

Memo

Transport Network – Transport and Civil Infrastructure

To: Paula Moretti
Principal Planner

Cc: Phil Jemison
Manager Strategic and Place Planning

From: Phil Devon
Manager Transport Network

Date: 19 August 2022

Subject: Transport Response to Planning Proposal Referral
(PEX2022/001) 10-12 Boondah Rd, Warriewood

Record Number: 2022/514255

The Planning Proposal has been reviewed and comments provided to assist in preparation of the report to Council for consideration on its merits.

Proposal

The proposal includes 44 townhouses and associated road access, and includes the provision of a children's playground, passive recreation areas, preservation of a small part of the endangered ecological community and riparian corridor, and pedestrian connections within the site.

Road Design – Boondah Road

- The applicant has demonstrated that the proposed road design along the Boondah Road meets the requirements of the Warriewood Valley Roads Masterplan, including but not limited to, flood evacuation towards Macpherson Street, active transport requirements, and circulation for vehicles up to and including a HRV design vehicle on the internal road network.
- Left in and out only at the southern and northern access points and all movements through a central roundabout controlled access road.
- The internal road network is to be a community title asset similar to other road networks of this nature in the Warriewood Valley area and future design work should consider a shared road style environment.
- Should the proposal be supported additional work at the detailed application stage will be required to optimise the road alignment along the Boondah Road Frontage to include a 3 metre wide Shared User Path, full width road reconstruction along the site frontage to meet the flood evacuation

requirements, including suitable transitions to the existing carriageway alignments.

Traffic Impact assessment

- The applicant has demonstrated the impact of the proposed rezoning on the local road network, including current state and future state modelling of key intersections that will have increased traffic flow as part of the rezoning.
- The proposal has a minimal impact on trip generation increases in the adjoining road network in isolation, with the only concern remaining related to the impact of the circulation within the development site.
- Confirmation is still required that the modelling requirements of the RMS letter date 12 October 2012 have been considered and approval from RMS (now TfNSW Land Use) has been provided to support any application. The impact on the Mona Vale Road/Pittwater Road and the Pittwater Road/Warriewood Road are specifically called out in this correspondence. The applicant has provided the modelling to demonstrate the impact on to the Pittwater Road/ Jacksons Road intersection and this should also be included in any modelling provided to support a future development application.

Parking Provision

- The proposal meets the requirement of the Pittwater DCP for parking provision for the development style.
- No comparison has been provided demonstrating the impact of the loss of the informal parking along the current Boondah Road shoulder against the public/visitor parking provided under the proposal.

Access to Public Transport

- The development proposal is located within a reasonable walking distance to the express bus services along Pittwater Road. The development is to provide a connection to the existing footpath network, so the future residents are able to safely access public transport.