

Traffic Engineer Referral Response

Application Number:	DA2023/0129
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Date:	24/05/2023
Responsible Officer	
Land to be developed (Address):	Lot B DP 370222 , 4 Forest Road WARRIEWOOD NSW 2102

Officer comments

The application has been assessed against the Warriewood Valley Roads Masterplan, with reference to the future connectivity through this site would require the proposed Forest Road extension to be constructed as a Collector Road category. The road pavement shall be designed to be 8.4m carriageway with suitable 2.1m parking bays adjoining lots 11,12,13. The proposed road (noted as MC02) shall be a one way road generally heading northbound with suitable parking provided on alternating sides to act as traffic calming.

The vertical curve adjoining the existing cul-de-sac in Forest Road needs to be adjusted to allow for the appropriate safe stopping distance to be provided on approach to the existing roundabout at the school adjoining the site with no approval to remove the traffic device currently in place. The design drawings are incorporate the adjoining driveways to the school and residential properties for assessment.

A suitable crossing is to be provided to connect the proposed shared user path within the development to the existing network in Forest Road along the southern kerb.

The proposed driveway to lot 1 is not supported at the location shown at the existing roundabout approach.

It is also noted the proposed maintenance access to the OSD WSUD facilities are from an private (community titled) roadway and all servicing of the subject site is to be wholly contained on the subject site.

The traffic modelling provided indicates that each lot will be a single dwelling, however lots 11-13 maybe considerably larger allowing for other development potential or consolidation which would further effect the modelling undertaken, especially when considered with the adjoining development areas that gain road access through this site.

These matters need to be addressed prior to the development being further assessed.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.