

Mornington Peninsula Technology Park Preliminary Traffic Study Outcomes

10 July 2020



This briefing note summarises key points from transport consultancy GTA Consultants who in June were engaged to provide a preliminary traffic assessment.

GTA Consultants were also asked to identify any issues and/or opportunities associated with the development of the Mornington Peninsula Technology Business Park on the subject Bungower Road site.

Background

A new \$540 million technology precinct built and owned by major Somerville employers will bring more jobs and investment to the Mornington Peninsula, assisting with recovery from pandemic related economic damage.

A group of local landowners are collaborating to activate a tech jobs hub on Bungower Road, Somerville.

The development is unique to the Mornington Peninsula, and will draw employment and economic growth to the area and provide certainty and active recreation facilities to surrounding residents.

The precinct will feature:

- A 50 hectare publicly accessible site with up to 50% green open space.
- A 2-hectare open space playing field that could be used for local sports.
- 25 hectares with 250,000 sqm of floorspace targeting high tech businesses.
- Up to 1,500 high-tech jobs onsite.
- Designs and streetscapes respectful of the local character.
- Setbacks and buffers, to protect visual amenity.
- A redeveloped heritage precinct.

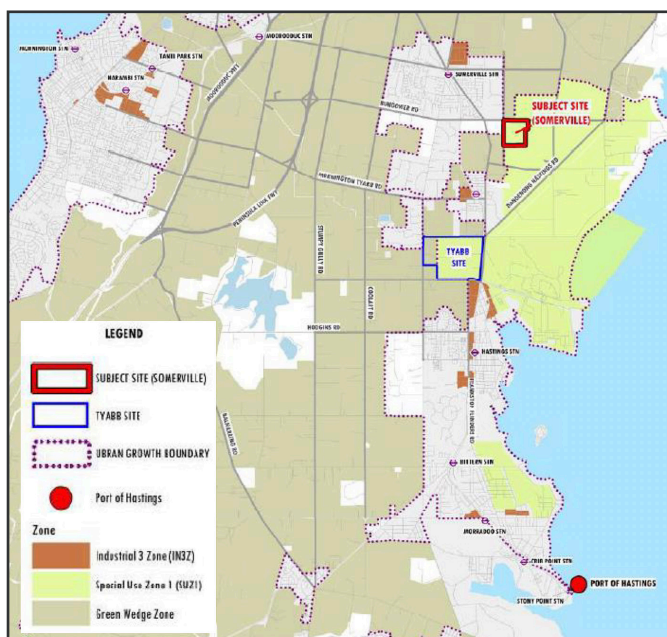
Existing Conditions

The subject site is located on the south of Bungower Road in close proximity to Frankston-Flinders Road and the Western Port Highway south east of the Somerville township, approximately 4km north west of the Yaringa Harbour.

It is bounded by Bungower Road to the north and Lower Somerville Road to the west. The site consists of 3 lots which equates to a total of approximately 59 hectares.

As it relates to other significant aggregation of industrial land the site is situated to the south of the Dandenong South Industrial Area.

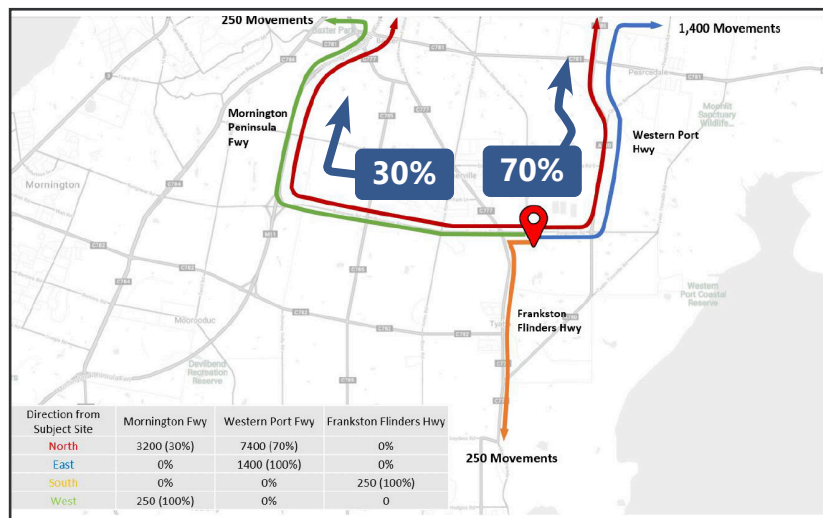
Connection to the site from the Dandenong South Industrial Area and other Industrial areas in Melbourne and beyond is provided via the Westernport Highway / Dandenong Hastings Rd.



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Key Take Outs

- The location of the Bungower Road precinct from a transport point of view is suitable to support industrial land uses, given its close proximity to future freight routes and key arterial roads, notably Western Port Highway.
- Entry to the precinct will be from Bungower Road only, with no access from Lower Somerville Rd which is to remain unsealed. This is to avoid traffic impacting the small number of rural-residential properties on Lower Somerville Rd.
- Development of the Bungower Road precinct would likely trigger a reduction in the speed limit on Bungower Road to cater for safe precinct entry, representing a potential benefit to Somerville residents through increased road safety.
- Traffic distribution estimates 70% of traffic generated from the site will travel eastbound and use the Westernport Highway, away from the Somerville township's residential areas.
- The type of traffic that would be generated by the currently approved port related use would have a higher percentage of heavy vehicles than the proposed Technology Business Park. In this regard, rezoning the land represents a potential benefit in terms of reducing the level of heavy vehicle traffic.
- Austrroads standards indicate that a trigger for road duplication for an undivided road is met if the total volumes along the road exceed approximately 18,000 vehicles per day. The existing daily traffic volumes on Bungower Road are between 5,000 – 9,300 vehicles per day, and therefore the 30% of traffic generated from the site that will travel westbound to the Peninsula Link would not trigger the duplication of Bungower Road and the surrounding roads are appropriate for the volume of vehicle traffic we can expect to service this precinct.
- Activating both the Hastings and Somerville sites would spread the overall increase in traffic on the Peninsula over two locations.