



Department of **Planning,
Lands and Heritage**

Your ref: DA18/0226
Enquiries: Alex Campbell

Chief Executive Officer
City of Kalamunda
PO Box 42
Kalamunda WA 6926

Dear Andrew

PROPOSED LOCAL DEVELOPMENT PLAN – LOT 500 (NO. 32) GAVOUR ROAD, WATTLE GROVE

I refer to your email received on 19 December 2018 and the previous advice provided by this Department in its letter dated 4 July 2018 relating to the draft local development plan (LDP) at Lot 500 Gavour Road, Wattle Grove.

The applicant submitted a Traffic Impact Assessment (TIA) in support of the draft LDP. The TIA considers that a basic left turn treatment with a widened shoulder will be sufficient for the proposed crossover on Welshpool Road East. The Department contends that both left and right turning lanes to the site should be provided for the following reasons:

- Austroads states that the need for deceleration lanes cannot be stated definitively in all instances because of the multiplicity of factors to be considered. Two of these factors include the volume of vehicles (19,356vpd) and the proportion of heavy vehicles using the road (e.g. Welshpool Road East forms part of Main Roads WA Tandem Drive 4 Network, allowing for 27.5 metre semi-trailers, 11% HVs). (Refer to Austroads p 112 A.14.2: Volume 4, 2017);
- Austroads also states that for major roads on steep downgrades where numerous heavy vehicles travel quickly down the grade, it is not appropriate to adopt a basic left turn (BAL) treatment. Instead an AUL (S) (shorter lane) or an AUL (longer lane) would be a preferred treatment (refer top 97 of Austroads Volume 4 Guide to Road Design, 2017). Topography is 36m AHD immediately to the west of the site, rising to almost 200m AHD near Melaleuca Road to the east;
- It is recommended that the crossover to Welshpool Road East be reconfigured to improve sightlines in accordance with Austroads which seeks to align side roads to intersect major roads at 90 degrees.

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In addition to the above comments, the Department notes that the site contains Threatened and Priority Ecological Communities that have been identified under state and Commonwealth environmental legislation. A flora and fauna survey may be required to be undertaken to identify the existing environmental attributes of the site. It is recommended that advice be sought from the Department of Biodiversity, Conservation and Attractions and the Commonwealth Department of Environment and Energy before the LDP is determined.

Thank you for forwarding the application for comment.

If you have any questions regarding this advice, please do not hesitate to contact Alex Campbell on 6551 9183.

Yours sincerely



Mario Carbone
A/Planning Manager
Land Use Planning

11 January 2019