



10 January 2018

Department of Planning & Environment
Social and Other Infrastructure Assessments
GPO Box 39
SYDNEY NSW 2001

Attention: Karen Harragon / Scott Hay,

PROPOSAL – NEW CATHOLIC COLLEGE, 2 KINGFISHER CLOSE, MEDOWIE (LOTS: 412 & 413 DP: 1063902), SSD NO. 8989

Reference is made to Department of Planning and Environment's email dated 15 December 2017, requesting Roads and Maritime Services' (Roads and Maritime) requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* for the Environmental Impact Statement (EIS).

Transport for NSW and Roads and Maritime's primary interests are in the road network, traffic and broader transport issues. In particular, the efficiency and safety of the classified road network, the security of property assets and the integration of land use and transport.

Roads and Maritime have reviewed the preliminary environmental assessment documents, prepared by de Witt Consulting, dated December 2017. Roads and Maritime understands the prospective development involves the demolition of the existing dwelling, shed and out buildings and the construction of new buildings including a 3-stream primary school, 7-stream high school, place of worship, residential duplex, child care centre and associated works (including car parks, retaining walls, landscaping etc.) staged over ten years. The school is intended to accommodate up to 1,190 student placements.

Roads and Maritime response & requirements

The EIS should refer to the following guidelines with regard to the traffic and transport impacts of the proposed development:

- Road and Related Facilities within the Department of Planning EIS Guidelines, and,
- Section 2 Traffic Impact Studies of Roads and Maritime's *Guide to Traffic Generating Developments 2002*.

Furthermore, a traffic and transport study shall be prepared in accordance with the Roads and Maritime's *Guide to Traffic Generating Developments 2002* and is to include (but not be limited to) the following:

- Assessment of all relevant vehicular traffic routes and intersections for access to / from the subject properties.

- Current traffic counts for all of the traffic routes and intersections.
- The anticipated additional vehicular traffic generated from both the construction and operational stages of the project.
- The distribution on the road network of the trips generated by the proposed development. It is requested that the predicted traffic flows are shown diagrammatically to a level of detail sufficient for easy interpretation.
- Consideration of the traffic impacts on existing and proposed intersections, in particular, the intersection of the New England Highway and Muffet Street, and the capacity of the local and classified road network to safely and efficiently cater for the additional vehicular traffic generated by the proposed development during both the construction and operational stages. The traffic impact shall also include the cumulative traffic impact of other proposed developments in the area.
- Identify the necessary road network infrastructure upgrades that are required to maintain existing levels of service on both the local and classified road network for the development. In this regard, preliminary concept drawings shall be submitted with the EIS for any identified road infrastructure upgrades. However, it should be noted that any identified road infrastructure upgrades will need to be to the satisfaction of Roads and Maritime and Council.
 - Traffic analysis of any major / relevant intersections impacted, using SIDRA or similar traffic model, including:
 - Current traffic counts and 10 year traffic growth projections
 - With and without development scenarios
 - 95th percentile back of queue lengths
 - Delays and level of service on all legs for the relevant intersections
 - Electronic data for Roads and Maritime review.
- Any other impacts on the regional and state road network including consideration of pedestrian, cyclist and public transport facilities and provision for service vehicles.

Advice

Roads and Maritime recommends that the following matters should be considered by the proponent in preparation of the development application:

- The concept plan illustrating the car parking layout should be amended to relocate and reconfigure parking to maximise circulation space within the site and the distance from the intersection to ensure on-site congestion does not cause queuing onto the classified road network.
- Future predictions should take into account anticipated growth from new development in the area including (but not limited to) planned expansions at the RAAF Base, Williamstown. Reference should also be given to the future growth of Medowie.
- Traffic counts should include accurate counts of on-road cyclists.

- Southbound bus travel should be considered in the design process to ensure safe travel for pedestrians and road users. Existing bus routes in the area should be considered.
- Predictions of the mode of travel in percentage format for both morning and afternoons should be provided and based on comparable schools in similar semi-rural locations.
- Car parking plans should illustrate designated parking for staff, senior students, general parking and short stay parking.
- Any future intersection treatment with South Street should be designed in accordance with *Austroads Guide to Road Design 2010* (and relevant supplements) and address matters including (but not limited to) an intersection designed to the design speed (i.e. 90kph) and safe stopping distance on the approach for southbound traffic. Roads and Maritime notes that a hill crest is in the vicinity of the intersection and queuing traffic on the southern approach may create a traffic hazard for road users. It should be noted that a Works Agreement Deed will be required to be entered into with Roads and Maritime if traffic control signals (as proposed) are required.
- Any new intersection design should cater for on-road cyclist provision.
- Any proposed intersection or necessary upgrades of existing intersections should address the expected timing of delivery of works.

On DPE's determination of this matter, please forward a copy of the final SEARs Roads and Maritime for record and / or action purposes. Should you require further information please contact Hunter Land Use on 4924 0688 or by email at development.hunter@rms.nsw.gov.au

Yours sincerely



Peter Marler
Manager Land Use Assessment