

Submission towards concerns of Mordialloc Bypass Environment Effects Project

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Location

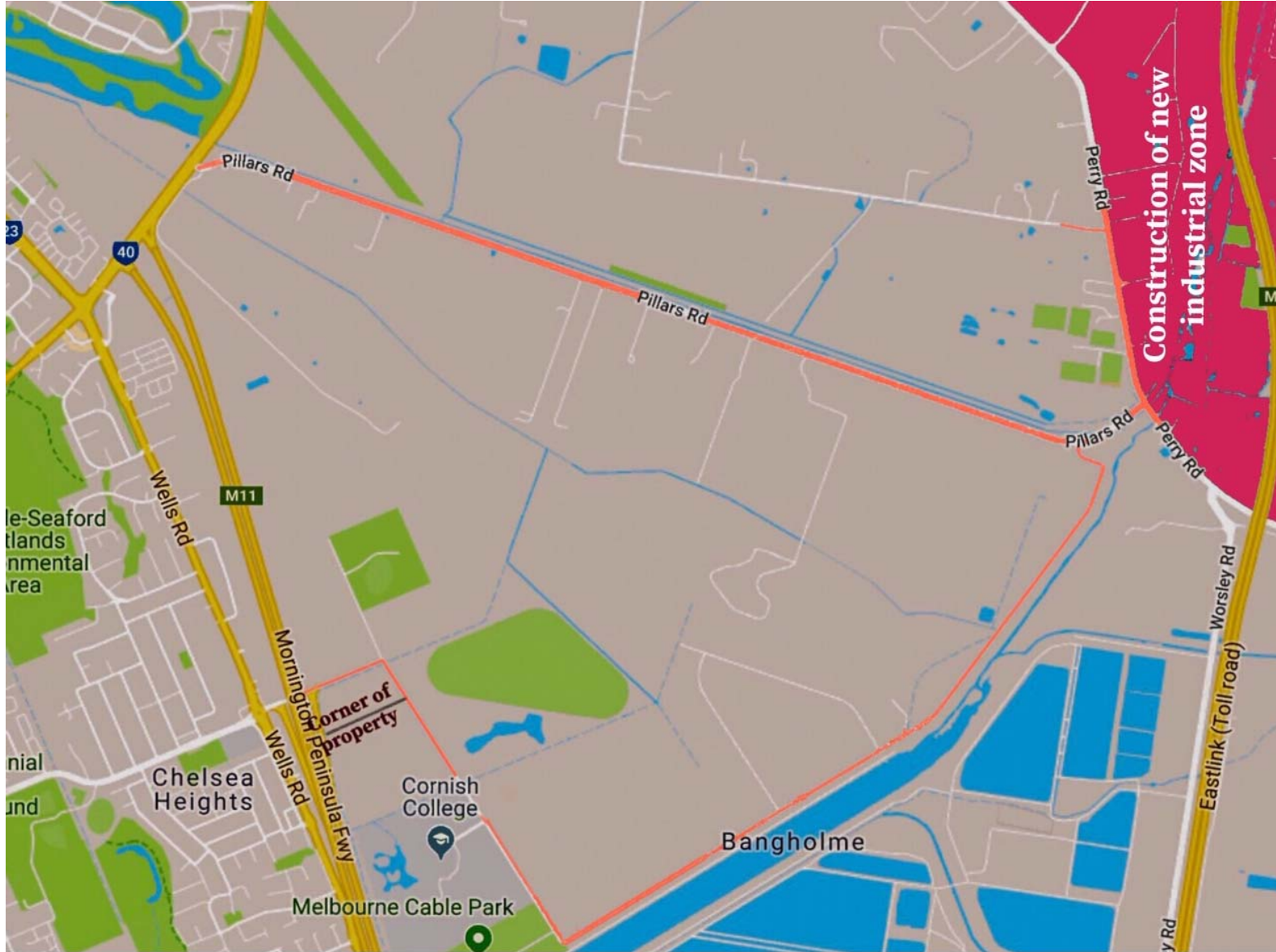
- Property of concern is located at 240 Thames Promenade, Bangholme
- We have been residing at this location since 1997 (21 yrs)
- Traffic control at intersection of 240 Thames Promenade and Mordialloc Bypass
- There are two driveways into this property and both are regularly used.
- Every year the traffic has been increasing along Thames Promenade, more so in the last 5 years



Unknown factors that may impact our property

- Impact of left hand exit from Mornington Peninsula Freeway onto Thames Promenade, once off ramps are completed.
- There is also a high level of construction happening in South Dandenong on Perry road, near corner of Pillars Road. This will likely impact the future traffic flow. From this point the two closest entries onto the Mordialloc Bypass will be Thames Promenade and Pillars Road.
- Presently, Pillars Road has an uneven surface with cracks and patches.
- Thames Promenade is the better access road.





New
Industrial
Zone /
additional
influx of
vehicles
highlighting
two access
roads to
Mordialloc
Bypass





View from
private
driveway
along Thames
Promenade
towards
Riverend
Road

19TH JULY 2018





View
along
Riverend
Road at
top
corner of
property
(approximate
distance 800
metres from
Wells Road)

23 October
2018



Traffic Count

Count over 3 afternoons. Traffic in Thames Promenade driving from McMahons Road / Riverend Road towards Wells Road. This indication of traffic flow is at 3.30 -4 pm peak times.

Speed limit on Thames Promenade 80km/hr

This is highlighting over an 8 month period the volume of the traffic

Nominally = 300 vehicles for ½ hr interval. Therefore possibly (600/hr)

- Fri 1st March = 292
- Mon 4th March = 318
- Tues 5th March = 303



Business Operations on site

Three business operations

- Evergreen Christmas Trees working on this property
- RJM Engineering
 - site contracting
- RJM Mowing
 - site services work

All equipment used in these operations is stored on this property



Vehicles using private driveway

Private Driveway

- 3 cars in use by residents of property
- Regular visitors to site (1 per day)
- Postal delivery vehicles (including small courier deliveries) to household (1 per day)

Postal service delivered by car

- 1 boat (personal property)
- 1 trailer (personal property)



Non business related Vehicles Work Driveway

Work Driveway

- 2 caravans (owned by friends once a month)
- 1 boat (owned by friends and used regularly)
- 1 trailer (personal property)
- 2 horse floats (friends)
- 4 vehicles of people maintaining horses (access usually 2 cars per day)
- Farrier (once a fortnight), Horse Dentist (on as need bases), Vet (2months)
- Feed supply vehicles, generally hay bales (3-4times a month), depending on seasonal demand



Additional Uses For Work Driveway

Christmas Tree Farm

Deliveries

- Mainly fertilisers, clay breaker, seedlings; all generally delivered on a pallet
- Unloaded with tractor forks as needed
- Return of customers Christmas trees for mulching
- Return of Christmas tree prunings continually through out the year from Riverend rd paddock for mulching,



Additional for work driveway Engineering Business

Vehicles associated with deliveries for this business include

- Open flat bed trucks, side curtain trucks and occasionally prime movers with taut liners. Try to send to job site first where possible.

These vehicles have supplied in the past, above 6mtr lengths of steel for fabrication, supply associated goods for installation of Factory compressed airline systems, (pipes, bracketry, air dryers and receivers, etc)

Generally pallet loaded products

These are on an irregular basis



Additional for work driveway Mowing Business

- Tilt, flat bed truck for deliveries of tractor and slasher to and from jobs as requested
- 10 ton tip truck delivering gravel and soil

The work driveway into the work paddock is also used as a turning circle for the previously mentioned vehicles.

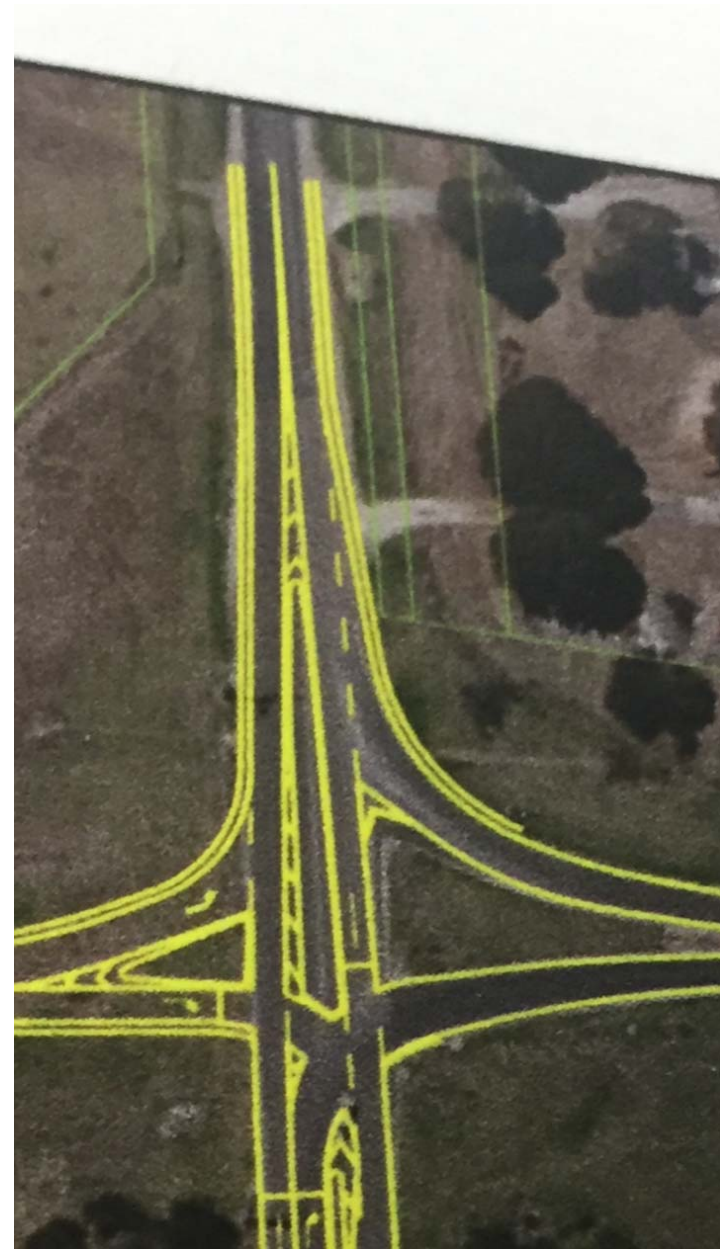
This is also direct access into the main central paddocks.





Original
view

Frankston
Freeway and
Thames
promenade
overpass



Zoomed
in section
of 2
driveways





Private residence

Cars passing on grass verge

Private driveway

Spoon drain

Work driveway and yard

10 ton Tip Truck and 4wd with trailer

At present dual carriageway

Showing driveways proximity to proposed changes



Points of concern

- Safety with traffic accumulation whilst waiting for right hand turn into property from Thames Promenade
- At present the safest driveway entry to turn right into is the work driveway, as the waiting area is dual carriageway and allows accumulating traffic to follow through
- Clear access to property into the private residence can be difficult. During peak times, cars pass the driveway at approximately 6 seconds and peaking at 2-3 second intervals. This highlights the inability to enter and exit our driveway.



Other points of interest

- We understand that this is conceptual drawing and details will be worked out later. The evaluation seems to have only highlighted one driveway

Therefore looking for information on access to work drive way as this is an integral part of our operations



In summary

- Increase in traffic
- Work driveway accessibility
- Safe turning into property driveways

Thanks for your time

