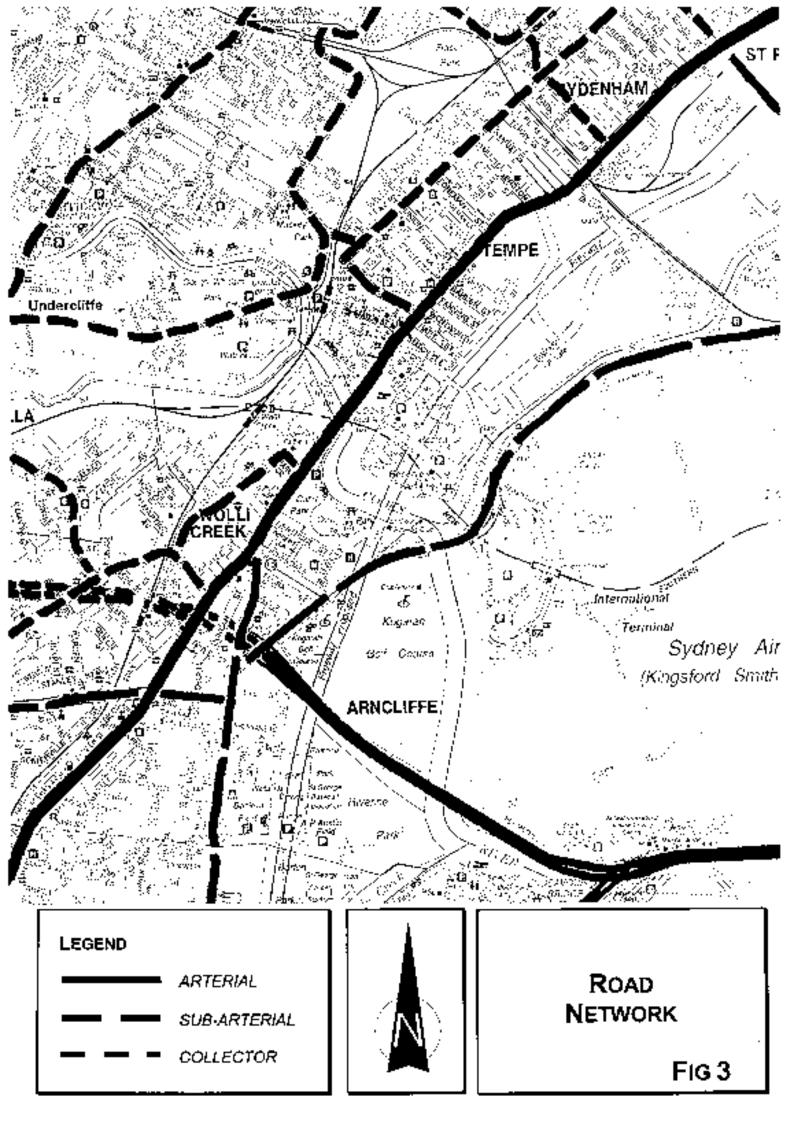
- \* connection to Bellevue Street for service vehicles and cars
- \* emergency vehicles access on the Princes Highway (adjacent to the Pretty Girl site) and on Smith Street.

## 5. EXISTING ROAD NETWORK AND TRAFFIC CIRCUMSTANCES

## 5.1 ROAD NETWORK

The road network serving the development site (Figure 3) comprises:

- \* Princes Highway a State Road and arterial route being the principal north-south connection between Sydney and Wollongong
- \* M5 Motorway a State Road and arterial route linking between General Holmes Drive at Kyeemagh and Liverpool with ramp connections to Princes Highway (eastbound egress) and Marsh Street
- \* Marsh Street a State Road and part of a sub-arterial link between Botany Road/O'Riordan Street and Forest Road connecting with the M5, West Botany Street and Princes Highway
- ★ Canal Road-Gardeners Road a State Road and sub-arterial route linking between Princes Highway and Anzac Parade
- \* Unwins Bridge Road a Regional Road and major collector road running parallel and to the west of the Highway with linkage via Gannon Street, Railway Road and Mary Street
- \* Railway Road a major collector road linking westerly from the Princes Highway through Marrickville
- ★ Bellevue Road and Smith Street local 'dead end' access roadways connecting to the Princes Highway.



## 5.2 ROAD GEOMETRY

The Princes Highway in the vicinity of the site has 6 traffic lanes (generally 3 each way) separated by a narrow median island. Traffic management measures have been applied to various sections at the Highway (on a full-time and part-time 'tidal flow' basis) to reallocate lanes with a diverted median island and lane designation similar to many 'traffic managed' 6 lane arterial rods in the Metropolitan area. However, there is essentially no such traffic management in the section between Bellevue Street and Smith Street/Union Street. The Highway is relatively straight and level in the vicinity of the site, with a slight curve while 'gaps' in the central median island are provided at the 'uncontrolled' Samuel Street, Lymerston Street and Foreman Street intersections (as well as at the traffic signal controlled intersections).

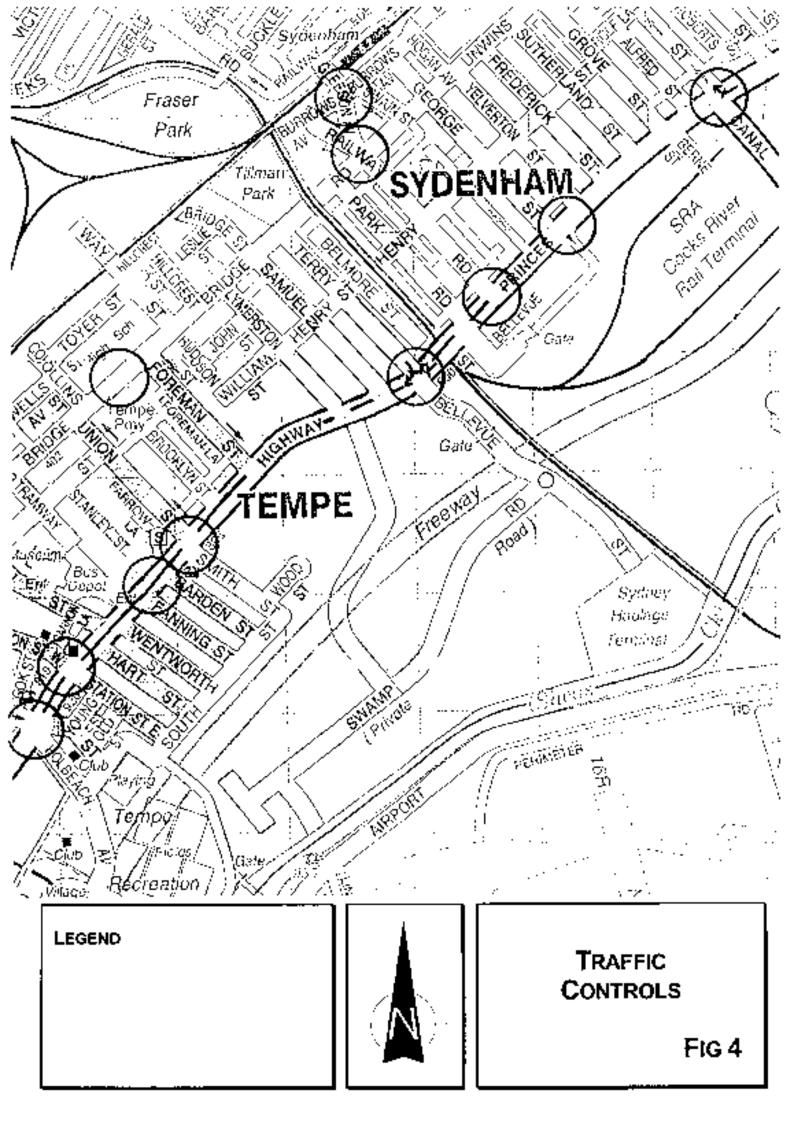
Bellevue Street has 4 traffic lanes within a 20 metre wide reserve while Smith Street has 2 traffic lanes within an 18 metre wide reserve.

## 5.3 TRAFFIC CONTROLS

The principal traffic controls which have been applied to the road system in the vicinity of the site (Figure 4) comprise:

- \* traffic signals at the Princes Highway and Bellevue Street intersection. Details of this intersection arrangement are shown on the traffic signal design plan (Appendix A) which include a right-turn bay for the turn into Bellevue Street, 2 lanes southbound and 3 lanes northbound
- \* the traffic signals at the Princes Highway and Railway Road intersection.

  Details of this intersection arrangement (Appendix A) include a right-turn bay for the turn into Railway Road, 2 lanes southbound and 3 lanes northbound
- \* the traffic signals at the Princes Highway, Smith Street and Union Street intersection. Details of this intersection arrangement (Appendix A) include a



'leading' right-turn phase for the turn into Union Street and NO RIGHT TURN bay provision

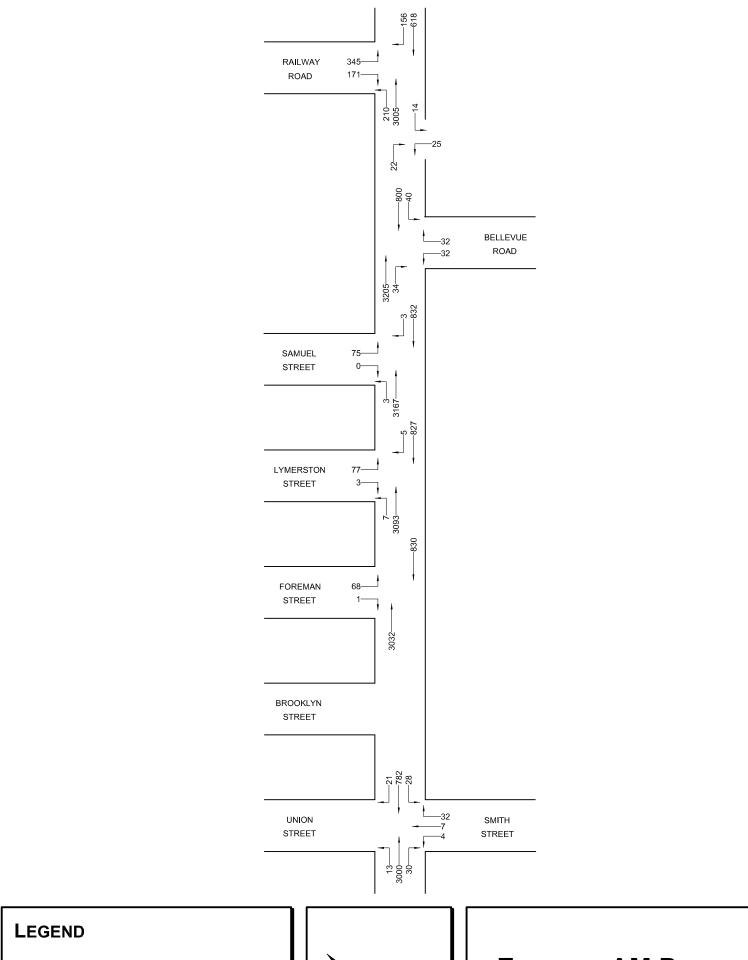
- \* a 'tidal flow' traffic management scheme on the Highway in the section south of the Canal Road intersection
- \* traffic signals on the Princes Highway at the Canal Road, Gannon Road and Holbeche Avenue intersections
- \* CLEARWAY restrictions supplemented by sections of NO STOPPING restrictions along the Highway
- \* central median island along the Highway restricting right-turn access at some intersections
- \* the one-way westerly traffic flow on Union Street and one-way easterly traffic flow on Foreman Street.

## **5.4 TRAFFIC CONDITIONS**

An indication of the traffic conditions in the vicinity of the site is provided by data published by the RTA and surveys undertaken as part of this study (ie June 2007). The data published by the RTA is expressed in terms of Annual Average Daily Traffic (AADT) and recent data (prior to and after the opening of the M5 East) are compared in the following:

Location	AADT		
	2002	2006	
Princes Highway at Cooks River	61,116	62,075	
Princes Highway north of Railway Road	53,623	52,841	

Intersection traffic surveys have been undertaken during the weekday (Thursday) morning and afternoon peak periods and the weekend (Saturday and Sunday)

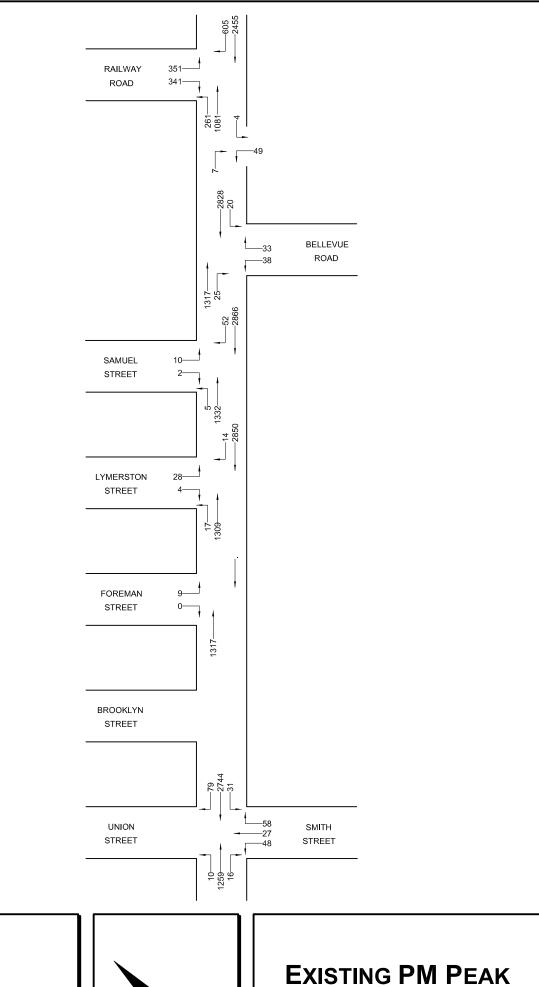


LEGEND



EXISTING AM PEAK TRAFFIC FLOWS

FIG 5a



**LEGEND** 



EXISTING PM PEAK
TRAFFIC FLOWS

FIG 5b

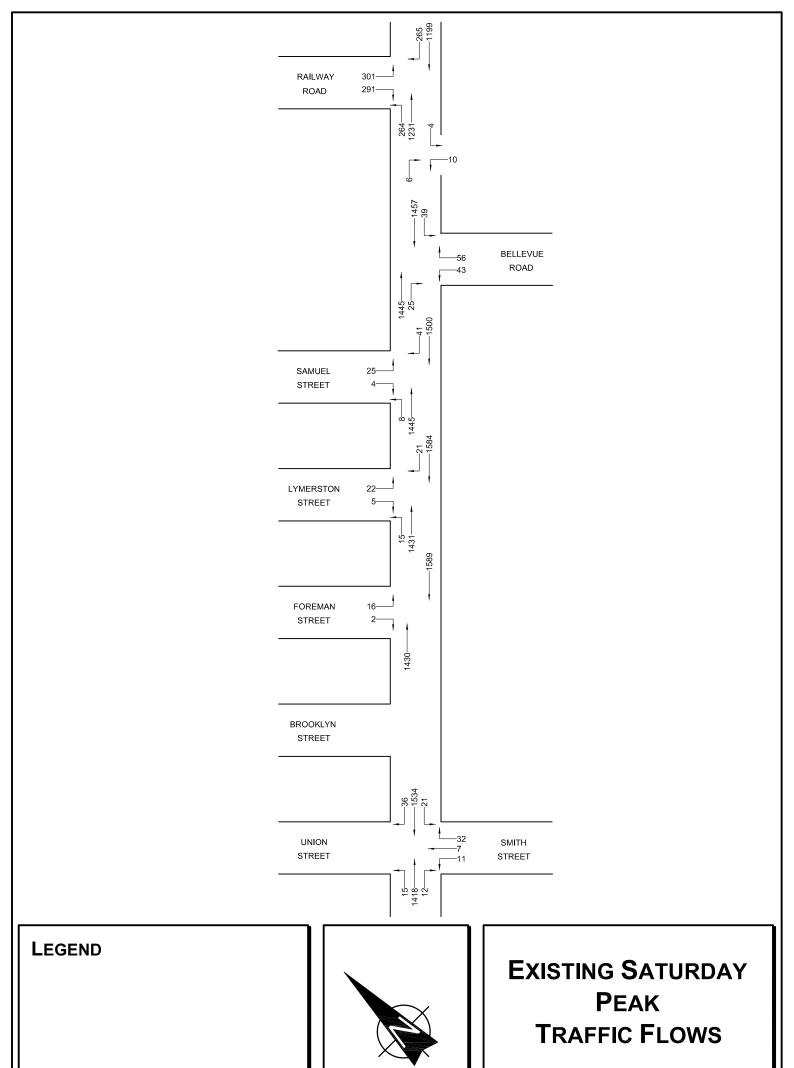


FIG 5c

midday/afternoon period. The results of those surveys are provided in Appendix B and it is apparent that the traffic flows on Saturday are heavier than on Sunday. The survey results are summarised in terms of peak hour flows along the Highway in the following, while the individual intersection movements are indicated on Figures 5a, 5b and 5c.

	A	AM		PM		Sat (MD)	
	NB	SB	NB	SB	NB	SB	
Princes Highway							
at Smith Street	3043	831	1285	2854	1445	1594	
At Bellevue Street	<u>3215</u>	774	1342	<u>3060</u>	<u>1495</u>	<u>1464</u>	

## It is apparent that:

- \* the flows on this section of the Highway have reduced slightly since the opening of the M5 East
- \* the flows during the weekend midday/afternoon peak are some 25 to 35% lower bi-directionally and some 50% directionally than the weekday morning and afternoon peaks
- \* the northbound morning peak is significantly higher than the southbound afternoon peak (ie 24% at Bellevue Street) and to some extent this reflects the morning peak tidal flow provision for northbound traffic (not reciprocated for southbound in the afternoon).

The operational performance of the intersections along this section of the Princes Highway during the representative existing peak circumstances has been modelled using SCATES. The results of that assessment are provided in the following and the criteria for interpreting the SCATES output is reproduced overleaf:

		AM			PM			Sat	
	LOS	DS	AVD	LOS	DS	AVD	LOS	DS	AVD
Railway Road	С	0.96	30.7	С	0.89	28.1	В	0.66	20.0
Bellevue Street	С	0.72	9.8	D	1.02	64.9	Α	0.72	12.3
Smith St/Union St	Α	0.71	7.1	В	0.63	14.8	Α	0.41	7.4

# Criteria for Interpreting Results of **SCATES Analysis**

## 1. Level of Service (LOS)

LOS	Traffic Signals and Roundabouts	Give Way and Stop Signs
'A'	Good	Good
'B'	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
'С'	Satisfactory	Satisfactory but accident study required
ʻD'	Operating near capacity	Near capacity and Accident Study required
'E'	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode
'F'	Unsatisfactory and requires additional capacity	Unsatisfactory and requires other control mode

## 2. Average Vehicle Delay (AVD)

The AVD provides a measure of the operational performance of an intersection as indicated on the table below which relates AVD to LOS. The AVD's listed in the table should be taken as a guide only as longer delays could be tolerated in some locations (ie inner city conditions) and on some roads (ie minor side street intersecting with a major arterial route).

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabouts	Give Way and Stop Signs
Α	Less than 14	Good operation	Good operation
В	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
С	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
Е	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode

## 3. Degree of Saturation (DS)

The DS is another measure of the operational performance of individual intersections.

For intersections controlled by **traffic signals**<sup>1</sup> both queue length and delay increase rapidly as DS approaches 1, and it is usual to attempt to keep DS to less than 0.9. Values of DS in the order of 0.7 generally represent satisfactory intersection operation. When DS exceeds 0.9 queues can be anticipated.

For intersections controlled by a **roundabout or GIVE WAY or STOP signs**, satisfactory intersection operation is indicated by a DS of 0.8 or less.

the values of DS for intersections under traffic signal control are only valid for cycle length of 120 secs

The results indicate relatively acceptable operational circumstances apart from:

- \* the Railway Road intersection in the morning peak
- \* the Bellevue Road intersection in the afternoon peak.

## 5.5 Public Transport Services

Public transport services located within walking distance of the site include both rail and bus services.

## **Rail Services**

Both Sydenham and Tempe Stations are within reasonable walking distance and Sydenham Station has rail services from the Eastern Suburbs/Illawarra line and the Bankstown line. Tempe Station has rail services from the Eastern Suburbs/Illawarra line and the Airport and East Hills line. Both stations have regular train services operating on weekdays and weekends, with Sydenham Station having the highest number of services.

## **Bus Services**

Sydney Buses operate a number of bus services along the Princes Highway in the Tempe/St Peters area. These include:

- Route 422 City to Tempe
- Route 357 Bondi Junction to Sydenham
- Route 425 Dulwich Hill to Tempe

Sydney Buses operate regular bus services along these routes on weekdays and on weekends with bus stops located on the Princes Highway adjacent to the site.

## 5.6 FUTURE CIRCUMSTANCES

## **Road Network**

The only definitive proposal for the road network is that of the future construction of the SPIRE Road extending from the Princes Highway at Cooks River to Campbell Street, St Peters, however the RTA has no current program to undertake this work. It is envisaged that this roadway will have a connection to Swamp Road which connects to Bellevue Street and the Princes Highway. Various other perceived road network schemes include:

- ★ upgraded capacity in the M5 Tunnel
- \* a truck tunnel through Marrickville.

## **Traffic Management**

There are no known proposals for traffic management changes in the area.

## **Transport Services**

The Government is pursuing a process of upgrading rail lines, stations and rolling stock.

## **Urban Development**

Development is continuing to occur in the vicinity of the new Wolli Creek Railway Station while the Port Botany Expansion and Cooks Cove Industrial Park development schemes have been approved and developments are proceeding on the Airport site (although the envisaged retail development has been abandoned).

## 6. POTENTIAL TRAFFIC IMPLICATIONS

### 6.1 Projected Traffic Generation

The recorded traffic generation activities on the site at the time traffic surveys were undertaken included the Kennards Self Storage facility and the container storage movements on part of the 'Council Site'. However, it is not proposed to apply any 'discount' in relation to this existing activity.

The IKEA 'retail experience' is somewhat different to normal bulky goods retailing and reliance on RTA 'generic' traffic generation rates is not really appropriate. At the same time it is not possible to directly survey/establish IKEA traffic generation and parking characteristics at any of its outlets in Australia because there are currently no 'stand alone' locations without shared carparking.

IKEA however maintain a detail 'transaction and visitation' data base which provides the ability to construct a realistic assessment of traffic generation at representative peak times (ie. trading peaks and on-street traffic peaks). IKEA have also undertaken detail customer research by means of questionnaire surveys and the results of these include details of 'travel mode' and 'car occupancy' etc.

'People counters' employed at the entry to the Rhodes IKEA store indicate that on average there are 3 visitors entering the store for every customer transaction and there is relatively little variation to this factor (whether by day or time). The detail customer transaction recordings averaged over 3 months at the Rhodes store for the representative peak periods are converted to visitors entering in the following:

	<b>Transactions</b>	Visitors (IN ONLY)
Normal Weekday	Per Hour	Per Hour
9.00am to 10.00am	18	54
5.00pm to 6.00pm	80	240
Thursday		
5.00pm to 6.00pm	106	318
Saturday/Sunday		
12.00pm to 1.00pm	234	702

The 'travel mode' data for IKEA visitors is focussed towards motor vehicle travel (due to bulky goods purchases) as follows:

Total:	100%
Taxi	0.3%
Coach	1.0%
Cycle/Motor Bike	0.2%
Walk	1.1%
Train	0.1%
Bus	5.3%
Car	92%

The average occupancy of cars visiting IKEA is 1.8 persons and the visitation peaks can be translated to vehicle trips per hour as follows:

	Visitors	By Car	vtph
	(IN/OUT)	(92%)	(@ 1.8 per Car)
Normal Weekday			
9.00am to 10.00am	108	100	56
5.00pm to 6.00pm	480	442	246
Thursday			
5.00pm to 6.00pm	636	585	326
Saturday/Sunday			
12.00pm to 1.00pm	1404	1292	718

It is apparent that the opening of additional IKEA stores in Sydney will result in a significant 'spread' of patronage (which is all concentrated at the Rhodes location only at present) and there will be a resultant decrease in the visitation levels (ie as has occurred with major fast food outlets and Bunnings stores (and the like) as they have proliferated). However, in order to ensure a robust assessment of the IKEA traffic implications at Tempe no discount will be applied in relation to this eventuality.

The RTA Development Guidelines provide a generalised indication of the discount which could be applied in relation to 'linked trips' for retail centres which would also be comparable for bulky goods retail circumstances. However, the Queensland Department of Main Roads 'Road Planning and Design Manual (2001)' provides a very detailed assessment of linked trips which has regard for data provided by:

- Queensland Transport
- Brisbane City Council
- Roads and Traffic Authority NSW
- Eppell Olsen and Partners
- Christopher Hallam

The following extract is reproduced from the DMR Queensland Manual:

Considering the adjacent road network, three shopping centre trip types have been defined as follows:

- New Trips trips that would not have appeared on the immediate approaches, local street network or regional road network prior to the opening of the shopping centre. These trips only appear as a consequence of the opening of the centre.
- Diverted Trips linked trips (ie in conjunction with another trip purpose) which are diverted off the regional road network to access the shopping centre.
- Drop-In Trips linked trips that would have appeared in the local road network irrespective of the presence of the shopping centre.

Research undertaken by Hallam developed the rates shown in Table 2A.7 for estimating the proportion of drop-in and diverted trips.

Table 2A.7 Proportion of Drop-In and Diverted Trips

Trip Type	Proportion of Trips		
	Thursday	Saturday	
New Trip	50%	68%	
Diverted Trip	30%	20%	
Drop-In Trip	20%	12%	

Studies undertaken in the USA suggest the factors in Table 2A.8 are applicable to the above percentages to accommodate different diverted pattern trips for different sized centres

Table 2A.8 Factors in Drop-In and Diverted Trips

Shopping Centre Size	Factors to be Applied to Proportion of Drop-In and Diverted Trips					
0 – 10,000m²	1.2					
10,000 - 35,000m²	1.0					
> 35,000m²	0.8					

Upon determining the proportion of drop-in and diverted trips the traffic discounts in Table 2A.9 would be applicable

Table 2A.9 Factors in Drop-In and Diverted Trips

Road Network Element	Trip Discount Applicable				
Regional Road Network	Drop-in + diverted trips				

The 'passing trade' element will be quite significant for the IKEA Tempe location due to the regional traffic movements currently occurring along the Highway including many to/from the numerous existing bulky goods complexes which are located in the near vicinity and in the Green Square and Moore Park areas.

The foregoing data would indicate a linked trip characteristic in relation to the proposed IKEA Tempe store of some 30% on Thursday and some 42% on Saturday/ Sunday.

Adopting the peak patronage/traffic characteristics of the Rhodes store (without any mitigation for patronage spread) and the applied 'linked trip" factors of 30% and 42% would indicate the following projected peak traffic generation:

1101	
	۱

Thursday 5.00pm - 6.00pm	320 vtph (96 linked)
Sat/Sun 12.00pm - 1.00pm	700 vtph (294 linked)

In addition, there will be the traffic movements generated by the IKEA administration office which will be provided with 50 parking spaces with a typical peak staff arrival characteristic of 60% in 1 hour (ie 30 vtph IN am, OUT pm).

Assessment of the IKEA development also needs to include consideration of the other landuse developments, namely:

## SACL Freight Forwarding

Weekday 81 vtph (50:50) IN/OUT split)

Thus the projected total additional traffic movements which are subject of this assessment are as follows (without any discount in relation to existing traffic generation on the site):

	PM	Sat
IKEA Trading	224	406
IKEA Administration	30	-
SACL	81	-
Total	335	406

## 6.2 Proposed Access and Remedial Treatments

Assessment of the appropriate treatments in relation to vehicle access for the IKEA development involves consideration of both:

- \* the existing unsatisfactory circumstances along this section of the Highway
- \* the development needs.

In relation to the existing circumstances there are a number of significant issues as follows:

## \* Arterial Road Traffic Management

The section of the Princes Highway between the Smith Street/Union Street and Bellevue Street intersections is largely devoid of any contemporary traffic management apart from CLEARWAY restrictions and some median island closures.

It is apparent that this circumstance may reflect the absence of any significant traffic capacity constraint with the traffic flow in the vicinity dictated by the situation at the Railway Road intersection northwards and West Botany Street southwards (where traffic management has been applied) hence the RTA has not pursued application of these measures in this section.

The absence of traffic management measures is unusual for a major highway in the Metropolitan Area and results in vehicle conflicts due to the absence of right-turn bays and uncontrolled intersection movements etc. The 5 year accident history provided in Appendix C reveals numerous injury, tow-away, rear end, lane change, right-turn, right angle and U-turn accidents at the uncontrolled intersections in this section of Highway as well as pedestrian accidents.

## **★** Smith Street/Union Street Intersection

These traffic signals operate with a 'leading' right-turn phase for the turn from the Highway into Union Street (due to the inability to prohibit the turn into Smith Street or to provide diamond turn phasing due to absence of right-turn bays). This phasing is inherently hazardous as vehicles wanting to turn right accumulate during the Highway green phase and often turn after red is displayed due to the absence of a trailing green arrow.

The accident history provided in Appendix C indicates that there were a total of 13 recorded 'injury and tow-away' accidents involving northbound through vehicles in the Highway and southbound vehicles turning into Union Street. These accidents are very largely a direct consequence of the 'leading green arrow' phase arrangement.

The accident situation is exacerbated by the absence of designated right-turn bays and there are also numerous reported 'rear end' and 'lane change' accidents on the Highway approaches resultant to this situation.

## \* Pedestrian Crossing Facilities

There is a distance of some 700 metres between the Smith Street/Union Street and Bellevue Street intersections on the Highway without any facilities for the pedestrian crossing needs generated by bus stops and workers etc. The accident history provided in Appendix C reveals 2 reported pedestrian injury accidents on the Highway in the vicinity of Forman Street (ie at the frontage of the development site).

## \* Intersection Capacity Limitations

The operational performance analysis of the existing morning and afternoon peak conditions reveals shortcomings at the Railway Road intersection (morning peak) and Bellevue Street intersection (afternoon peak). The potential to achieve additional lanes at these intersections would alleviate these existing shortcomings.

The proposed strategy for treatment of this section of the Highway as part of the development scheme involves conventional arterial road traffic management involving:

- \* creation of right-turn bays by reducing the southbound provision to 2 through lanes as exists at Railway Road and Bellevue Street. The alternative is to provide 2 northbound through lanes, however this is not appropriate due to the occasional extent of the northbound morning peak queuing back from the Railway Road Canal Road intersections
- ★ provision of diamond overlap traffic signal phasing at the Smith Street/Union Street intersection (with the right-turn bays)
- \* provision of a new traffic signal controlled intersection at the IKEA access located between Lymerston Street and Foreman Street. This intersection will

have separate right-turn and left-turn bays (the latter providing for a bus stop) as well as pedestrian crossing facilities

- \* closure of the median island gaps at the Lymerston Street intersection
- extension of the right-turn bay at Bellevue Street (and reduction of the bay at Samuel Street)
- \* rearrangement of lanes between Railway Road and Bellevue Street in order to provide sections of left-turn lanes on the approaches to each intersection.

This proposed treatment for the Princes Highway in the section between Smith Street/Union Street and Railway Road is shown on the plan prepared by Krikis Tayler which is reproduced overleaf with a plan of the existing circumstances.

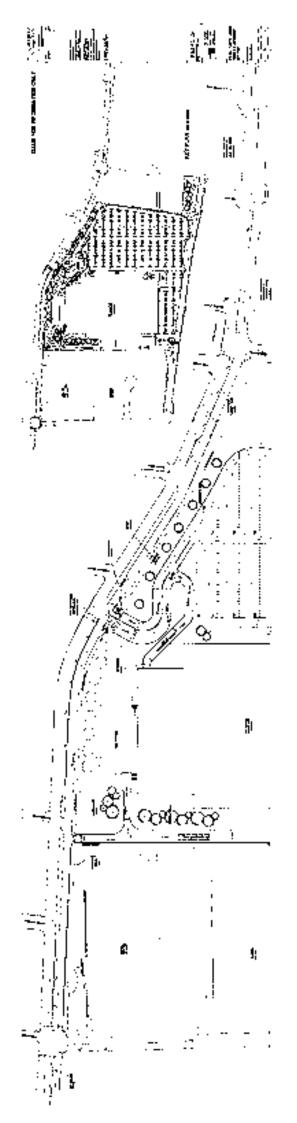


FIG 6A

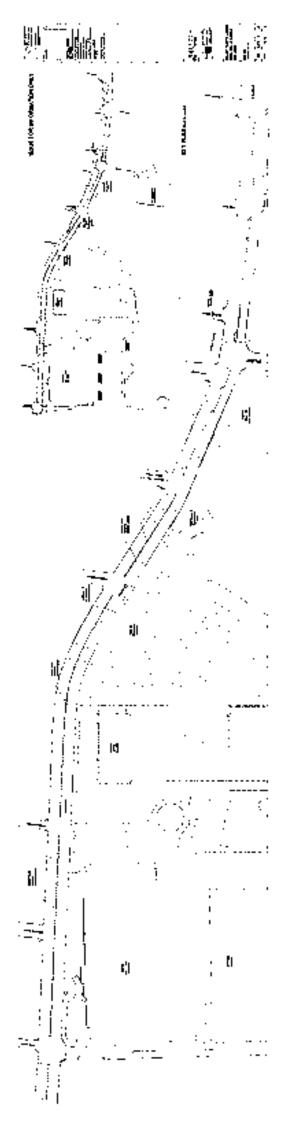


Fig 6B

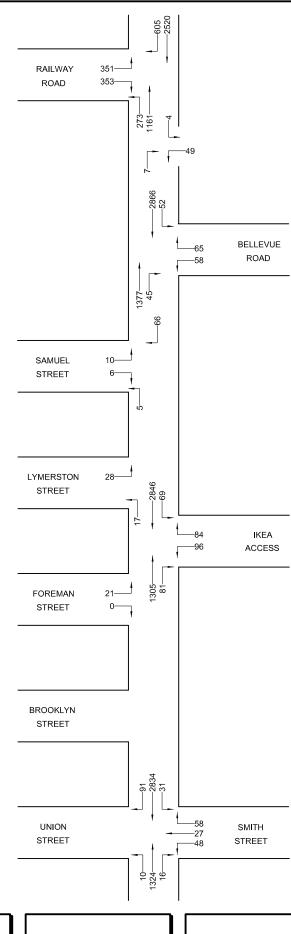
## 6.3 Traffic Distribution and Operational Performance Outcome

The projected peak traffic volumes at the intersections along the Highway consequential to the development outcome (ie Thursday afternoon and Saturday midday) are identified on Figure 7a and 7b. The weekday morning circumstance is inconsequential because IKEA will not open for trading until 10.00am.

The operational performance of the intersections along the Princes Highway (with the proposed development) has been assessed using the SCATES program adopting the proposed traffic management access arrangements. The results of the SCATES assessment are compared with the existing circumstance in the following:

	Existing						Future					
Intersection	ection PM		Sat		PM			Sat				
	LOS	DS	AVD	LOS	DS	AVD	LOS	DS	AVD	LOS	DS	AVD
Railway Rd	С	0.89	28.1	В	0.66	20.0	С	0.92	29.4	В	0.63	19.6
Bellevue St	D	1.02	64.9	Α	0.72	12.3	В	0.97	17.8	Α	0.75	12.9
IKEA	-	-	-	-	-	-	Α	0.95	13.7	Α	0.62	12.1
Smith/Union	В	0.63	14.8	Α	0.41	7.4	D	1.00	45.2	Α	0.64	8.3

The criteria for interpreting SCATES output is again reproduced overleaf and it is apparent that a satisfactory level of service will be achieved at intersections along the Highway. In fact the operational performance of the existing Railway Road and Bellevue Street intersections will be improved as a result of works undertaken as part of the project.



**LEGEND** 



POST DEVELOPMENT PM
PEAK
TRAFFIC FLOWS

FIG 7a

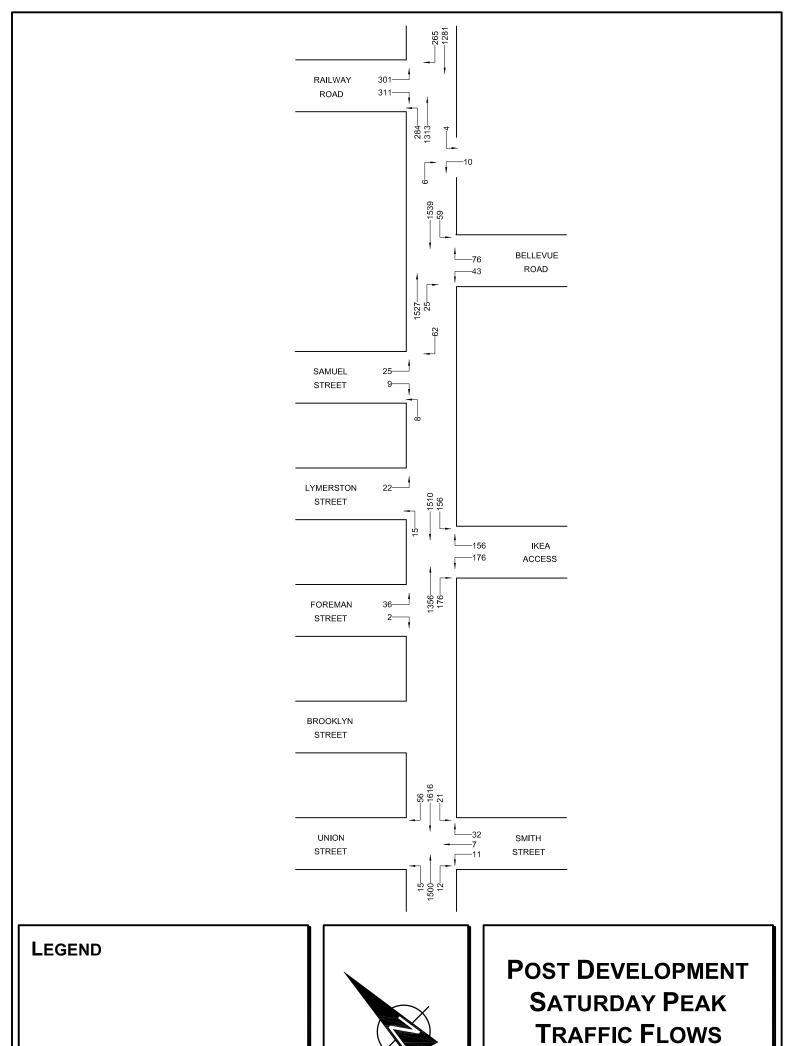


Fig 7b

## Criteria for Interpreting Results of SCATES Analysis

#### 1. Level of Service (LOS)

LOS	Traffic Signals and Roundabouts	Give Way and Stop Signs
'A'	Good	Good
'B'	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
,C,	Satisfactory	Satisfactory but accident study required
ʻD'	Operating near capacity	Near capacity and Accident Study required
'E'	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode
'F'	Unsatisfactory and requires additional capacity	Unsatisfactory and requires other control mode

#### 2. Average Vehicle Delay (AVD)

The AVD provides a measure of the operational performance of an intersection as indicated on the table below which relates AVD to LOS. The AVD's listed in the table should be taken as a guide only as longer delays could be tolerated in some locations (ie inner city conditions) and on some roads (ie minor side street intersecting with a major arterial route).

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabouts	Give Way and Stop Signs
Α	Less than 14	Good operation	Good operation
В	15 to 28	Good with acceptable delays and spare capacity	Acceptable delays and spare capacity
С	29 to 42	Satisfactory	Satisfactory but accident study required
D	43 to 56	Operating near capacity	Near capacity and accident study required
Е	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode	At capacity and requires other control mode

### 3. Degree of Saturation (DS)

The DS is another measure of the operational performance of individual intersections.

For intersections controlled by **traffic signals**<sup>2</sup> both queue length and delay increase rapidly as DS approaches 1, and it is usual to attempt to keep DS to less than 0.9. Values of DS in the order of 0.7 generally represent satisfactory intersection operation. When DS exceeds 0.9 queues can be anticipated.

For intersections controlled by a **roundabout or GIVE WAY or STOP signs**, satisfactory intersection operation is indicated by a DS of 0.8 or less.

the values of DS for intersections under traffic signal control are only valid for cycle length of 120 secs

#### **6.4 Special Provision and Contingencies**

Experiences with the recent openings of IKEA stores in Australia has provided guidance particularly in relation to the need to facilitate ingress movements and ensure adequate on-site parking for peak demand circumstances. The design provisions for IKEA Tempe include:

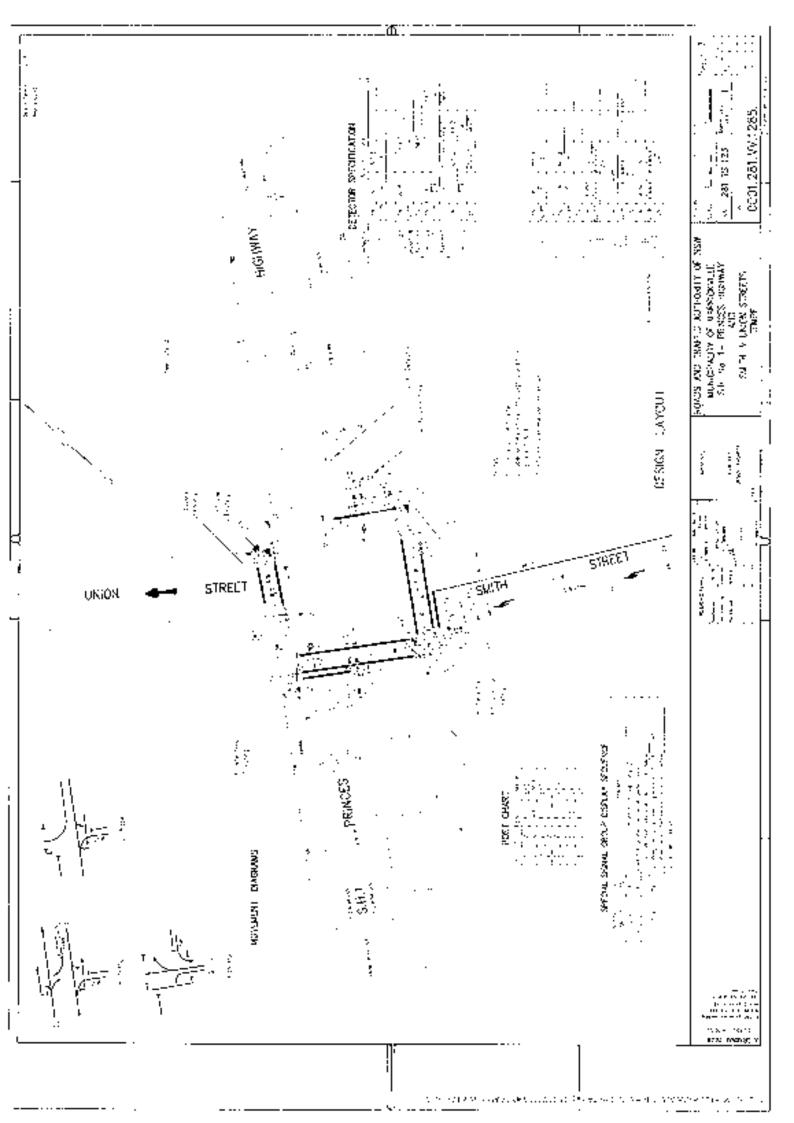
- optimised ingress capacity with avoidance of conflict, queuing or delay within the site
- \* generous parking provisions which is enabled by the large site area
- complete separation of delivery vehicle activity.

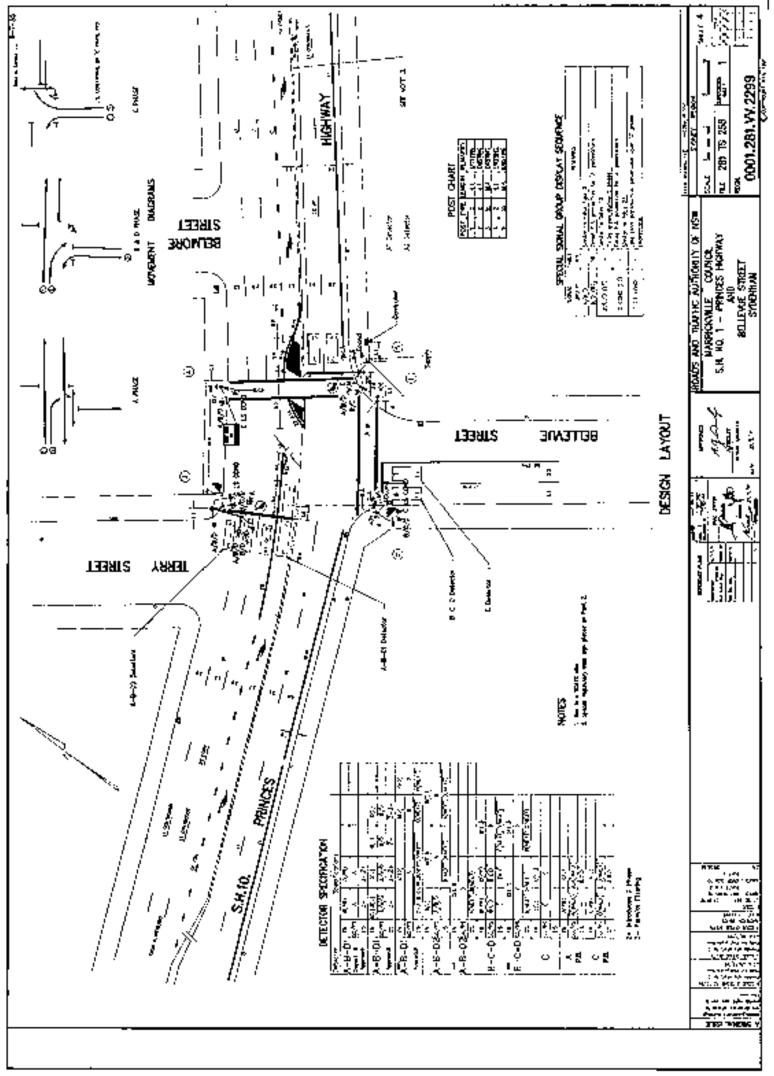
The contingent provisions include:

- \* setting back of building to enable potential provision of a second right-turn ingress lane in the Highway (although not foreseen or assessed as necessary)
- potential 'safety value' access connection to Smith Street
- \* ability to connect to the future Spire Road via Bellevue Street.

## APPENDIX A

## INTERSECTION PLANS





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## APPENDIX B

## TRAFFIC SURVEYS

R.O.A.R. DATA

Ph.88196847, Fax 88196849, Mob.0418-239019 Reliable, Original & Authentic Results

TOTAL.

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Bellevue Rd

Princess May

NORTH

EAST

:1863 TEMPE Princess Hwy

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:Thursday 12th June 07

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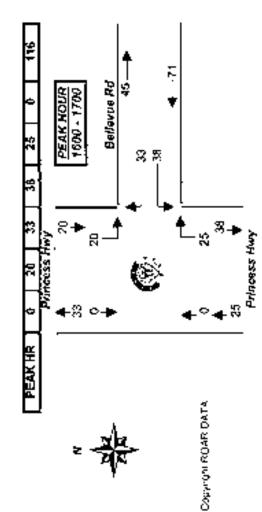
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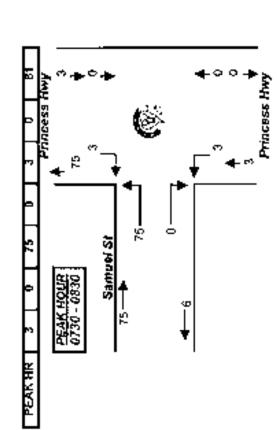
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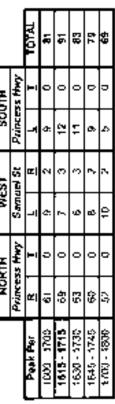
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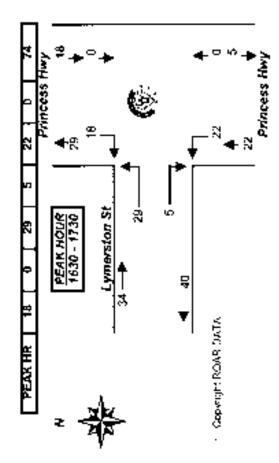
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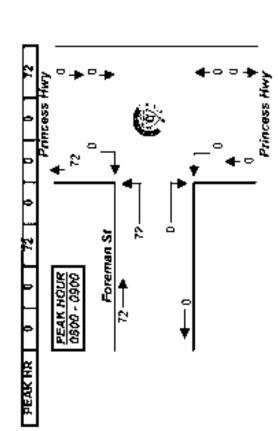
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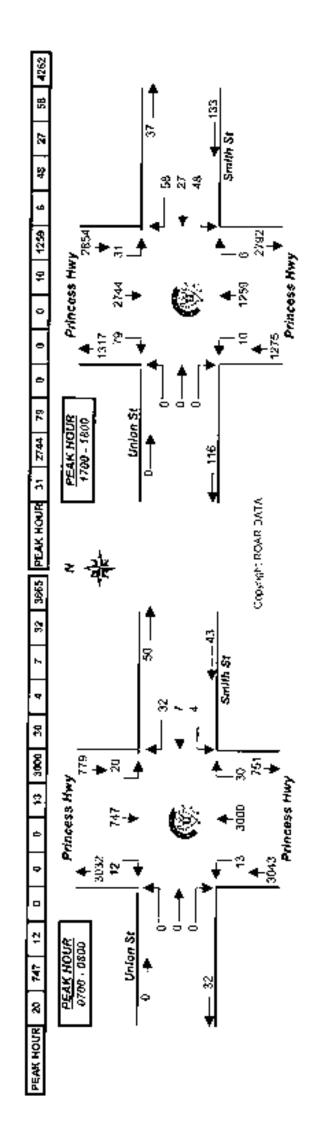
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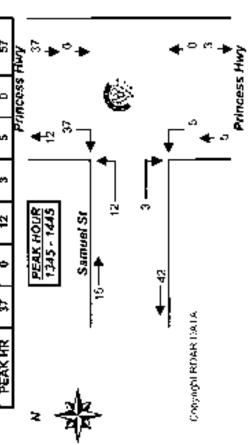
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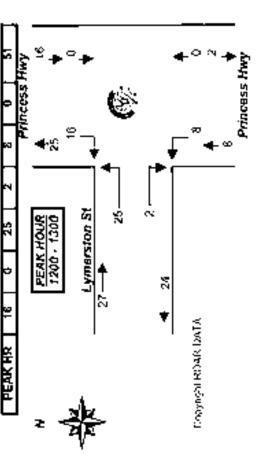
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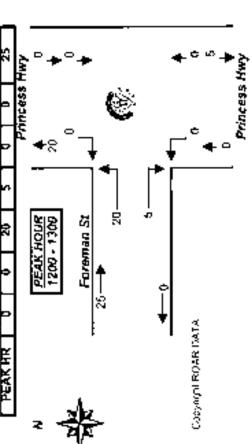
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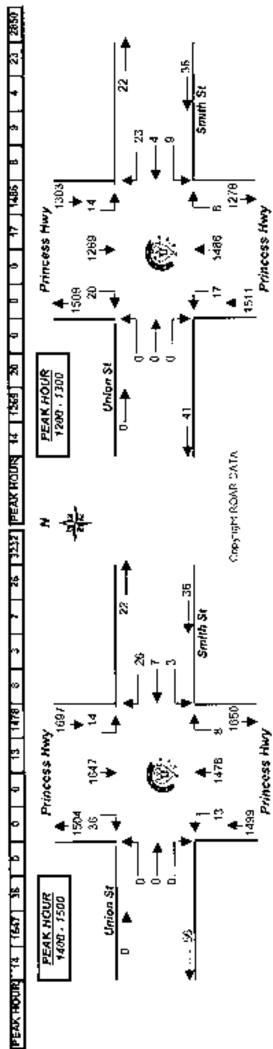
R.O.A.R. DATA Reliable, Original & Authentic Results

Ph.88196947, Fax 88196919, Mob.0418-239019

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669 ř Ş ន្ត Z 뚪 Ê 59 FM 105 Sun EAST Princess May SOUTH 4442 3.4 351 82 |≱|3 왍 ğ \$ Į, 337 .T.T.P.A. .1863 TEMPE Princess Hwy .Saturday 7th & Sunday 8th June 07 Union St WEST Princess Hay NORTH Š Day/Date 1230 - 1245 1430 - 1445 Print End 288-1300 1320 - 1345 1345 - 1400 4CO - 1415 300 - 1315 13%-1330 1415 - 1433 Vehicles Пте Рег 쭚 ī ß **1**28 ž ü ğ 381 황매바양 1873 Sai Princess Hwy SOUTH 8 8 8 |₹ ğ Ã 듔 졁 智 ą Union St Princess they HORTH 4585 Ŕ 8 8 8 3 썱 337 Ø ķ 415 - 1430 1430 - 1445 Period End 21/00 - 12/15 400 - 1415 652 Vehicles Ima Per 1230 - 1245 1343 - 1498 1245 - 1300 300 - 1315

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## APPENDIX C

## **ACCIDENT HISTORY**

# Brief Crash Report



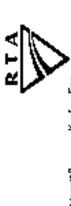
NOTES' Reported crashes on Princes Pignway from Gannon Street to Railway Road and within 10th of intersections. Crashes recorded 2001 to 2005

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## Brief Crash Report

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