

16 July 2025

Mr Navdeep Shergill

Email: navdeep.singhshergill@planning.nsw.gov.au

Our Ref: 2025/459047

Dear Mr Shergill,

The New Forest High School - Modification 3 - Staged Public Domain and Roadworks (SSD-26876801-Mod-3)

Thank you for your correspondence requesting Northern Beaches Council's advice on the Exhibition of SSD-26876801- MOD-3 for The New Forest High School.

Council has reviewed the modifications related to the road network and traffic arrangements, and provides comments in Appendix 1.

Council raises concern with the modifications for the reasons outlined by Council's Transport Network Manager in Appendix 1.

Should you require any further information or assistance in this matter, please contact Mr Tom Prosser Principal Planner on 8495 6499.

Yours faithfully,



Mal McDonald
Acting Director, Planning & Place Division

APPENDIX 1 - DETAILED TRAFFIC COMMENTS FOR SSD-26876801 NORTHERN BEACHES COUNCIL

The following comments have been provided by Council's manager for Transport network in relation to this modification:

"We [Council] met with the proponent (SINSW) last week and noted concerns around the proposed changes, which also requires an additional MOD application to get where the applicant would be able to deliver infrastructure.

Items of concern:

- Council has requested a 4-metre minimum shared user path for the full frontage of the subject site. The proponent has dismissed this request even though Council has provided a design to demonstrate that it can work and is supported in principle by TfNSW.
- The proponent is now showing 7 kiss and drop spaces along Allambie Road. These are not supported by Council on safety grounds.
- The proponent is suggesting a delay in providing an upgrade of Aquatic Drive and Allambie Road for up to 2 years or until the school population hits 1200 students. This is not supported by Council. The proponent is proposing a second modification application to remove the signalised treatment of the intersection and replacing it with an upgraded roundabout. Whilst this is not the safest option for the location from a vulnerable road user perspective both Council and TfNSW have accepted this outcome prior to school opening. The concern is that the interim solution that is proposed by this modification may be left in place for a longer timeframe than is expected through an additional modification process once the school is operating.
- Council notes that the proposed modification is not in line with the endorsed position of the Northern Beaches Council Local Traffic Committee as minuted at the April 2025 meeting (below) adopting the following recommendation:

Recommendation to Traffic Committee

That the Traffic Committee:

1. *Support the request for additional community consultation by the Proponent on the changes to the scope that was previously part of the State Significant Development Application process, noting that a Modification application is required to be approved by the Department of Planning and Environment for these changes to design to be implemented.*
2. *Endorses the concept plan for the construction of a raised shared user crossing on the western leg of the Rodborough Road and Allambie Road intersection, subject to the provision of detailed design and supporting streetlighting design and Road Safety Audit for consideration of Council and TfNSW prior to approval under Section 138 of the Roads Act 1993 by the relevant Roads Authority.*
3. *Endorses the concept plan (Attachment 1 – Option 6 Design Layout Plans 12 March 2025) to upgrade of the Aquatic Drive and Allambie Road Roundabout and the provision of the raised pedestrian crossing on Aquatic Drive, subject to the provision of detailed design and supporting streetlighting design and Road Safety Audit for*

consideration of Council and TfNSW prior to approval under Section 138 of the Roads Act 1993 by the relevant Roads Authority.

4. *Endorses the concept plan (Attachment 3 Option 6a_25.03.25) for the provision of a 4-metre-wide shared user path inclusive of the realignment of the southern kerb along the Allambie Road frontage and associated road pavement works, subject to the provision of detailed design and supporting Road Safety Audit for consideration of Council and TfNSW prior to approval under Section 138 of the Roads Act 1993 by the relevant Roads Authority.*
5. *Endorses additional works at the bus stops on Allambie Road near Sunlea Place (TSN210095 and TSN210099) to accommodate the additional servicing requirements of the Bus Operators, subject to the provision of detailed design and supporting Road Safety Audit for consideration of Council and TfNSW prior to approval under Section 138 of the Roads Act 1993 by the relevant Roads Authority.*
6. *Approves the removal of the on-road door zone cycle lanes on Aquatic Drive, and Allambie Road between Aquatic Drive and Sunlea Place.*
7. *Approves the removal of Bus Stops between Aquatic Drive and Arnhem Road on Allambie Road (TSN210074, TSN2100177, and TSN210096) on safety grounds.*
8. *Approves the provision of kiss and drop parking (No Parking 8AM-930 AM and 2.30PM- 4PM School Days) with 36m on the southern kerb in Aquatic Drive and 62m on the northern kerb in Aquatic Drive, generally in line with Attachment 2- Option 6_Signposting and Line marking plans.*
9. *Approves the provision of 62 m of school bus zone on the southern kerb in Aquatic Drive and 30 m of school bus zone on the northern kerb in Aquatic Drive, generally in line with Attachment 2- Option 6_Signposting and Line marking plans.*
10. *Notes that additional works are likely to be required within the area of influence of the school. This may include additional footpath provision within the 400m walking catchment of the new school, additional parking restrictions in the adjoining streets to improve resident access to street parking, additional traffic facilities to improve community safety. These are currently to be identified once the operation of the school commences and student number ramp up to the 1500 maximum student intake. Additional works are outside of the current project scope and will need to be funded by Council or TfNSW through program grants in future years.*
11. *Endorses the designs for traffic control signals for the intersection of Allambie Road and Aquatic Drive be progressed in parallel to the design for the roundabout improvements at the intersection.*
12. *Endorse a letter be written to Schools Infrastructure raising concerns about the planned opening date of the school prior to the delivery of the abovementioned supporting transport and parking management measures.*

- Council requests that the maximum time for the interim measures to final configuration needs to be a feasible time frame for delivery only and not linked to occupancy of the school.
- Council notes that the proposed opening date of Term 1 2026 requires a large amount of work to be completed in a relatively short time, however it is also noted that the construction has been underway for a considerable amount of time (SSD consent issued 23 November 2023).
- All kiss and drop is to be in Aquatic Drive along with suitable connecting infrastructure between the site and the parking zones."