

Traffic Engineer Referral Response

Application Number:	DA2018/1924
Date:	13/11/2020
Responsible Officer	
Land to be developed (Address):	Lot 20 DP 1209801 , Forest Way FRENCHS FOREST NSW 2086

Officer comments

Parking:

The applicant shall not consider the parking available in Sorlie Place as part of the overall numbers. Application of the RMS parking rates for a 21,599m² GLA would require approximately 929 parking spaces. The assumptions stated by the applicant's consultant are not considered sufficient. The rates adopted by the RMS are based on parking rates of multiple surveys for multiple shopping centre locations. As such, the rate adopted by RMS of 4.3 spaces/100m² is considered the required amount. Any deviation from this will require RMS concurrence.

All parking provisions required must be accommodated onsite and, where sufficient evidence can be provided a discount based on the convenience centre usage as described. Currently there is approximately a 290 vehicle space shortfall.

The parking in Sorlie Place is deemed public parking and currently cater for the adjoining school pick up and drop off usage and provides bus facilities for students in both the morning and afternoon.

Access:

The applicant has not considered Council's Pre-lodgement Meeting notes indicating that access onto Forest Way would not be desirable. A further review of the access arrangements must be undertaken. The proposed changes to access points to the site are generally supported, however the need for further work on the network connections to the south and east of the site is required.

TfNSW has provided ongoing commentary on the access to and from the centre, noting the crash history of the Russell Avenue and Forest Way intersection and have proposed to ban the right turn from Russell Avenue south toward Warringah Road. This will result in all traffic wanting to head to the southern residential catchment of the centre needing to use the local road network, which is not designed to carry the increased volumes. Traffic Report provided by the applicant shows that there is an increase in peak flow of 130 vehicles an hour heading south along Grace Avenue. This projected increase will substantially affect the residential properties along Grace Avenue to both the North and South of the site as traffic filters through to the access to the main roads.

The traffic volume assumptions are satisfactory. Upon review of the access arrangements, the applicant will be required to re-assess the impact of the traffic on the local network approaching the state road.

This will need to also take into account the eventual reconfiguration of the intersection of Forest Way and Russell Avenue potentially further north to connect at signals at Naree Road. This will result in the closure of Russell Avenue at the current location. Signalising the Russell Avenue intersection was reviewed and not supported on the impact to network operations and the effect on the right turn operation into Naree Road.

The previously proposed reconstruction of the pedestrian mid block crossing to an all movements

intersection access to the site was also not supported on the grounds of the impact to through traffic on Forest Way and the potential for queuing to extend back on to Warringah Road as well.

The applicant has indicated that there is a potential for a VPA to dedicate land along the Forest Way frontage of the subject site for future road widening and transport service provision, which meets the intent of the Frenchs Forest Structure Plan.

Council's Transport Network Team cannot support the application in its current form with the issues still needing to be addressed.

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.