

# Memorandum

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To: Liza Cordoba  
From: Paul Davies  
Date: 17 December 2012  
Subject: Traffic assessment of rezoning proposal (R0002/12)  
120 Mona Vale Road, Mona Vale

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I have reviewed the plans and documents provided with the rezoning application and provide the following comments in respect to the two options described in the application.

Note that these comments are provided on the basis that:

- Vehicular access is not permitted via the existing right of way to Boundary Street from Jubilee Avenue
- Assumed that all new proposed roads are to be public roads
- Roads to be assessed for compliance with the Warriewood Valley Roads Masterplan (WVRMP).
- Vehicular access to the site can only be via either Boundary Street directly to Mona Vale Road or the proposed new access road between Boundary Street and Jubilee Avenue, but cannot be both.

## **Option 1 – Vehicular access from Boundary Street directly to Mona Vale Road**

### **1.1 Reasons for refusal**

This option is not supported and is recommended for refusal for the following reasons:

#### **a. Vehicular access to Mona Vale Road**

- Direct vehicular access onto Mona Vale Road is not supported by Council as Boundary Street has been closed by Council for reasons of traffic safety
- Preservation of traffic safety and amenity on Mona Vale Road, noting that the traffic report predicts that greater than 72% of trips generated by the proposal have destinations to the east. The right turn movement from Boundary Street onto Mona Vale Road necessary for this is not available and the resultant detour is unacceptably long.
- This option is also not supported by the RMS.
- The proposed separate vehicular access driveway directly onto Mona Vale Road (for four lots called nos. 120 – 122) is not permitted for reasons of traffic safety/amenity on Mona Vale Road as well as being non-compliant with the WVRMP that does not permit such direct vehicular access to high traffic roads.

#### **b. Site Masterplan road system**

- Non-compliance with the WVRMP in respect to road cross sections.
- Non-compliance with maximum road grades for emergency vehicles without certification from relevant Authorities as to acceptability.

- Failure of traffic report to use the ultimate traffic volumes for streets in Warriewood Valley (used existing traffic volumes) when assessing the impact of traffic generated by this proposal.
- Does not provide plans/cross and long sections of half width reconstruction of Boundary Street, as required for all developments in Warriewood Valley.
- Does not provide road cross and long sections of internal roads to allow assessment of grades and impact of works.
- Does not provide a concept plan for the proposed upgrade of the roundabout at the intersection of Jubilee Avenue/Ponderosa Parade as identified in the traffic study.
- Does not comply with requirements for provision of accessible pedestrian paths or cycle access, nor provide certification of acceptability of proposal.

## **1.2 Additional Information**

I was unable to assess compliance or otherwise in respect to the following matters due to insufficient information being provided:

- Impacts of road construction on all roads (cut/fill) and compliance with Ausroads design standards due to no long sections or cross sections of roads being provided. Necessary because of the steep terrain in which the roads are being constructed and of particular need when considering environmental impacts.
- No description of provision for utility services in roads.
- Functionality of proposed improvement to Jubilee Avenue/Ponderosa Road roundabout
- Ability for road designs to comply with Ausroads design standards without all long sections of proposed roads. Necessitated by steep terrain.

## **Option 2 – Vehicular access via proposed new road to Jubilee Avenue**

### **2.1 Reasons for refusal**

This option is not supported and is recommended for refusal for the following reasons:

#### **a. Site Masterplan road system**

- The proposed separate vehicular access driveway directly onto Mona Vale Road (for four lots called nos. 120 – 122) is not permitted for reasons of traffic safety/amenity on Mona Vale Road as well as being non-compliant with the WVRMP that does not permit such direct vehicular access to high traffic roads.
- Non-compliance with the WVRMP in respect to road cross sections.
- Non-compliance with maximum road grades for emergency vehicles without certification from relevant Authorities as to acceptability.
- Failure of traffic report to use the ultimate traffic volumes for streets in Warriewood Valley (used existing traffic volumes) when assessing the impact of traffic generated by this proposal.
- Does not provide plans/cross and long sections of half width reconstruction of Boundary Street, as required for all developments in Warriewood Valley.
- Does not provide road cross and long sections of internal roads to allow assessment of grades and impact of works.
- Does not provide a concept plan for the proposed upgrade of the roundabout at the intersection of Jubilee Avenue/Ponderosa Parade as identified in the traffic study.
- Does not comply with requirements for provision of accessible pedestrian paths or cycle access, nor provide certification of acceptability of proposal.

**b. Proposed new access road – Boundary Street to Jubilee Avenue  
(Plan no. 4034, 23/12/10)**

The plan provided does not satisfy the requirements of the WVRMP nor comply with the Ausroads design requirements.

Significant deficiencies are:

- The supporting traffic study does not use the ultimate traffic volumes for the roads in Warriewood Valley when assessing the impact of the development on local roads.
- Non-compliance (proposed 20%) with maximum road grade for emergency vehicles (maximum 10%) without certification from relevant Authority of acceptability.
- Non-compliance with WVRMP road cross sections.
- Unacceptable longitudinal road grade of 20% (maximum 12.5%).
- Designs of both the Boundary Street and Jubilee Avenue road intersections unacceptable as they do not comply with Ausroads standards and Council requirements under S139 of Roads Act.
- Access driveway to church access road not to required standard.
- Pedestrian and cyclist access exceeds maximum grades without certification of compliance.
- No road stormwater concept design provided and non-compliance with the Warriewood Valley water management specifications.
- Non-compliance with traffic sight distances at crest.

**2.2 Additional information**

I was unable to assess compliance or otherwise in respect to the following matters due to insufficient information being provided:

- Impacts of road construction on all roads (cut/fill) and compliance with Ausroads design standards due to no long sections or cross sections of roads being provided. Necessary because of the steep terrain in which the roads are being constructed and of particular need when considering environmental impacts.
- No description of provision for utility services in roads.
- Functionality of proposed improvement to Jubilee Avenue/Ponderosa Road roundabout
- Ability for road designs to comply with Ausroads design standards without all long sections of proposed roads. Necessitated by steep terrain.

**2.3 Warriewood Valley Section 94**

Option 2 would generate the need for the applicant to contribute to the Warriewood Valley S94 traffic and transport plan as all vehicular traffic generated by the proposal would directly use and impact on the public roads in Warriewood Valley.

Paul Davies  
**PRINCIPAL ENGINEER**  
**STRATEGY INVESTIGATION & DESIGN**