

Traffic impact assessment

This fact sheet provides information about the traffic impact assessment completed by consultants GHD for the proposed subdivision at Lot 3 Techno Park Drive, Kings Meadows, which is planned for development.

What is Homes Tasmania planning to do with the land?

The 10.46ha site can deliver about 104 lots of land with proposed lot sizes ranging from 330m² to 3964m². This will provide opportunities for a range of households, including strata developments, town houses and free-standing homes.

It will include the Council requirement of 5 per cent of the site to be dedicated to public open space.

Homes Tasmania engaged consultants Pitt and Sherry to prepare a Traffic Impact Assessment for the proposed subdivision and its effect on the surrounding road network.

The subdivision's road and access design comply with all necessary traffic engineering standards. With appropriate road widths, parking spaces, and connections for vehicles, cyclists, and pedestrians, the traffic impacts from the development will be minimal and effectively managed in line with Department of State Growth policies.

What traffic was considered in the assessment?

Traffic data was sourced from the Department of State Growth, with additional traffic surveys conducted in March 2023 during peak hours at the following intersections:

- Hobart Road / Kings Meadows Link
- Quarantine Road / Techno Park Drive
- Hobart Road / Woolven Street.

Peak traffic times were determined using the Sydney Coordinated Adaptive Traffic System (SCATS), a tool used by State Growth to monitor traffic conditions via road traffic sensors. Based on this data, the peak hours were identified as:

- Morning: 8:00am - 9:00am
- Evening: 4:00pm - 5:00pm.

What were the key findings?

The additional traffic generated by the subdivision is expected to be minimal, both immediately and 10 years post-development. It is not expected to significantly affect the safety or functionality of the surrounding road network.

Current traffic

The existing road network operates with acceptable service levels and minimal delays.

Post-development traffic

The surrounding road network is projected to maintain acceptable service levels after the subdivision is complete and will be similar to pre-development conditions.

Compliance with development standards

The subdivision will include four new roads and shared paths. The road and access design complies with all relevant traffic engineering standards, ensuring suitable road widths, parking, and connections for vehicles, cyclists, and pedestrians.

Primary access

The subdivision will be primarily accessed via Quarantine Road and Techno Park Drive. Due to predicted low traffic volumes, no traffic lights are planned at this intersection.

Woolven Street access

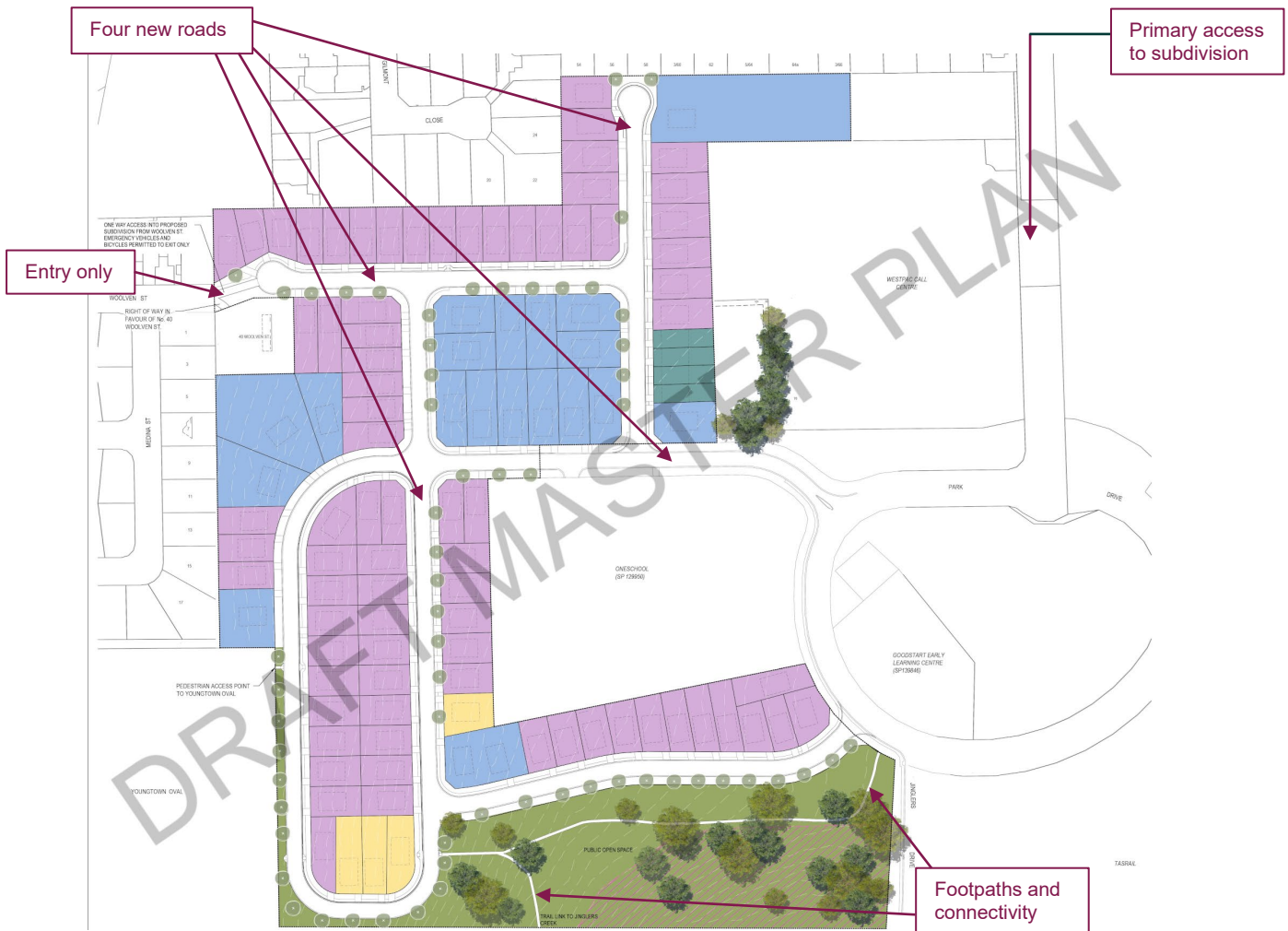
Woolven Street will serve as an entry point into the subdivision only. To prevent vehicles from exiting the subdivision via Woolven Street, a cul-de-sac design will be implemented with appropriate signage and line markings. Emergency vehicles and bicycles will be permitted to exit via Woolven Street.

Footpaths and connectivity

Footpaths will be provided on both sides of the roads within the development. These will connect to existing pathways, facilitating pedestrian and cyclist access to Medina Street, Lorne Street and Jinglers Drive. A dedicated off-road path through the public open space will also provide access to Jinglers Drive and Techno Park Drive.

Public transport

The existing bus services will be accessible to subdivision residents. The new road design accommodates future Metro bus services.



What are the long-term projections?

The subdivision will be developed over several years as households buy land and build their own home with a contract condition that building commences within two years of sale.

The traffic impact assessment projected the impact of traffic over the 10 years post-development and concluded:

- Minimal queues and delays were expected at the Techno Park Drive / Quarantine Road intersection.
- Delays projected at the Hobart Road / Woolven Street intersection are unrelated to the subdivision because traffic will not exit via Woolven Street.
- Any traffic growth on Hobart Road and Kings Meadows Road is expected to stem from outside the development, as the proposed subdivision is projected to generate comparatively low traffic.
- The subdivision's traffic is not expected to significantly affect the safety or function of the surrounding road network.
- Quarantine Road / Techno Park Drive intersection does not require upgrades.

For more information

Visit our website - www.homestasmania.com.au/kings-meadows