



15 March 2019
Ref 19090

Midson Group
PO Box 283
HUNTERS HILL NSW 2110

Attn: Mr Toby James

Dear Toby,

**PROPOSED EXPANSION OF ST LUKE'S ANGLICAN COLLEGE
800 PITTWATER ROAD & 224 HEADLAND ROAD, DEE WHY
SEARS APPLICATION REVIEW
TRAFFIC AND PARKING**

As requested, we have undertaken a preliminary review of the vehicular access and car parking arrangements proposed as part of the St Luke's Anglican College expansion proposals at the above location.

I understand that the new facilities proposed at 800 Pittwater Road & 224 Headland Road will predominantly cater for the Senior Years 10, 11 and 12. I note in this regard that:

- the existing uses of the site comprise an Office Works retail outlet, gymnasium and a swim school
- car parking is currently provided in a forecourt and in a basement car parking area
- the site is currently serviced by rigid trucks up to an including 12.5m long HRV rigid trucks
- vehicular access to the site is currently provided via an existing site access driveway off Harbord Road which accommodate rigid trucks up to an including 12.5m long HRV trucks
- the basement car parking facilities are to be retained to enable 1 parking space to be provided on the site for each staff member that will be located on the site
- car parking for Year-12 students is to be provided in the existing car parking area located at Number 224 Headland Road
- an internal link comprising stairs and a lift is proposed between 224 Headland Road and 800 Pittwater Road to facilitate the movement of students and staff between the two sites
- a drop-off/pick-up zone is proposed in front of the existing buildings in the forecourt area which will have the capacity to accommodate up to 10 cars

- the drop-off/pick-up area will be capable of accommodating the swept turning path requirements of large 12.5m long buses (e.g. for school excursions) when the drop-off/pick-up facilities are not in use
- the usage of the drop-off/pick-up area will be detailed in an Operational Management Plan to enable the use of the drop-off/pick-up area by larger vehicles outside the drop-off/pick-up times
- garbage collection and servicing needs of the proposed senior school may be undertaken by rigid trucks up to and including 12.5m long HRV trucks. Servicing of the site will be undertaken outside drop-off/pick-up peak periods and will be detailed in an Operational Plan of Management
- no change is proposed to the existing vehicular access driveway off Harbord Road which currently accommodates all truck sizes up to and including 12.5m long HRV rigid trucks.

A detailed Traffic and Parking Assessment Report will be prepared to assess the traffic and parking implications of the proposed senior school facilities. The report will include peak hour traffic surveys at the nearby Pittwater Road/Warringah Road/Harbord Road and Harbord Road/Headland Road intersections as well as the existing site access driveways to enable before/after SIDRA capacity analysis to be undertaken.

A Green Travel Plan will also be developed to encourage travel behaviour change and raise awareness of alternatives to private vehicle use.

Our preliminary assessment however, suggests that the senior school uses proposed on the site are likely to represent a *less intensive* use of the site in traffic-terms when compared with the existing Office Works retail outlet, gymnasium and swim school uses currently occurring on the site.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Robert Varga
Director
Varga Traffic Planning Pty Ltd