

ALBURY & DISTRICT AGED CARE – TRAFFIC IMPACT ASSESSMENT

Project Background

Spotto CONSULTING completed a traffic impact assessment in Logan Road, Albury, for Japara Healthcare.

The Albury & District Residential Aged Care Facility was being expanded by over 30%.



Works included extending the building to provide additional units for residents, including amenities such as lounge, dining and courtyard areas. Additional staff facilities, such as kitchen, office and meeting rooms, were also to be provided, along with more car parking.

The Spotto CONSULTING Approach

Expansion of the site would generate additional traffic, as well as demand for more parking. Spotto CONSULTING's approach centred on the people that use the facility (residents, staff and visitors), and also people who might be affected by its expansion (households and a nearby school).

By looking at actual travel and parking rates by staff and visitors (which were much lower than the theoretical demand specified in local development plans), we were able to show that there would be minimal impact on peak traffic flows (due to staff start and finish times and busy visitor times being outside existing traffic peaks), and that the site would have sufficient parking.

The Outcome

Spotto CONSULTING's formal report that accompanied the submission to Council was well-received and the application was approved. The objectives of the local development control plan were met: the additional traffic and parking were shown to have minimal adverse impacts on the surrounding roads.

Importantly, the site is now able to cater for an increased number of aged care residents in an integrated fashion, providing more options for ageing local residents.

Spotto CONSULTING

Spotto CONSULTING is an independent firm with expertise in traffic engineering, transport planning and road safety. Our focus is on solutions that are people-oriented.

For more information on how we can help you, contact us:

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