

Hume Planning Scheme Amendment C207 Sunbury South PSP 700 Sunbury Road, Sunbury

Planning Panels Victoria

Panel Hearing Date: Wednesday, 13th September, 2017

Report Date: 11th August, 2017

Prepared For: Charles Lloyd Property Australia Pty Ltd

STATEMENT TO PLANNING PANELS VICTORIA BY HENRY TURNBULL, TRAFFIC ENGINEER

Hume Planning Scheme Amendment C207: Sunbury South PSP
700 Sunbury Road, Sunbury

Traffic Engineering Assessment

**Hume Planning Scheme Amendment C207
Sunbury South Precinct Structure Plan**

700 Sunbury Road, Sunbury

Document Control

Issue No.	Type	Date	Prepared By	Approved By
A	Final	11/08/2017	J. Place/H. Turnbull	H. Turnbull

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1 Executive Summary

1.1 Introduction

I have been retained by Procon Developments in July 2017 to undertake traffic engineering assessments and prepare traffic evidence in relation to the Sunbury South Precinct Structure Plan (PSP).

Specifically, I have been engaged to:

- provide advice in relation to the access arrangements for the property at 700 Sunbury Road, Sunbury, on the basis of a commercial zoning to facilitate bulky goods or similar type development, and
- provide advice in relation to any necessary changes to the Sunbury South PSP to facilitate access to the property at 700 Sunbury Road, Sunbury.

In preparing this report, I have undertaken discussions with VicRoads' officers and have relied upon the facts, matters and assumptions detailed in Appendix A.

1.2 Qualifications and Experience

Appendix A contains a statement setting out my qualifications and experience, and the other matters raised by "Planning Panels Victoria – Planning Panels – Expert Evidence".

Appendix B contains my CV.

1.3 Summary of Opinions

Having inspected the site, perused relevant documents and plans, engaged in discussions with the road authority and undertaken traffic engineering assessments, I am of the opinion that:

- a) from a traffic engineering perspective the site located at 700 Sunbury Road is suitable for commercial use,
- b) the street network plan in the draft PSP should be amended to include:
 - an east-west connector through 720 Sunbury Road which could be offset from the northern boundary to allow for a residential block depth within 720 Sunbury Road to the north of the connector,
 - a signalised cross-intersection at the intersection of the connector at 720 Sunbury Road and Melbourne-Lancefield Road (and connecting to 40 Lancefield Road), and
 - a roundabout-controlled intersection on the east-west connector road midblock within 720 Sunbury Road,
- c) the draft PSP should be amended to include a concept plan detailing access arrangements for 700 Sunbury Road, including a left-in/left-out to Melbourne-Lancefield Road, a service lane along the Sunbury Road frontage and a connection through 720 Sunbury Road to the east-west connector to the north,

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- d) a right-turn in from Melbourne-Lancefield Road should be permitted in the interim, until such time that alternative access is provided to the site through 720 Sunbury Road, and
- e) the Draft Sunbury south PSP should be modified to incorporate the access arrangements described in b), c) and d) above in order that the site at 700 Sunbury Road will have good and suitable accessibility to the surrounding arterial road network.

2 Existing Conditions

2.1 Subject Site

The subject site is located at the northern corner of the Sunbury Road/Melbourne-Lancefield Road intersection as shown in Figure 1 below.

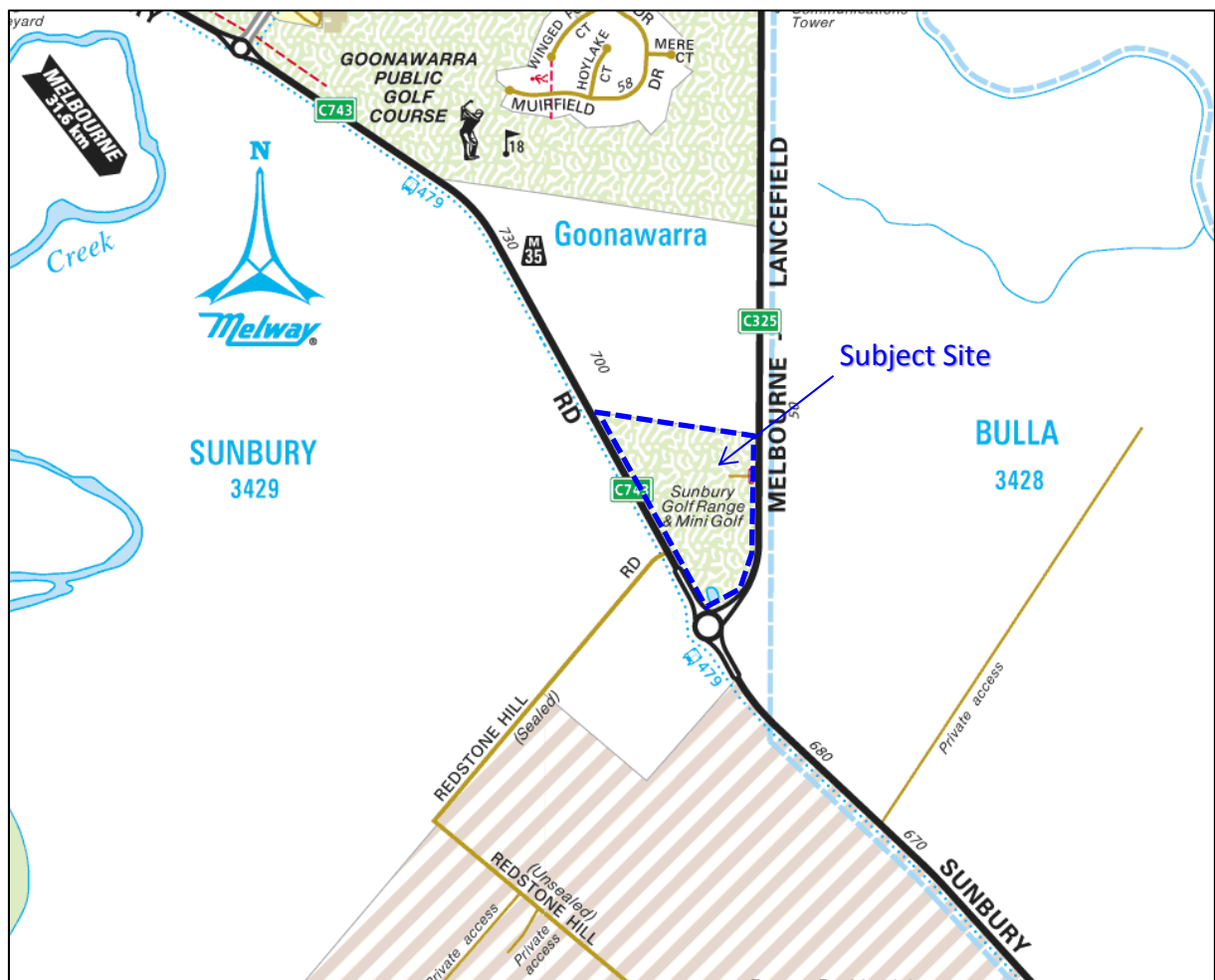


Figure 1: Locality Plan

The site is currently occupied by a golf range and mini-golf course, accessed from Melbourne-Lancefield Road, as well as a dwelling accessed from Sunbury Road.

An aerial view of the site is shown in Figure 2 below.

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Figure 2: Aerial View

3 Sunbury South PSP

The VPA website describes the Sunbury South PSP as follows:

The Victorian Planning Authority (VPA), in consultation with Hume City Council and Government agencies, has prepared the Sunbury South Precinct Structure plan (PSP) to guide new urban development in Sunbury.

The Sunbury South PSP will provide up to 11,800 homes to accommodate a population of more than 33,000. The precinct will deliver a new Major Town Centre, two new employment areas, regional parklands along Jacksons Creek, as well as a Jacksons Creek road crossing, a new train station near Jacksons Hill, and a range of local schools, sporting fields and community facilities.

The PSP applies to approximately 1,798 hectares of land generally bounded by Watsons Road and the Jacksons Creek to the south, Gellies Road and the Emu Creek to the north and north-east, the transmission line easement to the east and Vineyard Road to the west. The precinct abuts a number of existing communities within the Sunbury township, including Goonawarra and Jacksons Hill.

The relevant sections of the Sunbury South PSP which affect the land located at 700 Sunbury Road, Sunbury, are described below.

The site is currently zoned Urban Growth Zone (UGZ).

The map displays the subject site, which is a large, irregularly shaped area outlined in blue. The site is situated within a larger urban context, with various land use designations and infrastructure features. Key roads include Lancefield Road PSP, Gellies Rd, Emu Creek, Sunbury Rd, and Shepherds Ln. The site is adjacent to Redstone Hill and the Redstone Hill Precinct. The map also shows the location of the subject site relative to the town centre, local convenience centre, and other urban facilities. The legend provides a detailed key for the various symbols and colors used on the map, including precinct boundaries, walkable catchment boundaries, residential areas, town centres, local convenience centres, employment and commercial zones, industrial areas, industrial-light zones, quarry/landfill sites, potential government and non-government schools, community facilities, credited open space, conservation areas, regionally significant landscape values, service open space in conservation areas, service open space / retarding basins, non-urban land (existing), utilities easements, utilities - water, land subject to capability assessment, break of slope, heritage sites, primary arterial roads, connector - boulevards, connector roads, bridges and underpasses, railway lines and future stations, gas pipeline buffers, quarry buffers, composting facility odour buffers, and landfill buffers. The map also includes a note: 'For Open Space Detail refer Plan 07'.

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3.2 Road Network

Figure 4 below shows the draft PSP street network plan.

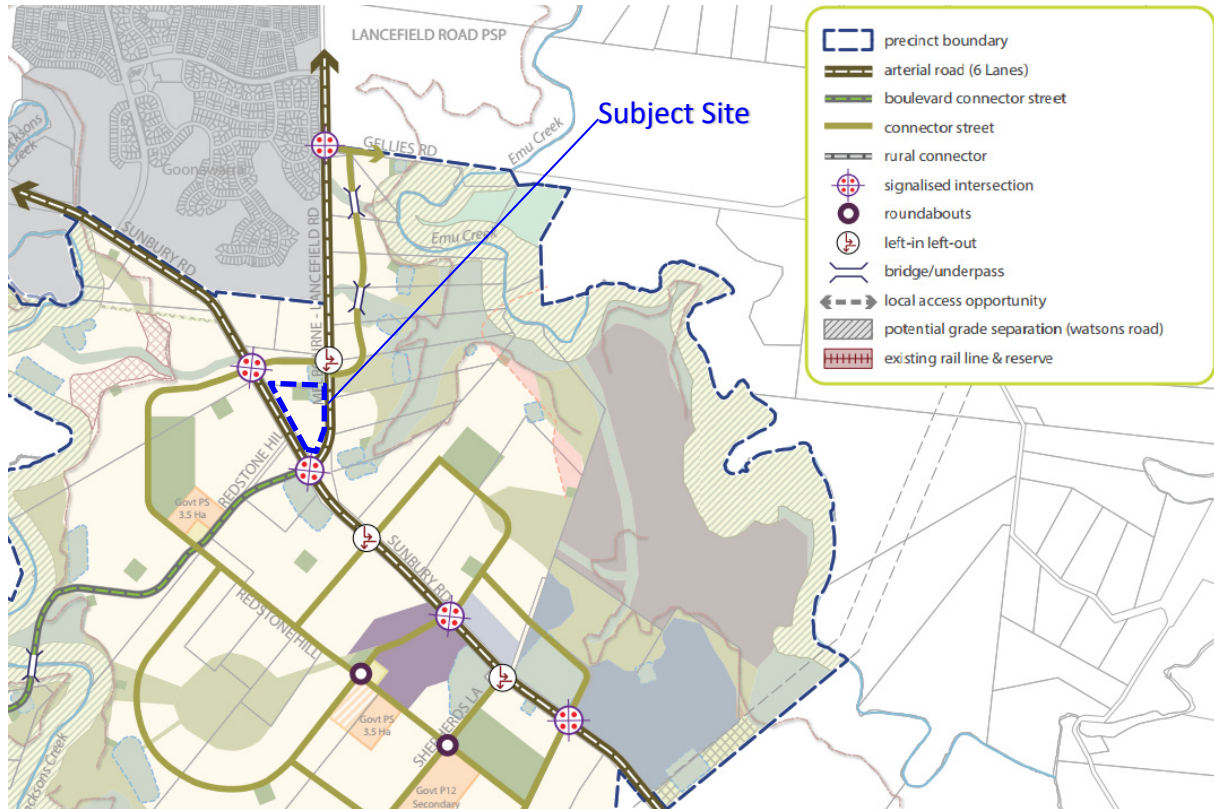


Figure 4: Sunbury South PSP – Street Network Plan

In relation to the subject site and surrounds, the street network plan shows:

- Sunbury Road will ultimately be a 6-lane arterial road.
- Melbourne-Lancefield Road will ultimately be a 6-lane arterial road.
- The intersection of Sunbury Road/Melbourne-Lancefield Road will ultimately be a signalised four-way cross intersection, with a realigned Redstone Hill Road forming the fourth leg opposite Melbourne-Lancefield Road.
- No connections are shown to the subject site from the adjoining existing road network.
- An east-west connector street is shown through the adjacent property to the north (720 Sunbury Road), with a signalised cross-intersection at Sunbury Road, and a left-in/left-out intersection at Melbourne-Lancefield Road.

4 Submission

The subject site at 700 Sunbury Road, being at the intersection of two future major 6-lane arterial roads, provides a poor level of amenity for residential development, and accordingly it is proposed to modify the draft PSP to facilitate development of the site for commercial purposes (such as bulky goods retail).

5 Traffic Engineering Assessments

5.1 Site Accessibility

Under the current PSP road network, the site at 700 Sunbury Road has the following constraints in the “ultimate” development scenario (assuming Sunbury Road and Melbourne-Lancefield Road are duplicated and the road connection through the adjacent site at 720 Sunbury Road is constructed):

- Vehicles accessing the site from the north (from Melbourne-Lancefield Road) cannot turn right in, and accordingly would need to undertake a U-turn at the proposed signalised Melbourne-Lancefield Road/Sunbury Road intersection. U-turn movements at this intersection would be undesirable noting that there are likely to be multiple turn lanes and a high number of vehicle movements at the intersection of two major arterial roads.
- Vehicles wishing to exit the site and head north are reliant on the connection within the adjacent site to the north.

5.2 Concept Plan

Having regard to the specific access challenges facing the subject site, it is proposed that a concept plan be included in the PSP (similar to that which has been included for the Vineyard Road Employment Area Concept Plan at Figure 7 of the draft PSP), which sets out the allowable access provisions.

Figure 5 below sets out a concept plan detailing the proposed access arrangements. Notably, these access proposals have been developed in consultation with VicRoads.



Figure 5: Proposed Concept Plan for Site Access

The proposed concept plan includes the following features:

- A midblock left-in/left-out access point to Melbourne-Lancefield Road in the ultimate scenario. In the interim, it will be necessary to also permit right-in at this location, to be removed at such time that alternative access is provided to the site from the north through 720 Sunbury Road.
- The proposed east-west collector through 720 Sunbury Road is proposed to be aligned one house block depth south of the northern boundary, and is proposed to be signalised at Sunbury Road (as per the PSP) and at Melbourne-Lancefield Road (modified from the PSP). The proposed collector road to the east at 40 Lancefield Road is proposed to connect to these signals as a cross-intersection. This has been discussed with and agreed to by VicRoads, and allows far better connectivity to the arterial road network from the triangle of land between Sunbury Road and Melbourne-Lancefield Road.

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- A roundabout-controlled intersection is proposed midblock along the east-west connector (within 720 Sunbury Road), to provide access to the residential and proposed commercial land to the north and south of the connector road respectively.
- A service road is proposed to facilitate left-in/left-out access to the site from Sunbury Road. The location of the entrance and egress to the service road have been discussed with VicRoads.

Functional layout plans showing how the proposed service lane arrangement on Sunbury Road fits in with the existing (interim) and future (ultimate) carriageways are attached at Appendix C.

The proposed access concept provides excellent accessibility to the site from all directions, as follows:


- Vehicles entering the site from the northwest (Sunbury Road) will turn left into the service lane.
- Vehicles exiting the site to the northwest (Sunbury Road) can either turn left out to Melbourne-Lancefield Road, then left into the east-west connector (at 720 Sunbury Road) and then right at the Sunbury Road signals, or alternatively, access the Sunbury Road signals directly from the internal roundabout connection to the east-west connector.
- Vehicles entering the site from the south will turn right into Melbourne-Lancefield Road from Sunbury Road, then turn left into the site.
- Vehicles exiting the site to the south will turn left out to Sunbury Road via the service lane.
- Vehicles entering the site from the north (Melbourne-Lancefield Road) in the “ultimate” will turn right in at the east-west connector signalised intersection, and then access the site via the roundabout. In the interim, prior to this connection being established, a temporary “right turn in” will be necessary from Melbourne-Lancefield Road.
- Vehicles exiting the site to the north will turn left out directly to Melbourne-Lancefield Road.

6 Summary of Opinions

Having inspected the site, perused relevant documents and plans, engaged in discussions with the road authority and undertaken traffic engineering assessments, I am of the opinion that:

- a) from a traffic engineering perspective the site located at 700 Sunbury Road is suitable for commercial use,
- b) the street network plan in the draft PSP should be amended to include:
 - an east-west connector through 720 Sunbury Road which could be offset from the northern boundary to allow for a residential block depth within 720 Sunbury Road to the north of the connector,
 - a signalised cross-intersection at the intersection of the connector at 720 Sunbury Road and Melbourne-Lancefield Road (and connecting to 40 Lancefield Road), and
 - a roundabout-controlled intersection on the east-west connector road midblock within 720 Sunbury Road,
- c) the draft PSP should be amended to include a concept plan detailing access arrangements for 700 Sunbury Road, including a left-in/left-out to Melbourne-Lancefield Road, a service lane along the Sunbury Road frontage and a connection through 720 Sunbury Road to the east-west connector to the north,
- d) a right-turn in from Melbourne-Lancefield Road should be permitted in the interim, until such time that alternative access is provided to the site through 720 Sunbury Road, and
- e) the Draft Sunbury South PSP should be modified to incorporate the access arrangements described in b), c) and d) above in order that the site at 700 Sunbury Road will have good and suitable accessibility to the surrounding arterial road network.

I have made all the inquiries that I believe are desirable and appropriate and there are no matters of significance which I regard as relevant which, to the best of my knowledge, have been withheld from the Panel.



HENRY H TURNBULL, RFD
B.E.(Civil), M.I.E.Aust., M.I.T.E., F.V.P.E.L.A.
11th August, 2017

Appendix A: Practice Note – PNVCAT2 Expert Evidence

STATEMENT OF WITNESS

Name

Henry Hume Turnbull

Position

Principal Consultant, Traffix Group

Address

Suite 8, 431 Burke Road
GLEN IRIS
VICTORIA 3146

Qualifications

My qualifications and membership of professional associations are as follows:-

- My educational qualifications and membership of professional associations are as follows:-
- Bachelor of Civil Engineering, University of Melbourne
- Life Member, Institute of Transportation Engineers
- Member, Institution of Engineers, Australia
- Life Fellow, Victorian Planning & Environmental Law Association

Experience

I have approximately 40 years' experience in Engineering including:

- ten years Country Roads Board of Victoria,
- two years with TTM Consulting, and
- twenty-eight years with Turnbull Fenner Pty Ltd/Traffix Group Pty Ltd.
- Additional activities and appointments include:-
- Sessional Member, Planning Panels Victoria (1982 - 2017)
- Member, Priority Development Panel (2004 - 2010)
- Councillor, Shire of Euroa (1980-1983)
Shire President (1982-1983)
- President, Victorian Planning and Environmental Law Association (1999-2002)
Life Fellow, Victorian Planning and Environmental Law Association (2003)
- Bail Justice (Victoria)

Area of Expertise

I have substantial experience and expertise in major road design and construction, contract administration, road construction material and construction methods, development impact assessment, including traffic generation and parking generation characteristics, traffic management and general traffic engineering, road safety and transportation planning.

I was a member of the former Ministers for Planning Advisory Committees making a review of Clause 52.06 (Car Parking) that led to changes being incorporated into the scheme on 5th June, 2012.

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Disclosure of Interests

I disclose that I have no private relationship with the Planning Scheme Amendment applicant. Traffix Group has worked with other companies involved in this application.

These relationships have not impacted on my ability to provide impartial Expert Evidence to the Panel.

Engagement and Scope of Report

I was retained by Charles Lloyd Property Australia Pty Ltd in July 2017 to undertake traffic engineering assessments and prepare traffic evidence in relation to Amendment C207 to the Hume Planning Scheme.

Facts and Assumptions

As detailed in evidence.

Reference Documents

I have reviewed the following documents as part of my assessment:

- Amendment C207 Explanatory Report,
- Sunbury South Precinct Structure Plan (exhibition version dated November 2016),
- Relevant sections of the Hume Planning Scheme, and
- Relevant experience.

Summary of Opinions

See Conclusions section of the evidence statement.

Provisional Opinions

Not applicable.

Identity of Persons Undertaking Work

Henry H Turnbull as per the evidence statement.

Jodie Place (Associate, Traffix Group) assisted with preparation of the evidence report.

Report Completeness

Final report.

Appendix B: CV



Curriculum Vitae

Henry Turnbull



<p>Position Principal Consultant</p> <p>Contact Details (03) 9822 2888 henry@traffixgroup.com.au</p> <p>Qualifications Bachelor of Civil Engineering (Melbourne University)</p>	<p>Professional Affiliations Life Member, Institute of Transportation Engineers Member, Institution of Engineers Australia Life Fellow, Victorian Planning and Environmental Law Association (VPELA)</p> <p>Work Experience Traffix Group (1988 – current) TTM Consulting Pty Ltd (1986 – 1988) Peat Marwick Hungerfords (1982 – 1986) Country Roads Board (1972 – 1982)</p>
<p style="text-align: center;">Transport Planning</p> <p>Skills & Experience</p> <ul style="list-style-type: none"> Preparation of Traffic Impact Assessment Reports (TIAR) and Evidence for presentation at VCAT and Planning Panels for a range of land-use developments. Other significant commissions include: <ul style="list-style-type: none"> Co-ordination of a development contribution plan for the City of Maribymong including extensive traffic investigations and assessments. Preparation of Parking Precinct Plans for Ocean Grove and Belmont (City of Greater Geelong). TAC funding strategies and priority assessment for VicRoads – Northern Region. Preston and Fairfield Parking and Access Strategy Studies including Parking Precinct Plans. Preparation of transport planning studies and Integrated Travel Plans including consideration of sustainable transport modes and green travel plans, pedestrian access, bicycle paths, parking and access to public transport. Provision of advice on traffic engineering and transport planning issues for major infrastructure projects for government and private clients. Extensive stakeholder interaction and consultation with community bodies on technical transport issues and project planning issues. Management of numerous other projects including local and district traffic management studies, heavy vehicle route assessments, pedestrian safety research, public transport passenger surveys and route studies, property rezoning and health care projects. 	<p style="text-align: center;">Strategic Planning & Statutory Planning</p> <p>Skills & Experience</p> <ul style="list-style-type: none"> Regularly appointed as a Planning Panel member by the Minister for Planning with over thirty years experience as a sessional Planning Panel member. Relevant major Panels and Advisory Committees include: <ul style="list-style-type: none"> Armstrong Creek Urban Framework Plan Armstrong Creek North East Industrial Precinct Structure Plan. Traralgon Bypass. Webb Dock EES. Melbourne Airport Rail Link. Served successive Governments on Advisory Committees to assist with policy development, including the: <ul style="list-style-type: none"> Priority Development Panel Steering Committee on the development of Practice Notes for Parking Precinct Plans. Advisory Committee reviewing Clause 52.06 Carparking in the VPPs. Significant experience and expertise in the provision of traffic engineering and transport planning advice to support the development of structure plans, site/precinct plans and development contribution plans. Skills include working as part of project teams, analysis and design of transport projects and consultation with stakeholders and the community. Relevant projects include: <ul style="list-style-type: none"> Toolem Structure Plan. Greenvale R1 Precinct Structure Plan. Greenvale R3 Precinct Structure Plan. Sale, Wurruk and Longford Structure Plan.
<p>Significant Appointments Sessional Member Planning Panels Victoria (1982 - 2017) Member Priority Development Panel (2004 - 2010) Member Growth Areas Authority Expert Panels for Urban Planning and Urban Design. (Appointed 2010)</p>	<p>Key Activities Councillor, Shire of Euroa, 1980 – 1983 (Shire President, 1982 – 1983) President, VPELA, 1999 - 2002 Bail Justice (Victoria)</p>

Appendix C: Functional Layout Plans



