

Traffic Engineer Referral Response

Application Number:	DA2023/0129
Proposed Development:	Subdivision of one lot into 13 lots and associated works
Date:	27/11/2023
Responsible Officer	
Land to be developed (Address):	Lot B DP 370222 , 4 Forest Road WARRIEWOOD NSW 2102

Officer comments

Amended and additional information referral:

The application has been reassessed against the Warriewood Valley Roads Masterplan, Austroads, and Councils technical documents. The applicant has provided amended documents that address some of the previous concerns raised. Comments from the previous referral in ***bold italics*** and response below previous response.

- ***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.***

When assessed as a standalone development the road network is suitable for the yield proposed. However as the road (MC01) is designed to connect with the project at 8 Forest Road it needs to consider that additional load when designing the road carriageway. The additional traffic that can also potentially (subject to further approvals) access the carriageway from the development at 120 Mona Vale Road (based on previous prelodgements) which needs to be considered as well. This is why the construction was requested at collector road category in relation to width. The alternative is to remove any future potential parking along this section of carriageway to allow for the potential volume in the future. This could result in additional actions required to reduce speeds should it become an issue. As the road (MC01) provides connection through the subject site it is likely to be a public road dedicated to Council as the roads authority.

- **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.**

This matter has largely been addressed with the exception of the first 25 metres of the proposed road MC01 at the connection point to the existing road network.. Updated plans indicate the locations of access to the adjoining properties. The existing roundabout will remain as a device to reduce speeds at this location.

- **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.**

This is currently being addressed as a separate project to support improvements to safety at the adjoining school.

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

This has been relocated to a more appropriate location on the boundary of lot 1.

- **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.**

Issues not addressed in updated plans.

- ***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.***

Largely addressed with revised design.

Additional traffic modelling does not address the issue with adjoining properties gaining access through proposed road MC01. It is noted that these are separate applications and therefore whilst the assessing officer is aware of the intent they cannot be considered as part of this assessment directly. The applicant is required to address the road design issue raised in relation to MC01 the primary access through the site towards the northwest boundary. The application is currently not supported.

Initial Referral:

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.