

Stephen Earp

From: Cameron McIntyre <Cameron.MCINTYRE@rms.nsw.gov.au>
Sent: Wednesday, 20 November 2019 4:01 PM
To: Stephen Earp
Cc: Ken Ho
Subject: FW: SEARS - St Luke's Grammar School - Pre DA Roads and Maritime Response - SYD19/00495/02

RMS Reference: SYD19/00495/02
Attention: Stephen Earp

Hi Stephen,

As requested in the below email Roads and Maritime met with DFP Planning on the 7 November 2019 to discuss Roads and Maritime as well as Transport for NSW's concerns in relation to the Secretary's Environmental Assessment Requirements (SEARs) for SSD 10291 - St Luke's Grammar School Senior Campus and Sporting Facilities. Roads and Maritimes original comments were provided to DP&E on the 18 April 2019.

Roads and Maritime still have concerns regarding the future use of the proposed driveway and car parking at the intersection of Harbord Road and Pittwater Road. Roads and Maritime note that there is certain land restraints with the block and want to continue to work together with the developer to ensure that safety and network efficiency is provided for all road users at the proposed development.

Roads and Maritime raises the following concerns that need to be considered prior to the submission of the proposed development. These concerns were raised at the Pre-DA meeting on the 7 November 2019. Roads and Maritime request that the following information is provided to Roads and Maritime Services as part of the transport and traffic impact assessment of the proposed development:

- Applicant to investigate the possibility of removing all vehicular access from Harbour Road.
- Roads and Maritime Request that modelling is conducted to reflect the changes to the proposed development. Daily and peak traffic movements likely to be generated by the proposed development including the impact of nearby intersections and the need/associated funding to for upgrading or road improvement works (if required). Key Intersections to be examined and modelled include:
 - Pittwater Road / Harbord Road - Existing, Proposed with no 40 km/h school zone and
 - Proposed with 40 km/h School Zone on all four legs of the signalised intersection.Harbord Road / Headland Road – Existing and Proposed.
- Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc) and relevant parking codes (If parking is to be changed).
- Details of service vehicle movements (including vehicle type and likely arrival and departure times).
- Roads and Maritime require justification for the large amount of onsite parking needed for St Luke's Grammar School and if car parking can be removed from 800 Pittwater Road, Dee Why.
- Roads and Maritime require further clarification in relation to the mixed use of the site until 2026 with Officeworks Dee Why. How is the school going to manage this and how it will operate?
- Roads and Maritime requires the environmental assessment report to assess the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
- Further information in relation to school access points along Pittwater Road.

Note: It is emphasised that the comments provided above are informal and of a Pre-DA nature, they are not to be interpreted as binding upon Roads and Maritime and may change following formal assessment of a submitted development application from the appropriate consent authority.

If you have any further questions or would like to discuss any of the above please do not hesitate to contact me or via email at Development.Sydney@rms.nsw.gov.au.

Kind Regards,

Cameron McIntyre

A/Land Use Planner
North West Precinct

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Roads and Maritime Services
Every journey matters

ATTN: Ken Ho (TfNSW) and Amanda Broderick (RMS)

Good afternoon Ken and Amanda,

TfNSW and RMS provided input into the request for Secretary's Environmental Assessment Requirements (SEARs) for SSD 10291, being the St Luke's Grammar School – Senior Campus.

The Department of Planning, Industry and Environment (DPIE) issued SEARs (**attached**) and the agency submissions to the SEARs request for this project on 1 July 2019 and the project team has since been working through design development, progressing towards a final scheme.

We note that in the RMS submission, the following issues were raised:

- Vehicle access to Harbour Road;
- Daily and peak traffic movements at key intersections;
- Details of proposed accesses and parking provisions;
- Details of service vehicle movements; and
- Implications of the proposal for non-car travel modes.

Further, we note that in the TfNSW submission, the following issues were raised:

- Pedestrian access between existing and future campus;
- Pick up/drop off design minimising impacts on Pittwater Road/Harbord Road intersection;
- Vehicle access design; and
- Internal pedestrian and vehicle connectivity between 224 Headland Road and 800 Pittwater Road.

In accordance with the Consultation requirements of the SEARs, we are requesting a meeting with TfNSW/RMS staff to discuss the above matters.

Please confirm whether TfNSW/RMS consider a meeting necessary, and if so please advise a suitable date/time for the meeting.

The meeting would be attended by the School, the Traffic Consultant (Varga Traffic Planning), Project Managers (Midson) and myself as planning consultant.

We look forward to hearing back from you,

Regards,

Stephen Earp | Partner

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