# TRAFFIC IMPACT STATEMENT

## 90 WALNUT ROAD, BICKLEY WA 6076

## DISTILLERY AND CAFÉ DEVELOPMENT

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# 1 INTRODUCTION

This Transport Impact Statement is produced at the behest of the City of Kalamunda per email dated 4 January 2024: "Further to this email, Raktim has requested a TIS please, can you please provide this by the 4th of Jan 2025…".

The proposed development is located at 90 Walnut Road, Bickley in the City of Kalamunda, the full extent of which is described in detail in the development application submitted on 6 November 2024. In summary, the development consists of the following:

a) A 50 seater café/restaurant under cover
b) Parking for 26 vehicles and 1 disabled bay
c) Loading bay for commercial vehicles
d) 200m$^2$ warehouse for general storage and whisky barrels
e) 66m$^2$ distillery

# 2 WAPC POLICY CONTEXT

Section 4 of the Transport Impact Assessment Guidelines produced by Western Australian Planning Commission states:

"*Current WAPC development control (DC) policy requires individual development applications to be supported by transport information. The transport objectives for individual developments under DC policy are similar to those for subdivisions, namely to:*

- *facilitate appropriate access and movement systems for all modes of transport;*
- *integrate the development with the surrounding land uses and transport networks;*
- *provide high quality pedestrian and cycle networks both within the development and connected to the surrounding area; and*
- *ensure adequate consideration is given to public transport access*."

It should be noted that Walnut Road has no pedestrian or cycle networks and no access to public transport.

# 3 LEVEL OF ASSESSMENT REQUIRED

Section 6 of the Transport Impact Assessment Guidelines describes three levels of assessment required. Table 1 lists land use and scale of use and restaurants with seating of 100-1000 persons is categorised as having Moderate Impact and requiring a Transport Impact Statement (TIS).

As described above in the Introduction, the proposed development has seating for 50 people and is therefore categorised as having Low Impact. Figure 2: Level of assessment required, states that for Low Impact developments "*No transport information normally required*".

# 4 ACCESS AND SAFETY CONSIDERATIONS

Access to the development will be directly off Walnut Road, the only access road, via a 6m wide crossover. The crossover is proposed to be relocated in order to improve sight distances for drivers in both directions on Walnut Road, and for patrons exiting the premises. The new crossover will be closer to the centre point of curves to the left and the right, making the access safer.

The width of the access is sufficient to accommodate all vehicles that require access, including commercial vehicles.

## 5 INTEGRATION

The area around the proposed development is zoned Rural Agriculture and earmarked by the City of Kalamunda for tourism development. About 1km to the west is The Packing Shed; 1.5km to the east is Hainault Winery and 2km east is the Perth Observatory. The proposed development integrates very well with existing developments.

## 6 CONCLUSION

The proposed development at 90 Walnut Road is a restaurant with 50 seats and is categorised as having a Low Impact and, as such, no transport information is required other than to establish its impact as low.

Access to the development is proposed to be moved to a safer location with appropriate sight distances in both directions. The development integrates well with the existing developments in the area which are related to hospitality and tourism.