

LETTER

Transport Planning



REF: S129410

DATE: 5 August 2021

Starfish Developments
254 Angas Street
Adelaide SA 5000

Attention: Mr. Craig McRostie

Dear Craig,

RE: WOODFORDE – HAMILTON HILL PARKING ASSESSMENT - UPDATED

This letter has been prepared in response to the proposed changes to the land division regarding the residential development in Hamilton Hill and parking demands for the updated dwellings and road network.

Parking Rates

GTA (now Stantec) have been involved with the Woodforde Development since its inception for the land division, and have continued to provide advice through to the individual stages of development, with the most recent parking study in 2018. The parking rates in this study are in line with those used in the previous parking studies for previous stages of development.

A typical rate applied for visitor parking is 1 space per 2 dwellings in low to medium density residential developments. This was referenced in the GTA Traffic Assessment for the Woodforde Land Division and Masterplan. At that time, the design details of the super lots were not available with regards to provision of parking for apartments. The typical rate for visitors to apartment developments is 1 space per 4 dwellings.

Given the integrated residential development at Woodforde, that is a mix of medium and low density of residential dwellings, it is appropriate that there be a mix of parking provisions depending on the type of use. The Adelaide Hills Development Plan does not cater for any differentiation between the types of dwellings other than affordable residence developments.

The use of 1 per 4 spaces for apartments residential development is provided in Urban Corridor Zones and Centres in many former Development Plans and the Planning Code in metropolitan Adelaide. It has also been applied to various approved developments in the metropolitan area including Dock One in Port Adelaide. This development is currently under construction.

The Planning Code when considering higher density development such as apartment developments will permit the use of on-street parking with a principle where (as found in urban corridor and/or designated area parking rates):

generous on-street parking and/or public parking areas are available and in convenient proximity, other than where such parking may become limited or removed by future loss of access, restrictions, road modifications or widening.

This principle is appropriate to be applied to the proposed apartments in Woodforde.

On-street Parking Allocation

I understand that there has been further review of future stages with regards to design of allotments which has resulted in the total number of dwellings in Hamilton Hill to 422 dwellings in total. Based on the breakdown of dwelling types in the development, the required on-street visitor parking has been calculated in Table 1.

Table 1. On-street visitor car park analysis

Type	Dwellings	Spaces per dwelling	On-street parking required
Traditional dwellings (>11m frontage)	16	0	0
Traditional dwellings (<11m frontage)	92	0.5	46
Townhouses	192	0.5	96
Apartment sites (x2)	122	0.25	31
TOTAL	422	-	173

Based on the current dwelling types in Hamilton Hill, there would be a demand for up to 173 on-street visitor parking spaces. Previously, Council has requested that the surplus off-street visitor parking spaces in the low density dwellings not be used to offset the shortfall of car parking spaces on the townhouse and apartment built form. Furthermore, Council has previously required that the parking shortfall for the townhouses and apartments is absorbed solely by the on-street car parking capacity within the development. As such the the total townhouse and apartment off-street car parking shortfalls are shown in Table 2.

Table 2. Off-street car park shortfall analysis

Type	Dwellings	Off-Street Spaces	Affordable Outcomes	Off-Street Parking Required (2 per dwelling)	Shortfall
Townhouses	192	321	0	384	63
Apartments (2 sites)	122	123	64	180 (244 less 64)	57
TOTAL	320	444	64	564	120

These tables indicate the Hamilton Hill development requires a total of 293 on-street parking spaces to be achieved to accommodate the shortfall in off-street parking for townhouses and apartments (120 spaces) and on-street visitor parking for all dwellings (173 spaces). It is noted this has reduced since the previous assessment in 2018 due to the change in mix of dwellings (in particular reduction in apartments assumed for the site).

Based on the current street layout there would be a minimum of 346 parking spaces in the site. This indicates a surplus of 53 spaces as a minimum if there was 100% demand based on the typical parking rates.

My experience with residential developments of all types has found that parking demands for visitor parking is never fully realised typically over a whole road network, with only special events (i.e. parties) at individual dwellings causing any major parking demands on an infrequent basis.

I also still consider there would be more spaces available in the network than shown on the plans. It should also be noted that the mix of vehicle sizes will vary the actual parking availability with this review considering a standard vehicle size being 5.0 metres in length (6.0 metre parking space). Smaller vehicles will increase the parking availability along each street.

I trust this letter assists in clarifying the surplus of parking that will be available in Hamilton Hill as an overall development for the mix of residential developments within the site.

Naturally, should you have any questions or require any further information, please do not hesitate to contact me on (08) 8334 3600.

Yours sincerely

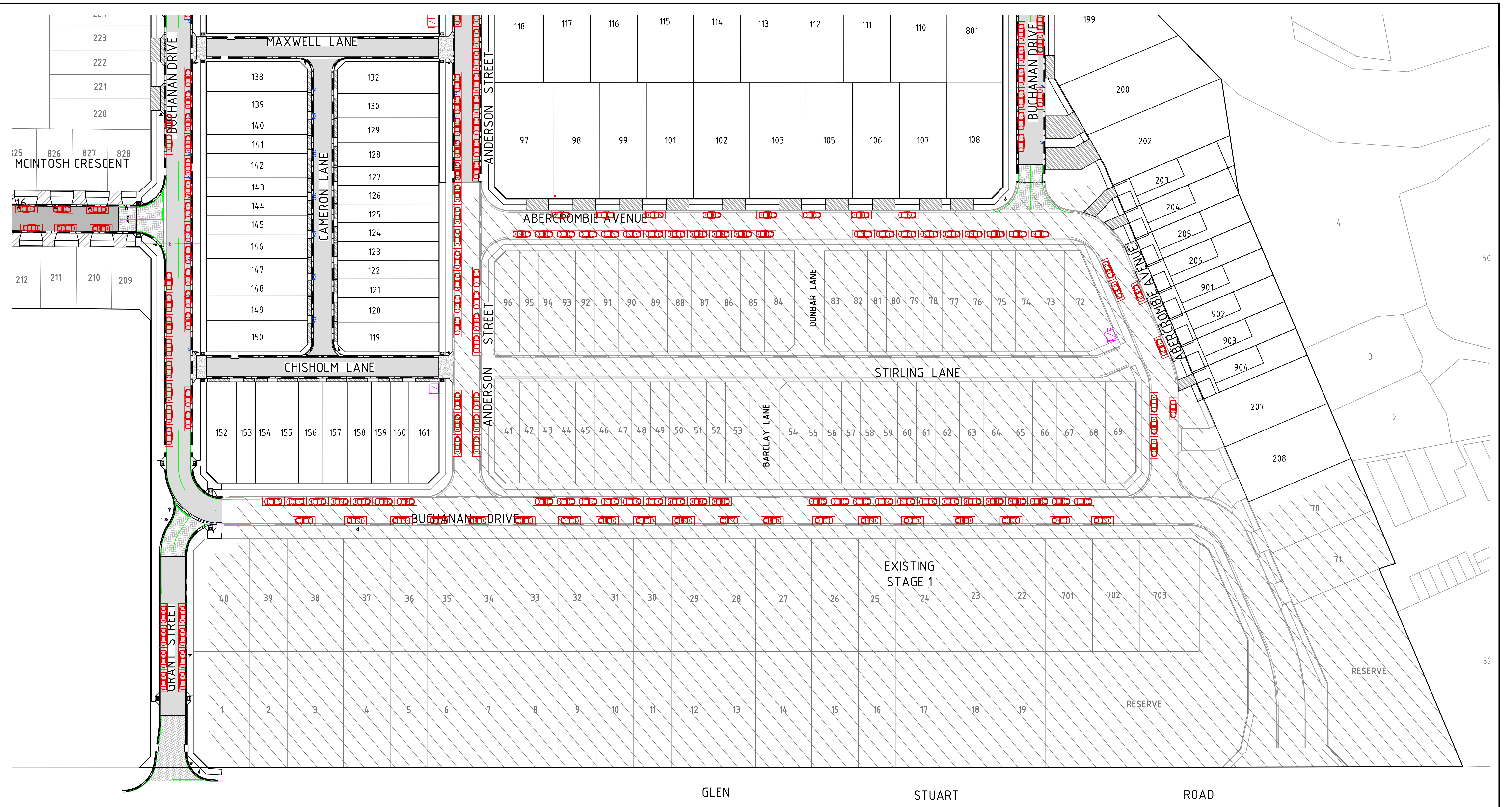
GTA, NOW STANTEC



Paul Morris
Director

M.TransTraff, MAITPM

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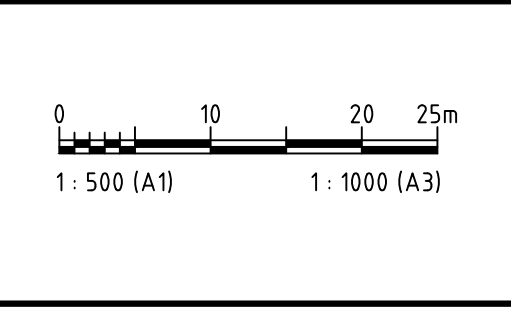


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TOTAL SITE CAR
PARKS - 349

REV.	DATE	DESCRIPTION
E	4/08/2021	ISSUED FOR INFORMATION
D	2/02/2018	RE ISSUED FOR INFORMATION - 4 CARPARKS ADDED TO FORSYTH CLOSE
C	18/01/2018	RE ISSUE FOR INFORMATION - LOT LAYOUT CHANGES
B	3/08/2017	ISSUE FOR INFORMATION
A	14/7/17	ISSUE FOR INFORMATION

DRN.	APP'D
RDM	JS
AJM	MLC
MLC	GNT
MLC	GNT
MLC	GNT



CLIENT:

DEV. NO.

SURVEYED	COUNCIL
A & S	ADELAIDE HILLS
DRAWN	DRAFTING CHECK
MLC	MLC
DESIGNED	DESIGN CHECK
MLC	
APPD.	APPD. DATE
MLC	

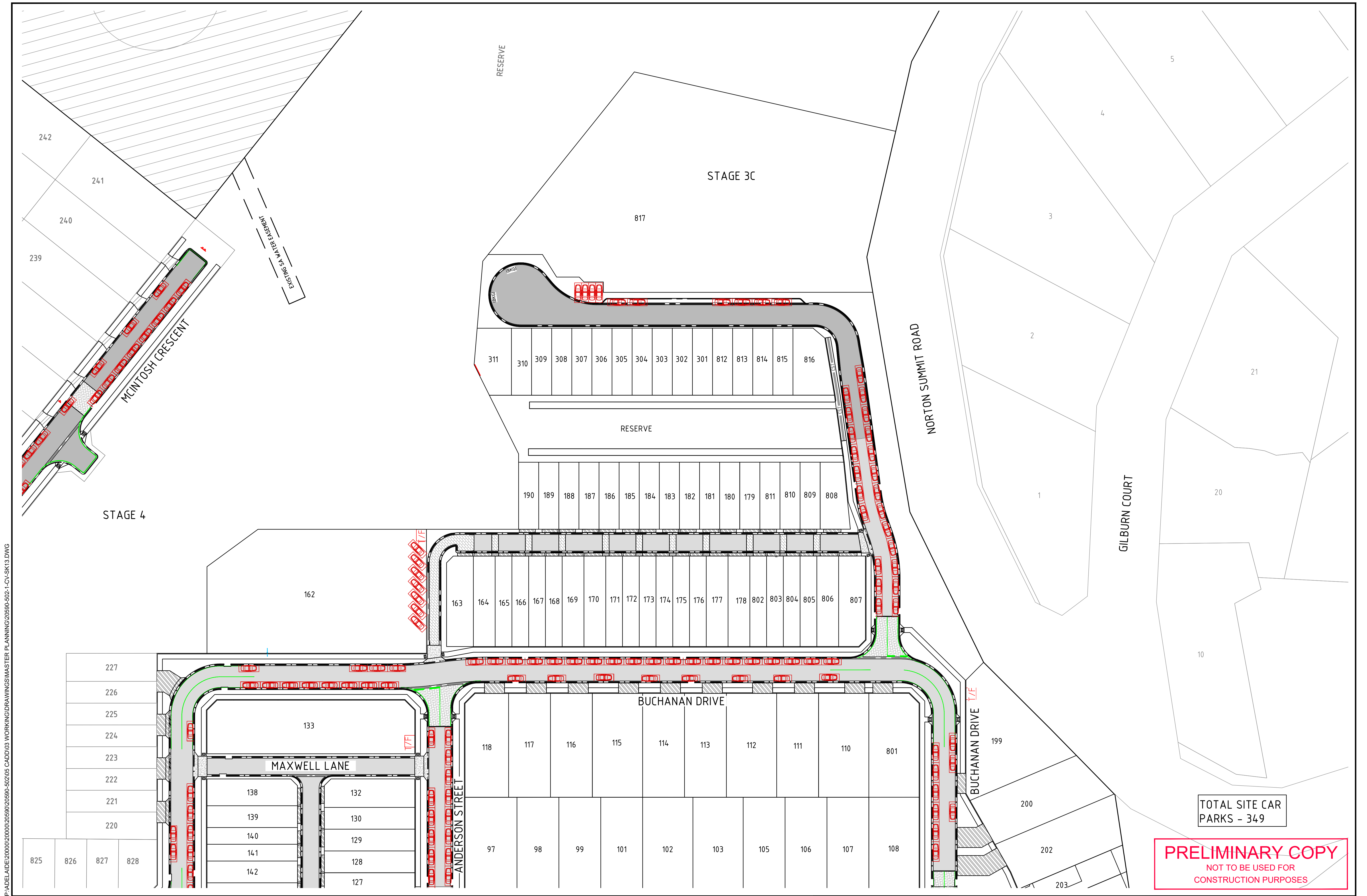
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Adelaide SA 5000
GPO Box 2450
Adelaide SA 5001
www.fyfe.com.au

Telephone 61 8 8201 9600
Facsimile 61 8 8201 9650

HAMILTON HILL
GLEN STUART ROAD
WOODFORDE S.A.

CIVIL WORKS
GENERAL LAYOUT - DOUBLE SIDE STREET PARKING
SHEET 1 OF 4

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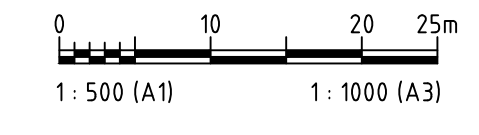
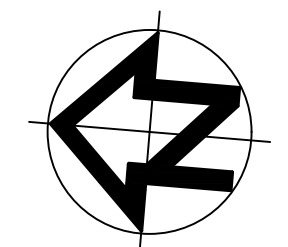


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C	18/01/2018	RE ISSUE FOR INFORMATION - LOT LAYOUT CHANGES	MLC	GNT
B	3/08/2017	ISSUE FOR INFORMATION	MLC	GNT
A	14/7/17	ISSUE FOR INFORMATION	MLC	GNT



CLIENT: **Starfish DEVELOPMENTS**

DEVELOPMENT NO.:

SURVEYED	A & S	COUNCIL	ADELAIDE HILLS
DRAWN	MLC	DRAFTING CHECK	MLC
DESIGNED	MLC	DESIGN CHECK	
APP'D.	MLC	APP'D. DATE	

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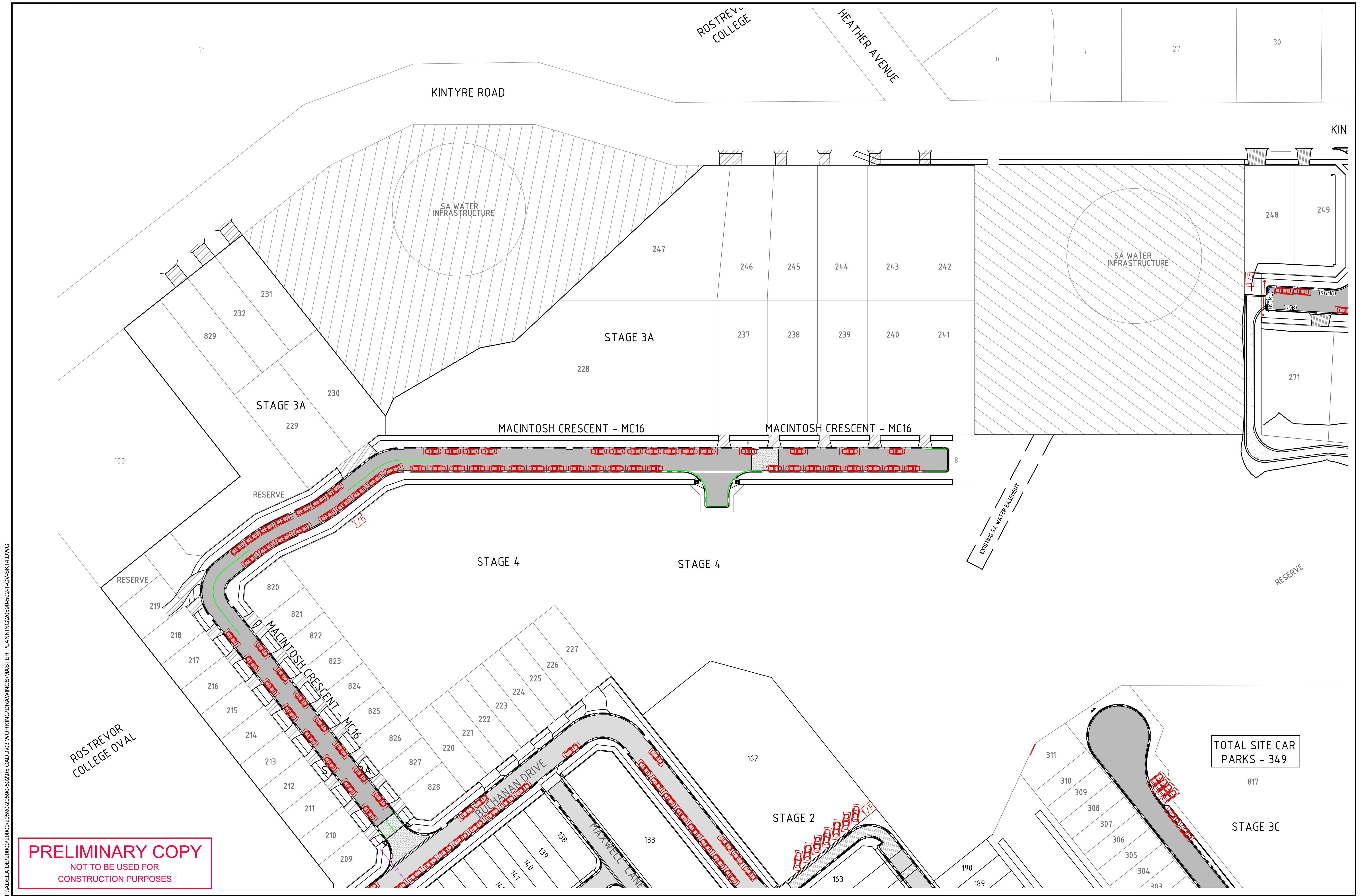
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 Adelaide SA 5000
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CIVIL WORKS
 GENERAL LAYOUT - DOUBLE SIDE STREET PARKING
 SHEET 2 OF 4

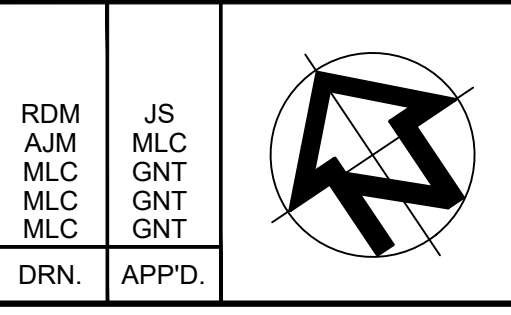
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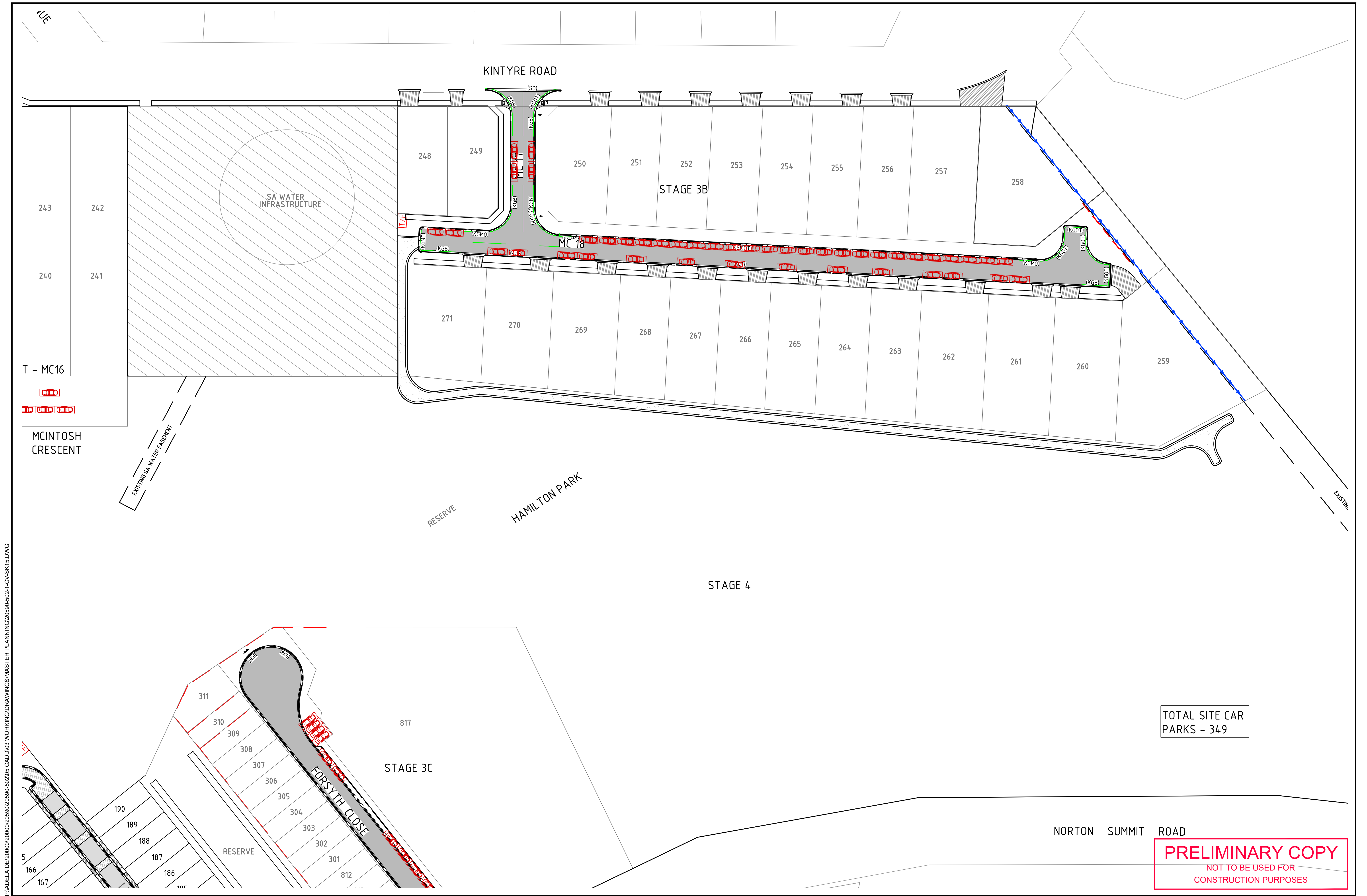
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CIVIL WORKS
 GENERAL LAYOUT - DOUBLE SIDE STREET PARKING
 SHEET 3 OF 4

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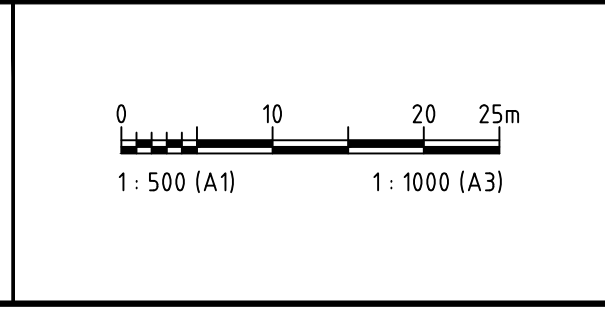
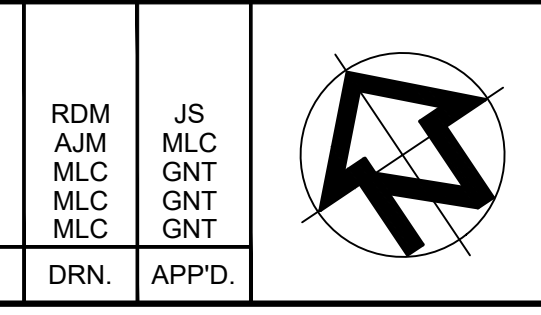


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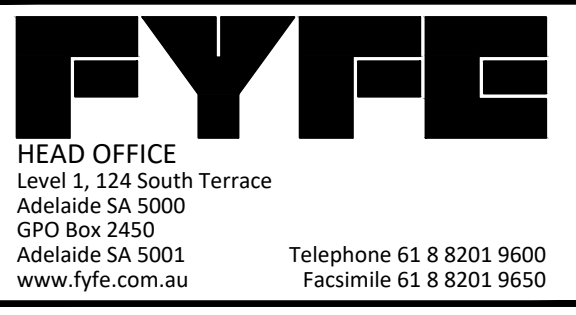
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CIVIL WORKS
GENERAL LAYOUT - DOUBLE SIDE STREET PARKING
SHEET 4 OF 4

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