

Reference: P2587l04v01

5 August 2025

Henroth Group
180 Ocean Street
Edgecliff NSW 2027

Attention: Uday Bin Singh; Development Manager

Subject: 10-12 Boondah Road, Warriewood Transport Assessment Overview

Dear Uday,

This letter has been prepared to summarise the transport assessment outcomes detailed by Ason Group as part of the approved garden nursery development at 10-12 Boondah Road, Warriewood. This letter should be read in conjunction with the following documents, prepared by Ason Group:

- *Transport Assessment 10-12 Boondah Road, Warriewood Development Application* (Ason Ref: P2587r03), dated 5 June 2024 (**Transport Assessment**).
- *10-12 Boondah Road, Warriewood – Response to Transport Matters* (Ason Ref: P2587l01v02), dated 10 January 2025 (**Response to Transport Matters**).

The Transport Assessment prepared as part of the Development Application considered the relevant trip generation rates for a garden nursery per the requirements detailed in the RMS Guide to Traffic Generating Developments 2002 (RMS Guide). This estimated that the proposed development would generate up to 127 vehicle trips per hour during the busiest Sunday lunchtime trading period. These rates are consistent with the Guide to Transport Impact Assessment (GTIA) as released in November 2024.

Following submission of the proposed development, Council requested traffic surveys be completed of a comparable nursery to test the veracity of the RMS Guide trip rates. Surveys of the Four Seasons Garden Centre at 1/200 Forest Way, Belrose (this site being comparable in terms of locale, size and parking provision) were conducted between 11am and 2pm on Saturday 7 December 2024 and Sunday 8 December 2024. Council also requested that intersection counts be completed at key locations in close proximity to the site.

As detailed in the Response to Transport Matters letter, the peak hour traffic generation at the Belrose nursery was 65 vehicle trips on the Saturday and 95 vehicle trips on the Sunday. On this basis, the forecast 127 vehicle trips for the proposed development is considered conservatively high. SIDRA traffic modelling of the key surrounding intersections was also undertaken, confirming that the proposed development would not have a material impact on Boondah Road or the operation of the surveyed intersections in the vicinity.

As a result, the surveys and subsequent SIDRA modelling confirmed that there is no nexus for any such intersection or road infrastructure upgrades as a direct result of the proposed development. With nurseries also experiencing peak conditions on Sunday lunchtimes, the traffic impacts are further reduced on account of the surrounding road network being well outside any such standard peak periods. This further reduces the traffic related impacts of the development.

On this basis, there is no trigger for formal contributions to traffic and transport as part of the Warriewood Valley Development Contributions Plan.

I trust this provides the information you require and please contact the undersigned should you have any queries.

Sincerely,



Rhys Hazell
Principal Lead

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