

Traffic Engineers and Transport Planners



The Grounds

at

177 The Boulevard, Ivanhoe East

Prepared For JWLand Construction Pty Ltd

December, 2020 G25778R-01C CTMP

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The Grounds at 177 The Boulevard, Ivanhoe East

##This CTMP has been updated for the new builder JWLand Construction Pty Ltd. No other changes have been made to this CTMP##

Document Control

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A	Initial Issue	23/10/2018	J. Crapper	A. Coyle
В	Updated Issue	26/03/2019	J. Crapper	A. Coyle
С	JWLand Issue	03/12/2020	J. Crapper	A. Coyle

Our Reference: G25778R-01C CTMP

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1 Introduction

Traffix Group has been engaged by JWLand Construction Pty Ltd to prepare a construction traffic management plan (CTMP) report associated with works for the proposed residential development at 177 The Boulevard, Ivanhoe East.

This report provides a detailed traffic engineering assessment of the parking and traffic issues associated with construction activities for the proposed development.

2 **Reference Documents**

This Construction Traffic Management Plan (CTMP) has been prepared in accordance with:

- Road Management Act 2004 Code of Practice Worksite Safety Traffic Management (2010),
- AS 1742.3 Manual of Uniform Traffic Control Devices Part 3: Traffic Control devices for Works on Roads (2009), and
- VicRoads Supplement to AS 1742.3 Manual of Uniform Traffic Control Devices Part 3: Traffic Control devices for Works on Roads (2015).
- www.banyule.vic.gov.au.

3 Site Information

3.1 Site Details

The subject site is bounded by Wamba Road, Cedric Street, The Boulevard and Wilfred Road. A locality plan of the site is presented in Figure 1 and an aerial photograph in Figure 2. The site has multiple existing residential crossovers to the above local streets.

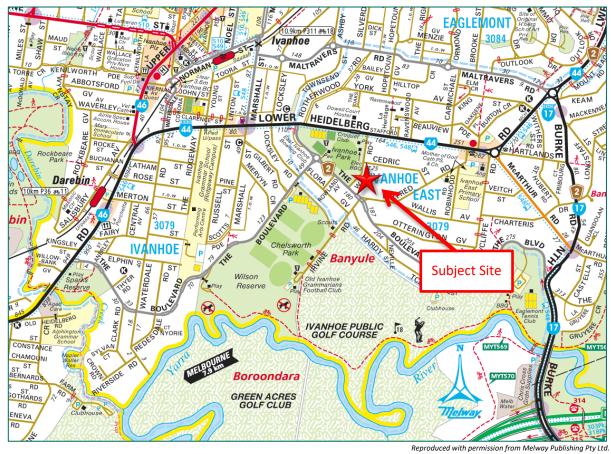


Figure 1: Locality Map





Figure 2: Aerial Photograph

3.2 Road Network & Land Use

Land use in the surrounding area is generally residential with Ivanhoe Park located on the west side of Wamba Road and Chelsworth Park to the south west.

The Boulevard is a local connector road operating along the south-western boundary of the site. It provides a connection between Heidelberg Road and Banksia Street.

A connection to Lower Heidelberg Road is also provided via a short section of road approximately 200 metres west of the site.

The Boulevard typically has a carriageway width of approximately 10.5 metres and accommodates a single lane of traffic and kerbside parking in both directions. A traffic management treatment is provided at the intersection of The Boulevard, Wilfred Road and Irvine Road by way of kerb outstands and narrow central islands.

Within the site's proximity, parking is unrestricted.

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Wamba Road is a local access road running between Lower Heidelberg Road at the north and The Boulevard at the south along the site's western boundary. In the vicinity of the subject site, Wamba Road has a carriageway width of approximately 5.5 metres which provides for two-way traffic. Kerbside parking is permitted along the majority of the east side and some indented parallel parking is provided on the west side at its northern and southern extents.

Parking is unrestricted in nature.

Wilfred Road is a local access street operating in a southwest-northeast direction between The Boulevard and Lower Heidelberg Road. In the vicinity of the site, Wilfred Road has a carriageway width of 9.2 metres and provides for two-way traffic and unrestricted kerbside parking on both sides.

In the vicinity of No. 1 and No. 3 Wilfred Road, the street effectively operates as two separated oneway carriageways due to a wide separator treatment located at the intersection of Wilfred Road and The Boulevard.

Cedric Street is a local access street providing an east-west connection between Wilfred Road and Wamba Road. In the vicinity of the subject site, Cedric Street has a carriage way width of approximately 7.7 metres accommodating two-way traffic and kerbside parking on both sides.



Photographs of the surrounding roads are shown in Figure 3 to Figure 6.

Figure 3: Wamba Road – View South





Figure 5: Cedric Street – View East



Figure 6: Wilfred Road – View East

3.3 Responsible Road Authorities

VicRoads is the responsible road authority for Lower Heidelberg Road and Burke Road North and Banyule City Council is the responsible road authority for Wamba Road, Cedric Street, The Boulevard and Wilfred Road and all other local streets in the vicinity of the subject site.

3.4 Public Transport

The subject site is well served by public transport with the Ivanhoe and Darebin railway stations (Hurstbridge line) located 1.2km to the north west and 1.5km to the west of the site respectively. In addition, bus routes 548 and 546 travel along Lower Heidelberg Road approximately 150m to the north of the site. Route 548 generally operates between 6am and 7pm on weekdays at a 20 minute frequency. Route 546 generally operates between 7am and 7pm on weekdays at a 30 minute frequency.

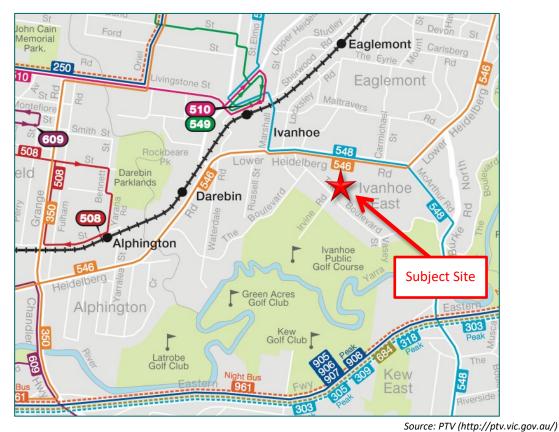


Figure 7: PTV Map (for Banyule)



4 Project Details

4.1 Construction Activities

This CTMP is for works that are proposed to be undertaken at the subject site for the construction of a residential development comprised of four distinct components:

- Building A is located to the north-west of the site and is an apartment building with primary pedestrian access via Wamba Road.
- Building B is an apartment building with primary pedestrian access via The Boulevard.
- Building C is an apartment building with primary pedestrian access via Wilfred Road.
- A townhouse development, comprised of 11 dwellings is proposed at the Cedric Street site.

4.2 Project Timing and Staging

The staging and estimated duration of works for Construction stage of the project is outlined in the CMP and summarised in Table 1.

Table 1: Construction Staging

Construction Stage	Works	Start	Finish
Stage 1	Basement Retention	Apr 2019	Jun 2019
Stage 2	Construction	Jul 2019	Dec 2020

Traffic management will be required throughout the project for the deliveries, loading, unloading and various construction activities at the site.

4.3 Work Hours

JWLand Construction will ensure working hours for general construction works, except where for practical reasons the activity is unavoidable (and thus communicated and approved by Council), are between:

- Monday to Friday: 7:00am to 6:00pm,
- Saturday: 9:00am to 3:00pm,
- Good Friday, ANZAC day and Christmas day: No construction activities, and
- Sunday and all other public holidays: Out of hours permits to be applied for as required.

It is noted that truck movements (without an out of hours permit) will be restricted to the following days and times:

- Monday to Friday: 7:00am to 3:00pm and 4:00pm to 6:00pm, and
- Saturday: 9:00am to 3:00pm.

4.4 Worker Parking

JWLand Construction has advised that up to 30 workers will be working on-site at any one time for Stage 1 and up to 150 works for Stage 2.

At this location, public transport is a viable travel option and construction workers will be actively encouraged to use the available train and bus options. Further, JWLand Construction will discourage the use of private vehicles and will facilitate storage facilities on site to enable construction workers an easy choice to leave tool boxes on-site in lockable storage.

If required, workers will be directed to park in the Ivanhoe Park car park, subject to agreement with Council and the relevant sporting clubs (Ivanhoe Football Club, Ivanhoe Cricket Club, East Ivanhoe Bowling Club, Ivanhoe Park Croquet Club and Ivanhoe Tennis Club). In addition, parking is also possible along the frontages to Ivanhoe Park. Potential parking areas are shown in green below.

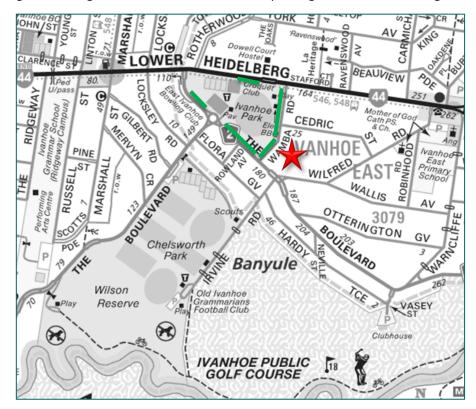


Figure 8: Worker Parking Areas



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5 Stage 1: Basement Retention

The proposed site layout for this stage is attached as Appendix A.

5.1 Site Opportunities and Constraints

Site opportunities:

• Four local street frontages – local traffic streets, unrestricted parking.

Site constraints:

- Cedric Street overhead power lines.
- The Boulevard collector road, overhead power lines.
- Wilfred Road overhead power lines.
- Access between arterial roads and site for trucks.

Council has advised that the following roads should not be used for truck access to and from the site:

- Cedric Street (east of Wamba Road).
- Wilfred Road (east of site).
- Wamba Road (north of site).

5.2 Site Layout

Key traffic management features of this stage are:

- 2.1m high hoarding around the site.
- Main site access gates on The Boulevard and Wilfred Street.
- Secondary site access gate on Wamba Road to only be used when required.
- Cedric Street gate to only be used by light vehicles.
- On site material storage zones.
- Construction worker amenities and Project Office on the site.
- 19m semi trailers to enter from Burke Road North / The Boulevard, and exit to Upper Heidelberg Road / The Boulevard.
- All other smaller trucks and vehicles to enter and exit via Upper Heidelberg Road / The Boulevard.

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Construction Traffic Management Plan (CTMP)

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5.3 Truck Movements

Table 2: Stage 1 Truck Movements

Item	Semi-Trailers per day	Rigid Truck per day	Agitator Truck (8.8m)		Other Vehicles per day
item	(up to 19m)	(up to 12.5m)	Pours per week	Trucks per day	(up to 8.8m)
Basement Retention	1-3	2-4	2	10	5-10

JWLand Construction will coordinate the arrival of deliveries to the site to minimise any queuing on the surrounding roads. In addition, there are sufficient area within the site to store waiting trucks.

5.4 Truck Access Routes

To minimise impacts on the surrounding community, two truck access routes will be used:

- 19m semi trailers to enter from Burke Road North / The Boulevard, and exit to Upper Heidelberg Road / The Boulevard.
- All other smaller trucks and vehicles to enter and exit via Upper Heidelberg Road / The Boulevard.

Traffic controllers will assist the movement of trucks to and from the site access points as required.

A map outlining the proposed truck access routes is presented in Figure 9. The access routes are shown with:

- Blue line 19m semi trailer access route,
- Green line all other trucks and light vehicles access route,
- Red line all trucks and lights vehicles egress route.

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Construction Traffic Management Plan (CTMP)

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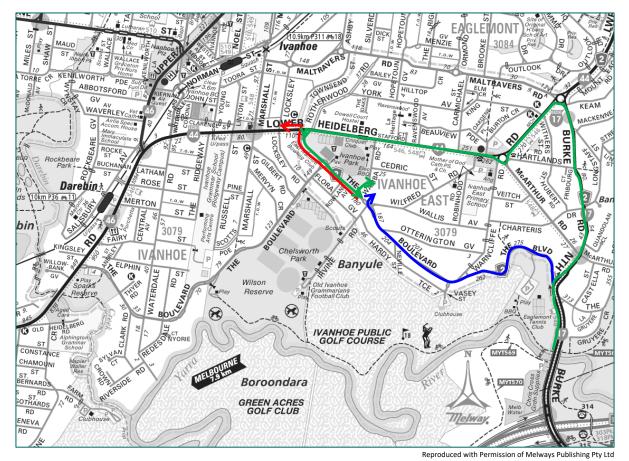


Figure 9: Truck Access Routes

Delivery vehicles will wait outside of the works area until they are contacted to access the site. This will ensure that the exit and entry movements are not occurring at the same time and as a result the delays will be kept to a minimum.

5.5 Swept Paths

Swept paths have been prepared for the critical truck movements in Appendix A. Swept paths with a red cross indicate that the swept path is not possible without mounting traffic islands or kerbs.

5.6 Traffic Management Plans

Traffic management plans for this stage are included in Appendix A.

5.7 Pedestrians / Cyclists

As all crane loading and concrete pumping is to occur within the site boundaries, delays to pedestrians and cyclists will only occur during access and egress at the crane loading and concrete pumping zones on The Boulevard, Wilfred Road and Wamba Road.

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5.8 Parking

As shown on the site layout plan, there are a number of proposed changes to parking as follows.

Table 3: Stage 1 Parking Changes

Road / Location	Side	Existing Restriction	Proposed Restriction	No. of Spaces	Comment	
Wilfred Road	North Side	Unrestricted	Works Zone	9	To facilitate truck access to Gates 6 and 7. Site frontage.	
Wilfred Road	South Side	Unrestricted	No Stopping	1	To facilitate truck egress from Gates 6 and 7. Residential frontage.	
The Boulevard (Wamba Road to Wilfred Road)	North Side	Unrestricted	Works Zone	5	To facilitate truck access and egress to and from Gates 3 and 4. Site frontage.	
The Boulevard (Wamba Road to Wilfred Road)	South Side	Unrestricted	No Stopping	2	To facilitate truck access and egress to and from Gates 3 and 4. Residential frontage.	
Wamba Road (Cedric Street to The Boulevard)	East Side	Unrestricted	Works Zone	8	To facilitate truck access and egress to and from Gate 2. Site frontage.	

5.9 Public Transport

No public transport services will be impacted by the proposed construction works.

5.10 Traffic Impacts

The following roads will be impacted by the works:

- The Boulevard minor impact when trucks are entering and exiting the loading zones on The Boulevard (primary site access) and Wilfred Road (primary site access),
- Wilfred Road minor impact when trucks are entering and exiting the loading zone on Wilfred Road (primary site access).
- Wamba Road minor impact when trucks are entering and exiting the loading zone on Wamba Road (secondary site access),
- Cedric Street very low impact as site access only used by light vehicles.

6 Stage 2: Construction

The proposed site layout for this stage is attached as Appendix B.

6.1 Site Opportunities and Constraints

As per Stage 1.

6.2 Site Layout

Key traffic management features of this stage (in addition to Stage 1) are:

- Concrete pumping zones within site.
- Crane lifting zones within site.

6.3 Truck Movements

Table 4: Stage 2 Truck Movements

Item	Semi-Trailers per day	Rigid Truck per day	Agitator Truck (8.8m)		Other Vehicles per day	
	(up to 19m)	(up to 12.5m)	Pours per week	Trucks per day	(up to 8.8m)	
Construction	5-10	5-8	2	15-20	10	

JWLand Construction will coordinate the arrival of deliveries to the site to minimise any queuing on the surrounding roads. In addition, there are sufficient area within the site to store waiting trucks.

6.4 Truck Access Routes

As per Stage 1.

6.5 Swept Paths

As per Stage 1.

6.6 Traffic Management Plans

As per Stage 1.

6.7 Pedestrians / Cyclists

As per Stage 1.

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6.8 Parking

As per Stage 1.

6.9 Public Transport

As per Stage 1.

6.10 Traffic Impacts

As per Stage 1.

7 Stakeholders

7.1 Council

A meeting was held on 13 March 2019 at Council's officers attended by Council (Mark Bernhardt, Janice Ng and Ana Caicedo), Hamilton Marino (Sebastian Fekete) and Traffix Group (Anthony Coyle). The following items were discussed:

- Council indicated do not use Cedric and Wilfred as truck routes.
- Council identified that there may be some pavement condition issues on The Boulevard. Although not a preferred route for trucks, it is preferable to using Cedric and Wilfred. Council to provide some further information regarding pavement condition.
- Prepare two TMPs 19m semi (panel) trucks entering via The Boulevard / Burke Road North, exit to Upper Heidelberg Road / The Boulevard. All other smaller trucks and vehicles to only use Upper Heidelberg Road and The Boulevard.*
- Prepare swept paths for the desired truck movements.
- Parking in Ivanhoe Park may require lease with Council (similar to LXRA project).
- Provide details of the parking restrictions. Council officers will enforce the restrictions e.g. No Stopping, Construction Zone, etc.
- Dust control measures required.
- Truck movement times weekdays 7am-3pm and 4pm-6pm to avoid school pick up times.
- Work hours on Saturday are 9am-3pm.

* It is noted that one overall TMP has been prepared so that the location of signs do not need to change every day. However, the location of the traffic controllers will change depending on the gates being used and the truck access route.

7.2 VicRoads

As the posted speed limits will be reduced to 40km/h, a Memorandum of Authorisation will be required from VicRoads.

8 Further Information

Further information regarding this CTMP can be obtained by contacting the personnel in Table 5.

Table 5: Contact Details

Name	Company	Tel:	Email:
Jay Courtney	JWLand Construction	0425 475 426	Jay.Courtney@jwland.com.au
Anthony Coyle	Traffix Group	9822 2888 0400 188 313	anthony@traffixgroup.com.au



Appendix A: Stage 1: Basement Retention

G25778R-01C CTMP

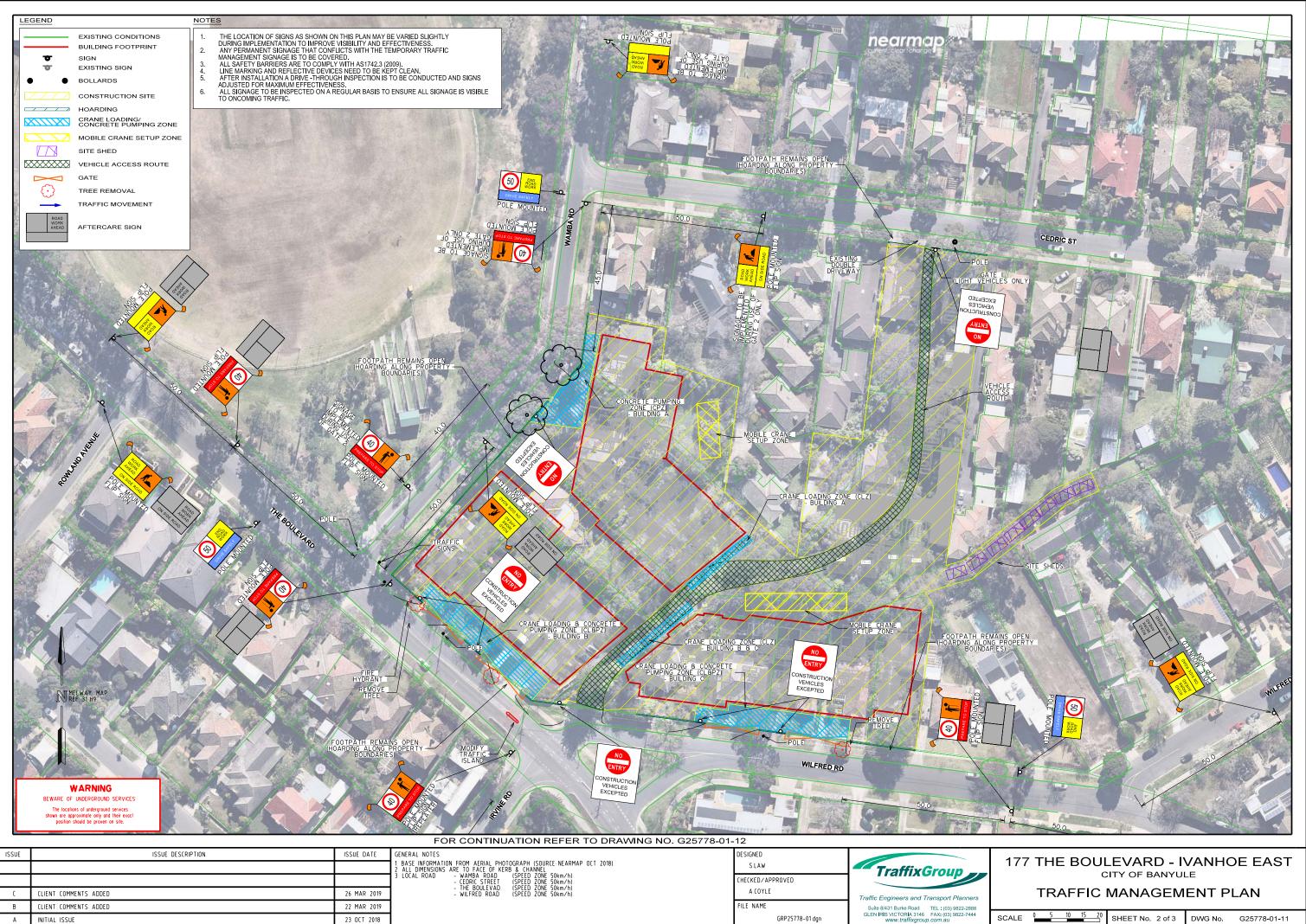


Appendix B: Stage 2: Construction

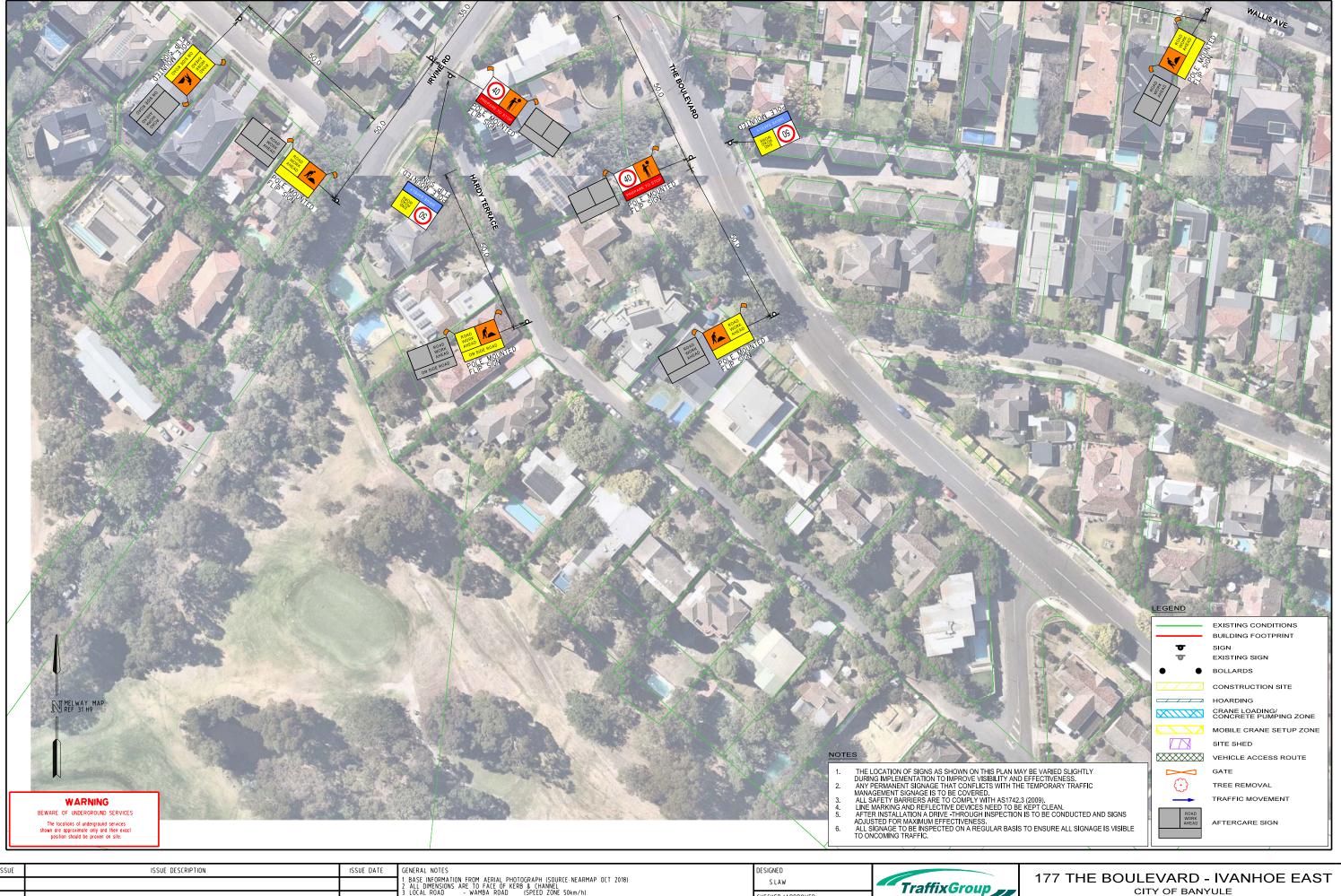
G25778R-01C CTMP



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В	CLIENT COMMENTS ADDED	22 MAR 2019		FILE NAME	Suite 8/431 Burke Road TEL : (03) 9822-2888
А	INITIAL ISSUE	23 OCT 2018		GRP25778-01.dgn	GLEN IRIS VICTORIA 3146 FAX: (03) 9822-7444 www.traffixgroup.com.au



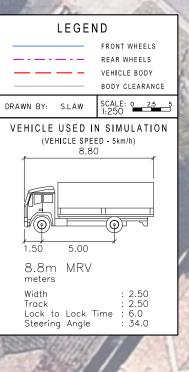
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TRAFFIC MANAGEMENT PLAN

SCALE	0	5	10	15	20	SHEET No. 3 of 3	DWG No.	G25778-01-12



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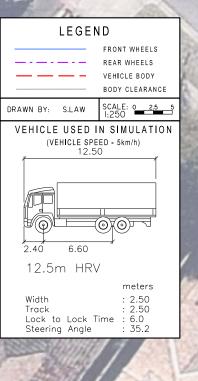
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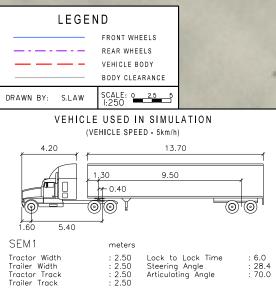
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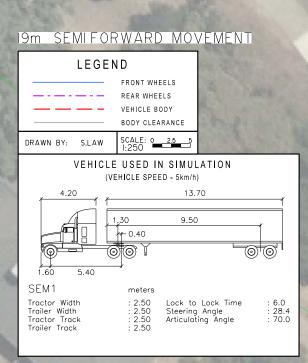
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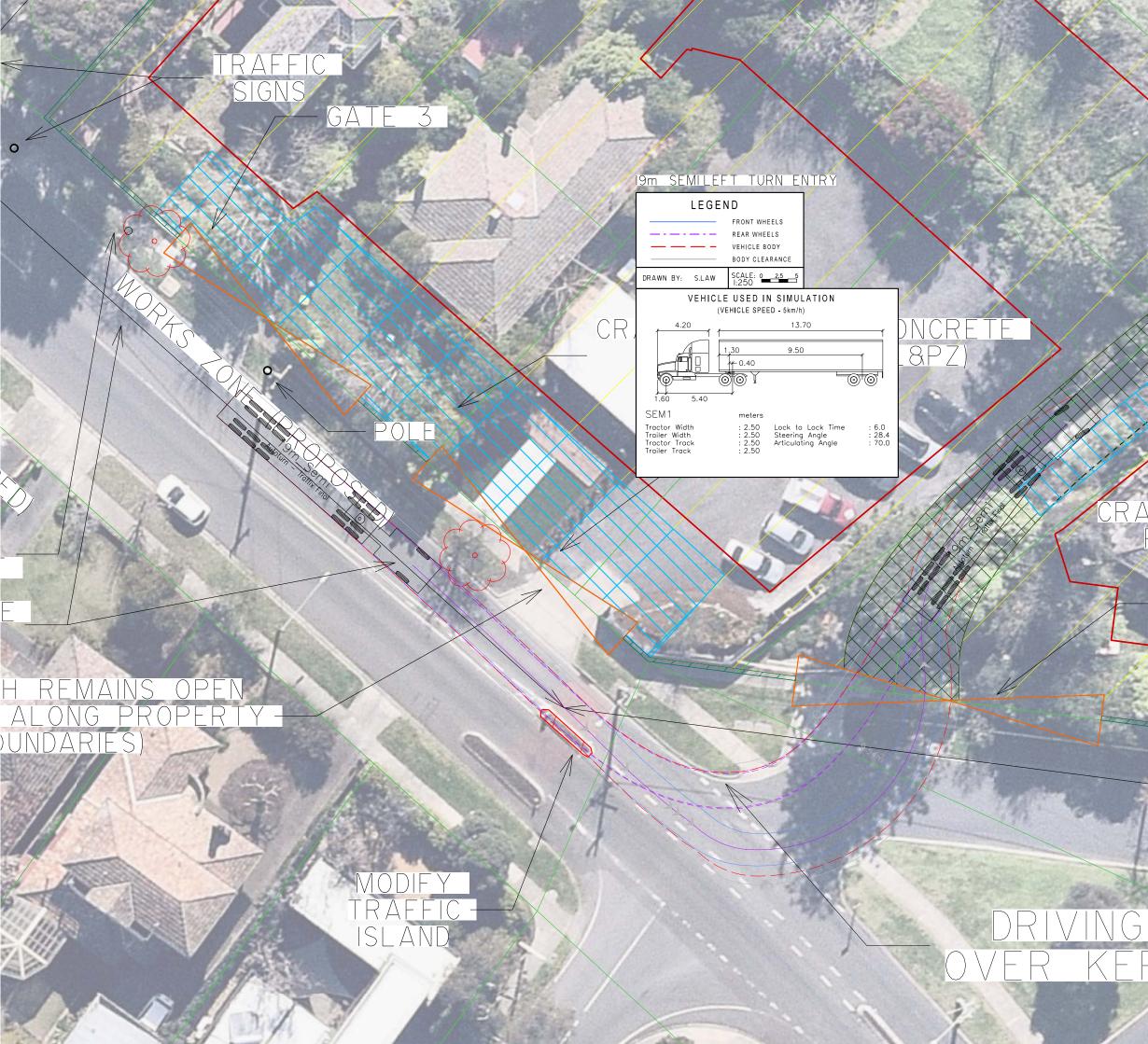
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THEBOULEVARD







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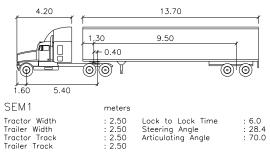
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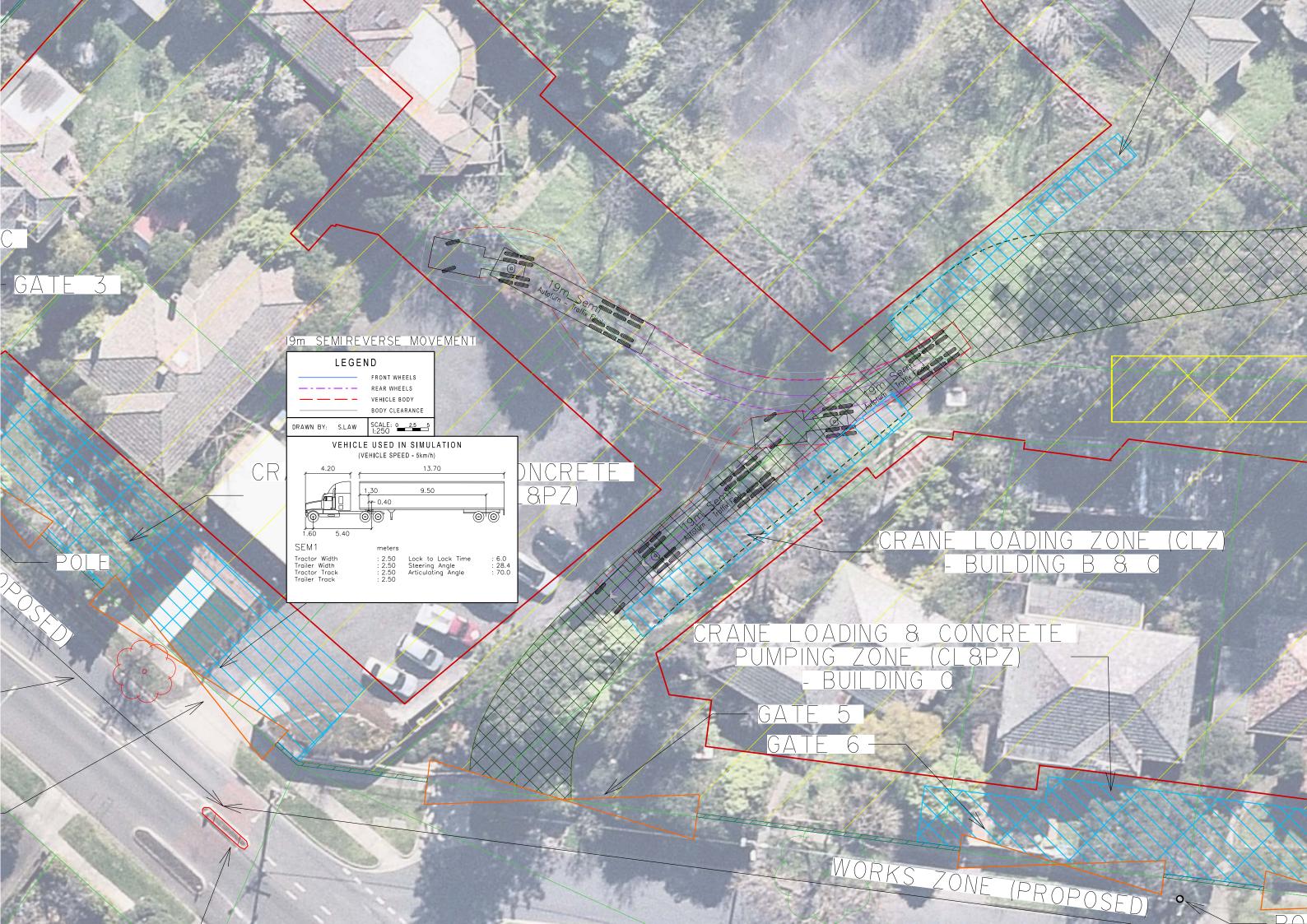


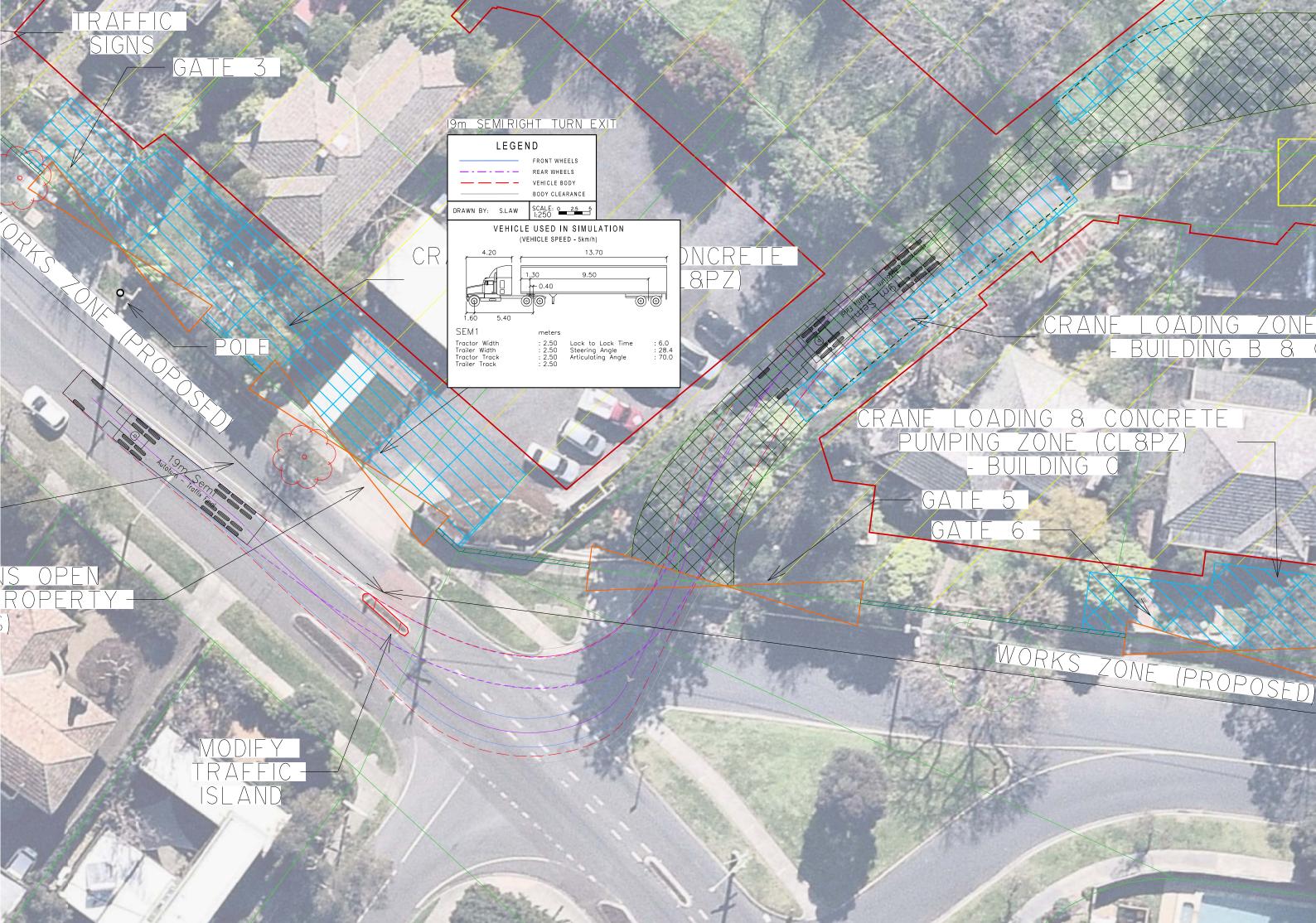
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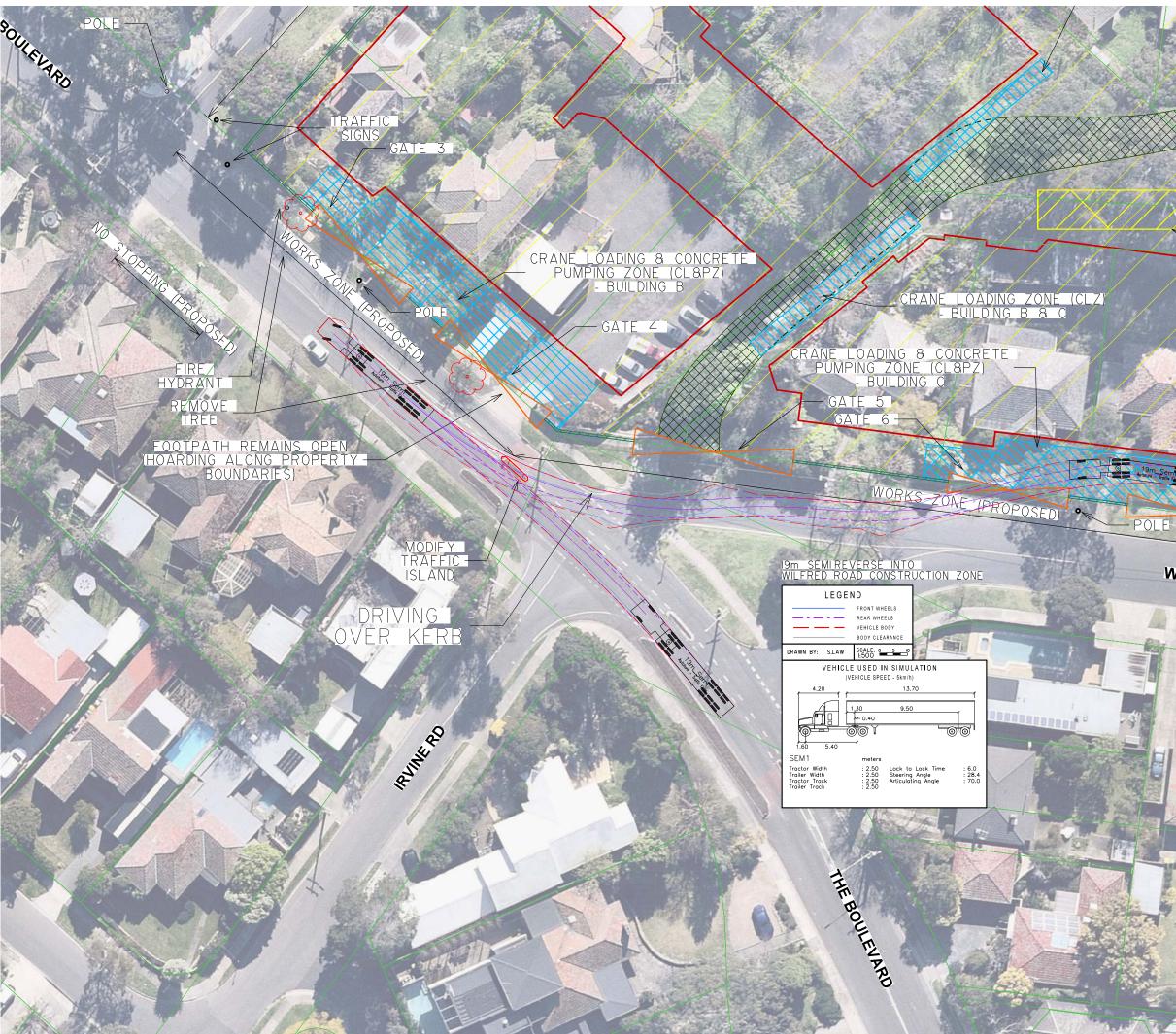






CRANE LOADING ZONE BUILDING B &

CRANE LOADING & CONCRETE PUMPING ZONE (CL&PZ) - BUILDING C





BUILDING B

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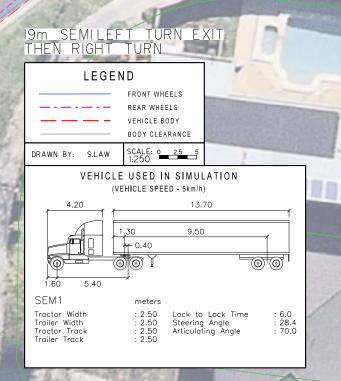
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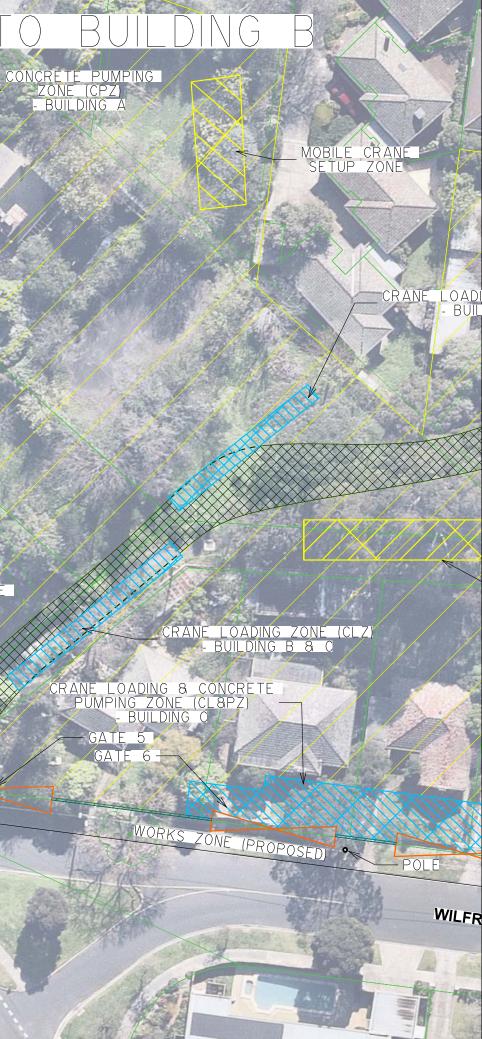
LEGEND FRONT WHEELS ____ - ___ REAR WHEELS _____ _____ VEHICLE BODY BODY CLEARANCE

FIRE HYDRANT REMOVE IREE

THE BOULEVARD

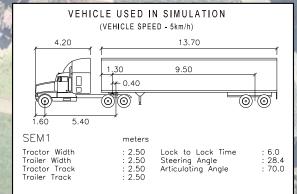
POLE

MODIFY TRAFFIC ISLAND



19M SEMI - LEFT TURN FROM BURKE ROAD INT THE BOULEVARD

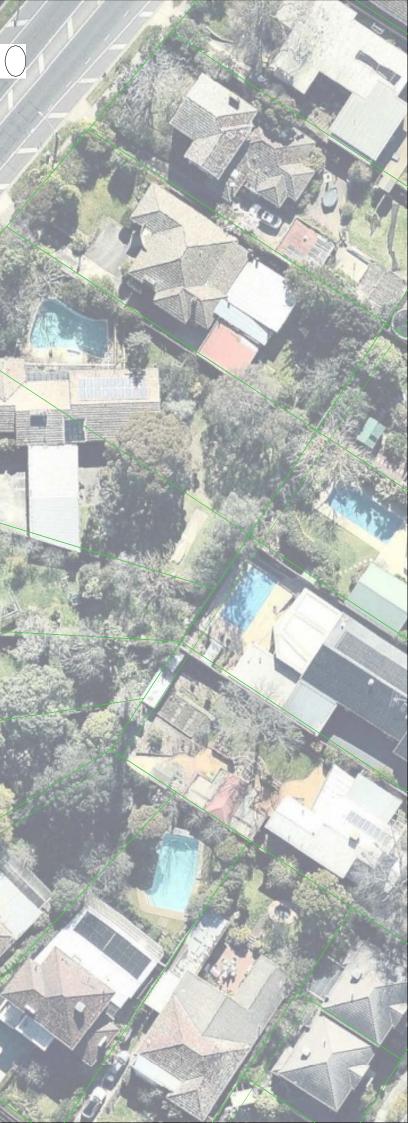
THE BOULEVARD



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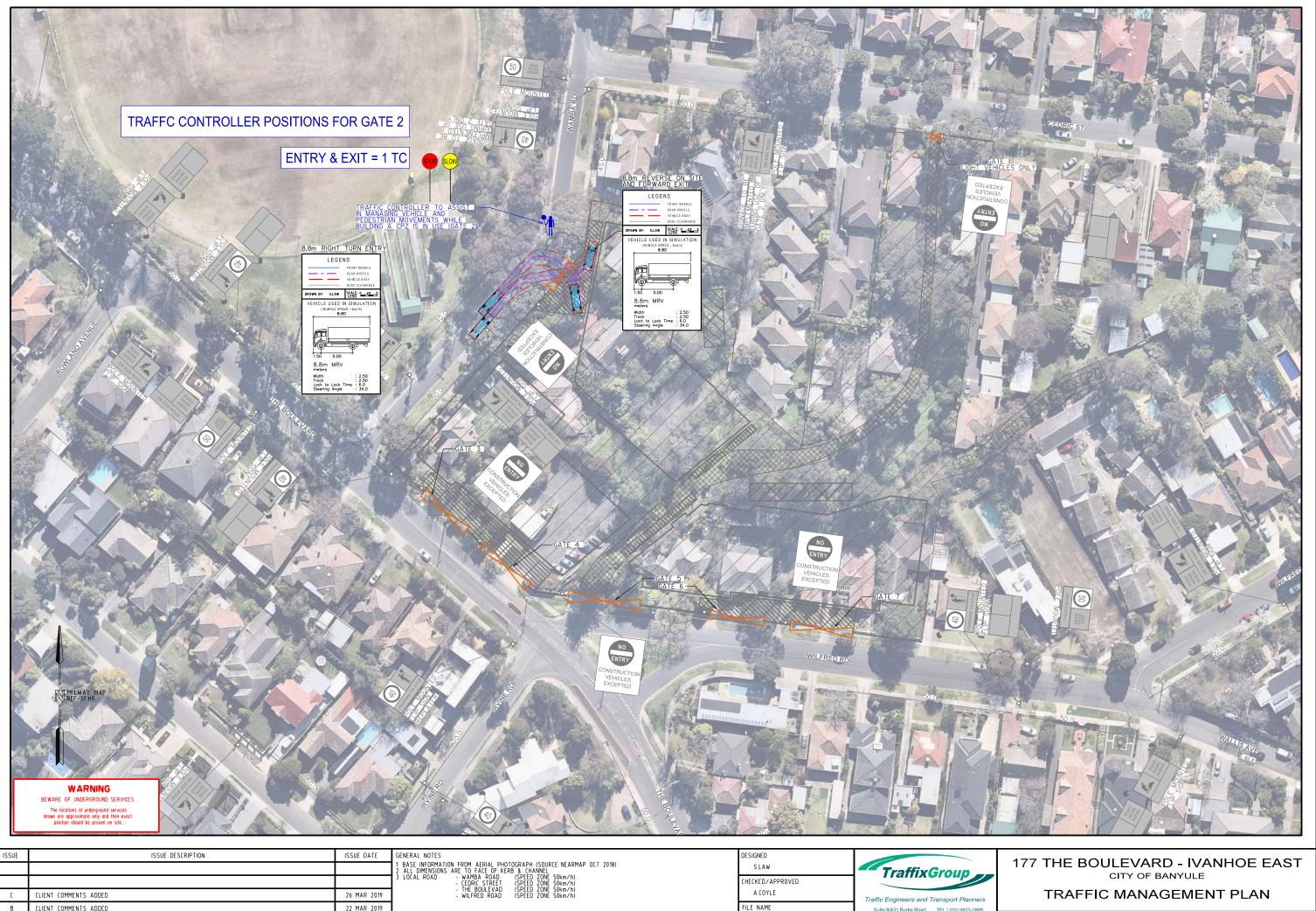
ANTE SAL

LEGEND FRONT WHEELS REAR WHEELS VEHICLE BODY BODY CLEARANCE

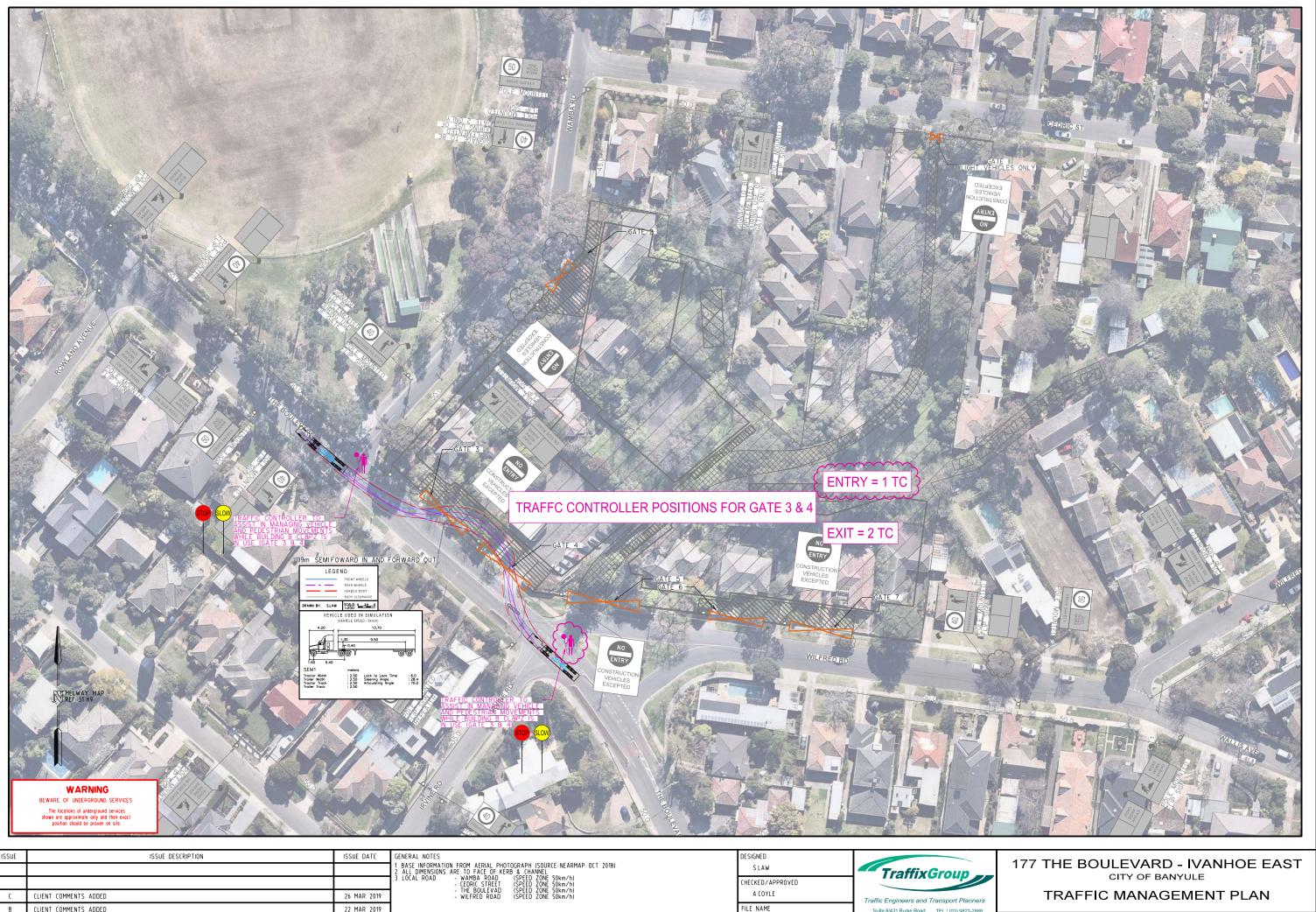


BIRKERO

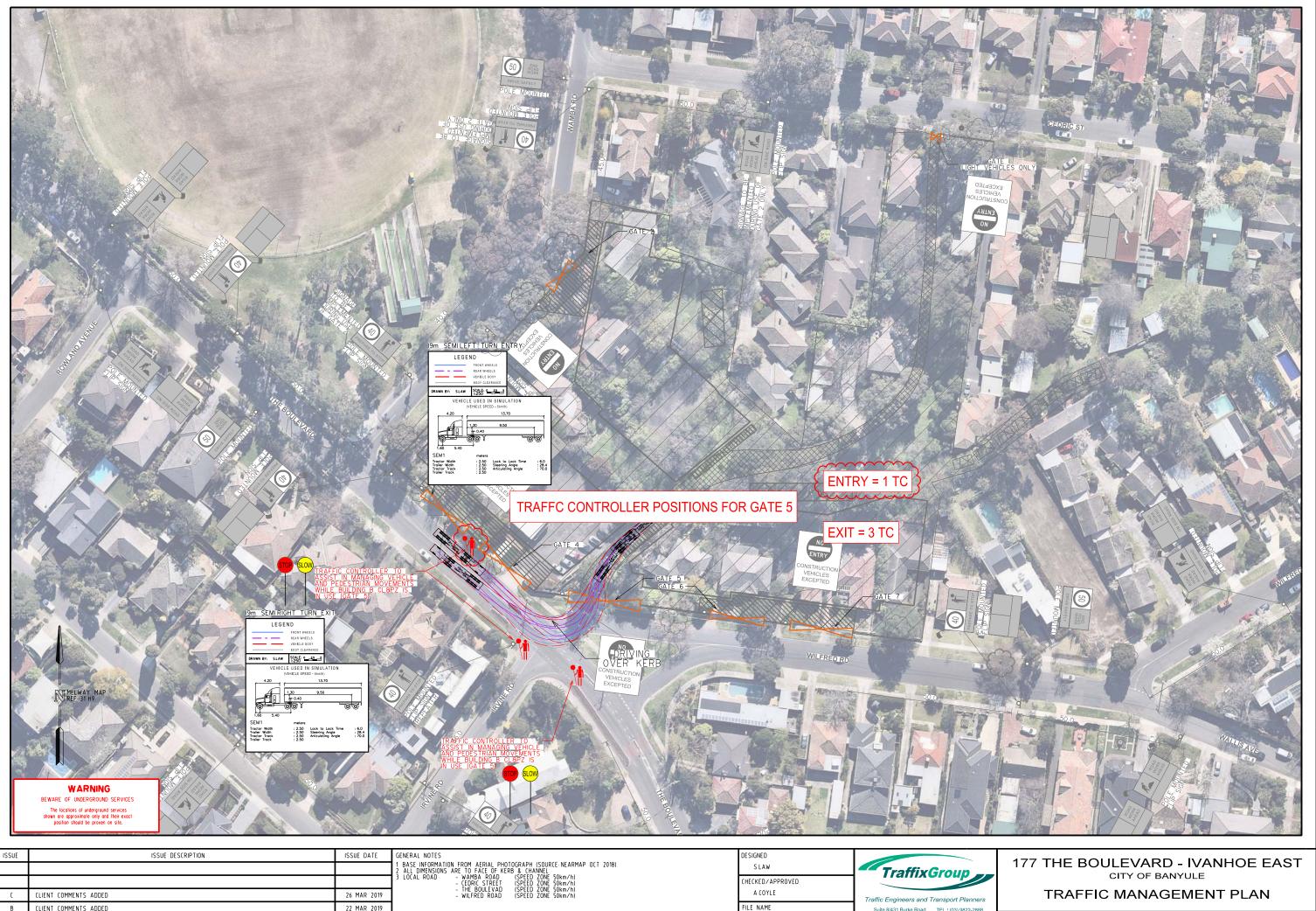




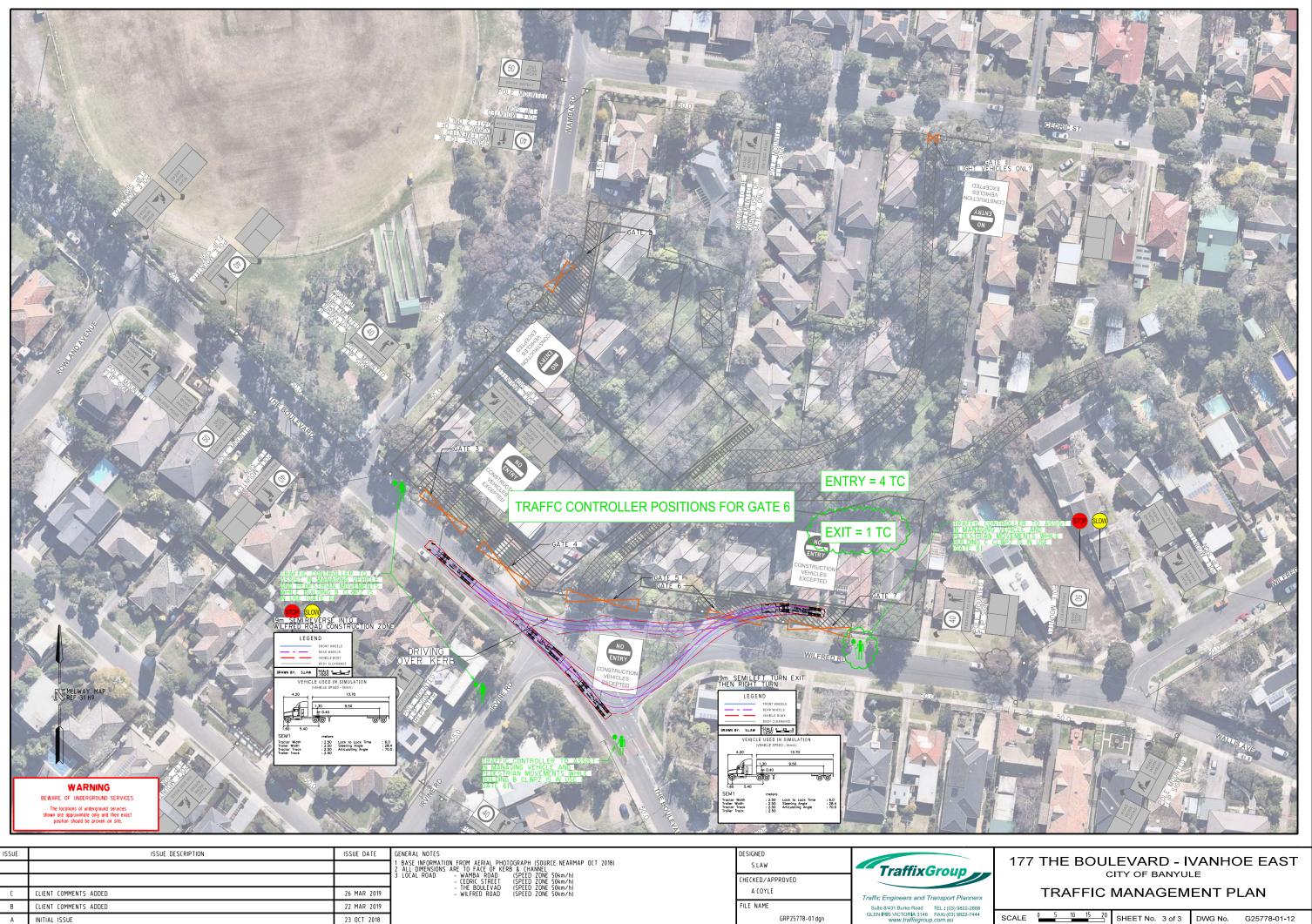
ISSUE	ISSUE DESCRIPTION	ISSUE DATE		DESIGNED	
			1 BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP OCT 2018). 2 ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL	SLAW	TraffixGroup
				CHECKED/APPROVED	Папіхогоар
C	CLIENT COMMENTS ADDED	26 MAR 2019	– THE BOULEVAD (SPEED ZONE SÓkm∕h) – WILFRED ROAD (SPEED ZONE Sókm∕h)	A.COYLE	Traffic Engineers and Transport Planners
В	CLIENT COMMENTS ADDED	22 MAR 2019		FILE NAME	Suite 8/431 Burke Road TEL : (03) 9822-2888
A	INITIAL ISSUE	23 OCT 2018		GRP25778-01 dgn	GLEN IRIS VICTORIA 3146 FAX: (03) 9822-7444 www.traffixgroup.com.au



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			1 BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP OCT 2018). 2 ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL	SLAW	TraffixGroup
			3 LÖČAL ROAD – WAMBA ROAD (SPEED ZONE S0km/h) – CEDRIC STREET (SPEED ZONE S0km/h) – THE BOULEVAD (SPEED ZONE S0km/h)	CHECKED/APPROVED	Папіхогоар
C	CLIENT COMMENTS ADDED	26 MAR 2019	- (EORIC STREET (SPEED ZONE SÖkm/h) - THE BOULEVAD (SPEED ZONE SÖkm/h) - WILFRED ROAD (SPEED ZONE SÖkm/h)	A.COYLE	Traffic Engineers and Transport Planners
В	CLIENT COMMENTS ADDED	22 MAR 2019		FILE NAME	Suite 8/431 Burke Road TEL : (03) 9822-2888
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ISSUE	ISSUE DESCRIPTION	ISSUE DATE	GENERAL NOTES	DESIGNED	
			1 BASE INFORMATION FROM AERIAL PHOTOGRAPH (SOURCE NEARMAP OCT 2018). 2 ALL DIMENSIONS ARE TO FACE OF KERB & CHANNEL	SLAW	TraffixGroup
			3 LÕČAL ROAD – WAMBA ROAD (SPEED ZONE S0km/h) – CEDRIC STREET (SPEED ZONE S0km/h) – THE BOULEVAD (SPEED ZONE S0km/h)	CHECKED/APPROVED	Папіхсісар
C	CLIENT COMMENTS ADDED	26 MAR 2019	- CEDRIC STREET (SPEED ZONE SOkm/h) - THE BOULEVAD (SPEED ZONE SOkm/h) - WILFRED ROAD (SPEED ZONE SOkm/h)	A.COYLE	Traffic Engineers and Transport Planners
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C	CLIENT COMMENTS ADDED	26 MAR 2019	– THE BOULEVAD (SPEED ZONE SOkm∕h) – WILFRED ROAD (SPEED ZONE SOkm∕h)	A.COYLE	Traffic Engineers and Transport Planner
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C	CLIENT COMMENTS ADDED	26 MAR 2019	- THE BOULEVAD (SPEED ZONE SOKm/h) - WILFRED ROAD (SPEED ZONE SOKm/h)	A.COYLE	Traffic Engineers and Transport Planners
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