

14 May 2019

171590 TAAA

Capital Bluestone Pty Ltd
Level 9
23 O'Connell Street
Sydney NSW 2000

Attention: Thomas Zdun

Section 75W Modification Application - Wahroonga Estate
Building E Driveway Review

Dear Thomas,

This letter aims to assess the impact of the driveway access from the proposed Wahroonga Estate Residential Building E onto Fox Valley Road. The original Approved Concept Plan did not include a direct driveway from the development onto Fox Valley Road, instead all buildings were accessed from the internal road and associated intersection. This additional access was required due to the Sydney Water Easement separating the basement carpark of Building E from the combined carpark for Buildings A to D.

Building E is proposed to provide in the order of 30 units. According to the traffic generation rates provided in the *Wahroonga Estate Update Report on Sequencing of Road Upgrade Works* prepared by GTA Consultants in 2016, 2- and 3-bedroom units will generate a total of 0.52 vehicle trips in the peak hour per dwelling. As a result, there will be an expected approximate 15 vehicle trips generated by Building E during the peak hour.

The signalisation of Fox Valley Road with the School Access Road will allow for sufficient gaps in traffic such that these vehicles will be able to exit and enter the driveway in a safe manner. Further, there are a number of residential driveways accessed from Fox Valley Road such that this driveway is consistent with the nature of Fox Valley Road. Proposed site grading will also increase the safety of this driveway from the previous driveway in this location as vehicles will be travelling on a minor down-grade into Fox Valley Road instead of an up-grade, increasing visibility of vehicles to drivers on Fox Valley Road.

Swept paths have been conducted to determine that standard vehicles can physically enter and exit this driveway without impacting the adjacent travelling lane. This swept path has been attached in Appendix A.

As a result of the above, the proposed driveway is acceptable from a traffic engineering perspective.

Should you require anything further please contact the undersigned.

Yours faithfully,

TAYLOR THOMSON WHITTING (NSW) PTY LTD
in its capacity as trustee for the
TAYLOR THOMSON WHITTING NSW TRUST

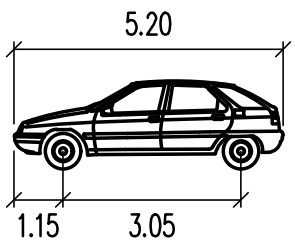
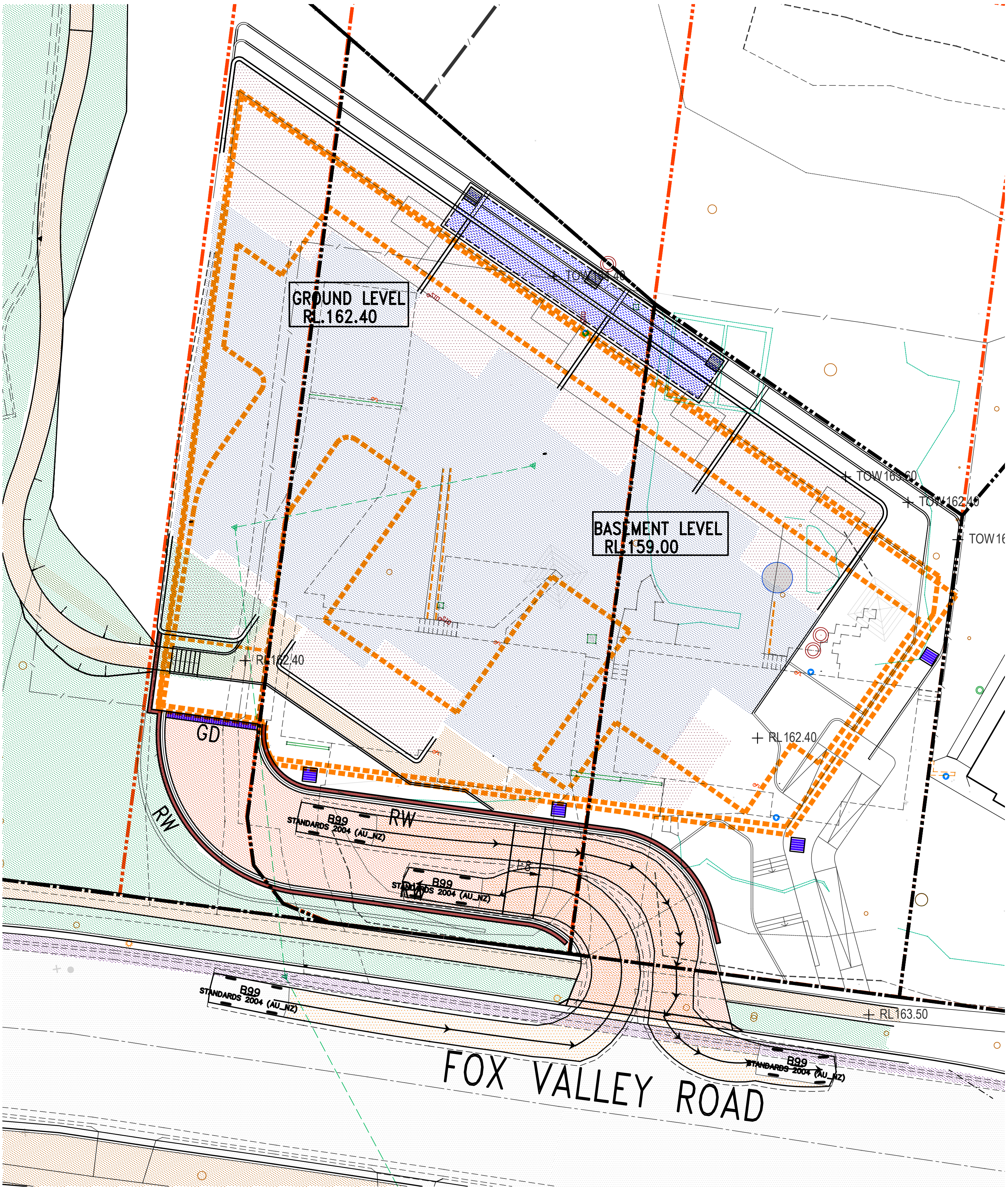
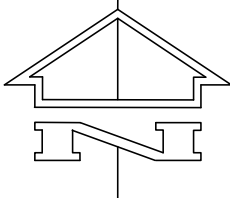


GRACE CARPP
Senior Traffic Engineer

P:\2017\1715\171590\Reports\TTW\Traffic\Statement for S75W\190509 Building E Driveway Traffic Statement.docx

Appendix A

Swept Path Analysis of B99 Vehicle



B99 meters
Width : 1.90
Track : 1.56
Lock to Lock Time : 6.0
Steering Angle : 42.0

Pathline: SKT100.dwg - USER: greece - Plot File Created: May 14, 2019 - 9:51am

P1	PRELIMINARY	GC	GC	14.05.19					
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date

Client

Civil Engineer

TTW

Taylor Thomson Whitting

612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project

THE CANOPY, WAHROONGA

Sheet Subject

BUILDING E
TURNING PATHS

Scale : A1
1:150

Drawn
GC

Authorised
SB

Job No
171590

Drawing No
SKT100

Revision
P1

Plot File Created: May 14, 2019 - 9:51am

PRELIMINARY