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TO Melanie Corke; Business Development Manager (Community Ventures)

FROM Emily Duan; Traffic Engineer (Ason Group)

CC James Laidler; Principal Traffic Engineer (Ason Group)
Ali Rasouli; Principal Lead (Ason Group)

SUBJECT P0760A S4.55 MOD 3_Santa Sophia Catholic College, Gables

Dear Melanie,

This Technical Note (TN) has been prepared to review the traffic and transport implications of the proposed Modification to the approved development (SSD-9772) of Santa Sophia Catholic College (the School), located at 1 Lakefront Crescent, Gables (the Site).

This Section 4.55 Modification 3 (the MOD 3) predominantly involves increase of the student capacity at the existing Ambrose Ealy Learning Centre (ELC), located within the School. There is a high demand for expanded childcare services, and this increase in students is primarily to address this existing issue.

We have therefore reviewed traffic generation changes and parking provision requirements, and the findings of our review are summarised herewith.

Background

The School is located at 10 Red Gables Road, Box Hill and is legally described as Lot 1 DP 1237552, within The Hills Shire Council (Council) Local Government Area.

Ason Group have previously prepared a Traffic Assessment (TA) (AG ref: P0760r01v4, dated 15 May 2019) supporting the original State Significant Development Application (SSD-9772¹) and was approved by the Department of Planning, Housing and Infrastructure (DPHI) with relevant Conditions of Consent (CoC) on 21 April 2020.

Since then, 2 modifications have been submitted to the DPHI outlined in **Table 1**.

TABLE 1: SUMMARY OF KEY DEVELOPMENT MODIFICATIONS

MOD	Description	Date	Status
1	External design amendments, changes to café operational hours and amendments to reporting conditions.	28 Oct 2020	Approved
2	Amendment to Conditions of Consent.	28 Sep 2021	Approved

¹ <https://www.planningportal.nsw.gov.au/major-projects/projects/santa-sophia-catholic-college-new-school>

It is noted that MOD 1 and 2 were not relevant to traffic and transportation matters and as such this MOD 3 report refers to the current latest approved traffic report under the original SSD.

Reference

- Ason Group, *Transport & Accessibility Impact Assessment, Santa Sophia Catholic College, The Gables*, dated 15 May 2019, Ref: P0760r01v4 (Approved TA).
- Ason Group, *Green Travel Plan, Santa Sophia Catholic College, Red Gables Road, Box Hill North*, dated 06 October 2021, Ref: P0760r03v1 (Approved GTP).
- Department of Planning, Housing and Infrastructure, Consolidated Consent, SSD 9772-Mod-2, dated 28 September 2021 (Consolidated Consent).

MOD 3 Description

The MOD 3 proposes to increase the existing approved Ambrose ELC student capacity from 60 to 80 students, translating into an increase of only + 20 students. The proposal would also entail physical alterations of the existing ELC facility on site to accommodate the additional students and any required additional staff.

Objective

The objective of this TN are as follows:

- Confirm suitability of the existing road network to accommodate the additional vehicular traffic volumes as a result of this increase.
- Confirm sufficiency of the existing onsite car parking provision to accommodate the increased number of staff (+2 only) and increased kiss and ride requirements for the +20 students as a result of this MOD 3.

Traffic Generation

Approved Traffic Generate Rate

The RMS Guide provides trips rates for a Child Care Centre, including pre-school, long day-care and before. The ELC will exhibit similar characteristics of a Child Care Centre and as such, the RMS traffic generation rates for a Long-day care centre was adopted and approved in the previous SSD. The traffic generation rates are outlined in **Table 2**.

TABLE 2: TRAFFIC GENERATION RATES

Land Use	Peak Vehicle Trips / Child		
	7:00am – 9:00am	2:30am – 4:00pm	4:00pm – 6:00pm
Early Learning Centre (ELC)	0.8	0.3	0.7

Long day-care centres typically had similar peak hours with the general road network peak hours.

MOD 3 Traffic Generation

With the approved traffic generation rates outlined above, it is **CONSERVATIVELY** estimated that the increase of 20 students would result in +16 vehicle trips (inbound and outbound) during the road network AM peak hour, and +14 vehicles (inbound and outbound) during PM peak hour, over and above the original approval.

We believe this assessment will be conservative because, as advised by the project team, approximate 50% of the ELC students have older siblings at the primary school, hence overall the increase of 20 students would actually result in only +8 vehicle trips and +7 vehicle trips at the road network AM and PM peak hour respectively. This statement has been certified having regard to the information provided by the ELC Principal, following review of the 2024 enrolment registers information, with a summary of the results outlined in **Appendix A**.

An increase of +8 vehicles an hour over and above the previous approval is deemed to have no material impact onto the surrounding road network.

MOD 3 Traffic Impact

Accordingly, it has been considered that the traffic generation associated with this MOD 3 translates to an immaterial impact on the broader network from the original SSD (SSD-9772) when adopting approved traffic generation rates. Therefore, no additional modelling or traffic assessment is warranted, and the proposed MOD 3 is deemed to be supportable on a traffic basis.

Parking Provision

Car Parking

The approved TA study supporting the approved SSDA adopted the parking rates as shown in **Table 3** and outlines the minimum parking requirement, which is consistent with The Hills Shire Council Development Control Plan (DCP).

TABLE 3: PARKING RATES AND REQUIREMENTS			
Land Use	Parking Rate (Minimum)	Yield	Parking Requirement
Early Learning Centre (ELC)	1 space per 1 Employee (assumed 1 employee per 10 children)	2	2
	1 space per 6 Children	20	4

Parking Requirements - Staff

With reference to Condition A6 of the Consolidated Consent, a maximum of 130 full time equivalent staff are to be complied for this condition at any given day for the entire school including the ELC.

According to the approved STP, a short-term mode share target of 75% private vehicle has been targeted for the staff to drive to and from the school. Accordingly, it results in a theoretical demand for 98 car parking spaces on-site to cater for all staff.

Therefore, it is expected that the theoretical demand will increase to 100 spaces following approval of this MOD 3.

Furthermore, reference has also been made to Condition A7, stating that the School must provide 110 car parking spaces on school days from 6:00am to 6:30pm, following commencement of student attendance.

In this regard, a temporary staff car park, which is located to the east of the Site and is accessed via Lakefront Crescent has been provided to cater for 110 car spaces which can readily satisfy the theoretical 100 space requirement including the additional two new staff.

Figure 1 outlines the location of the temporary staff car park.

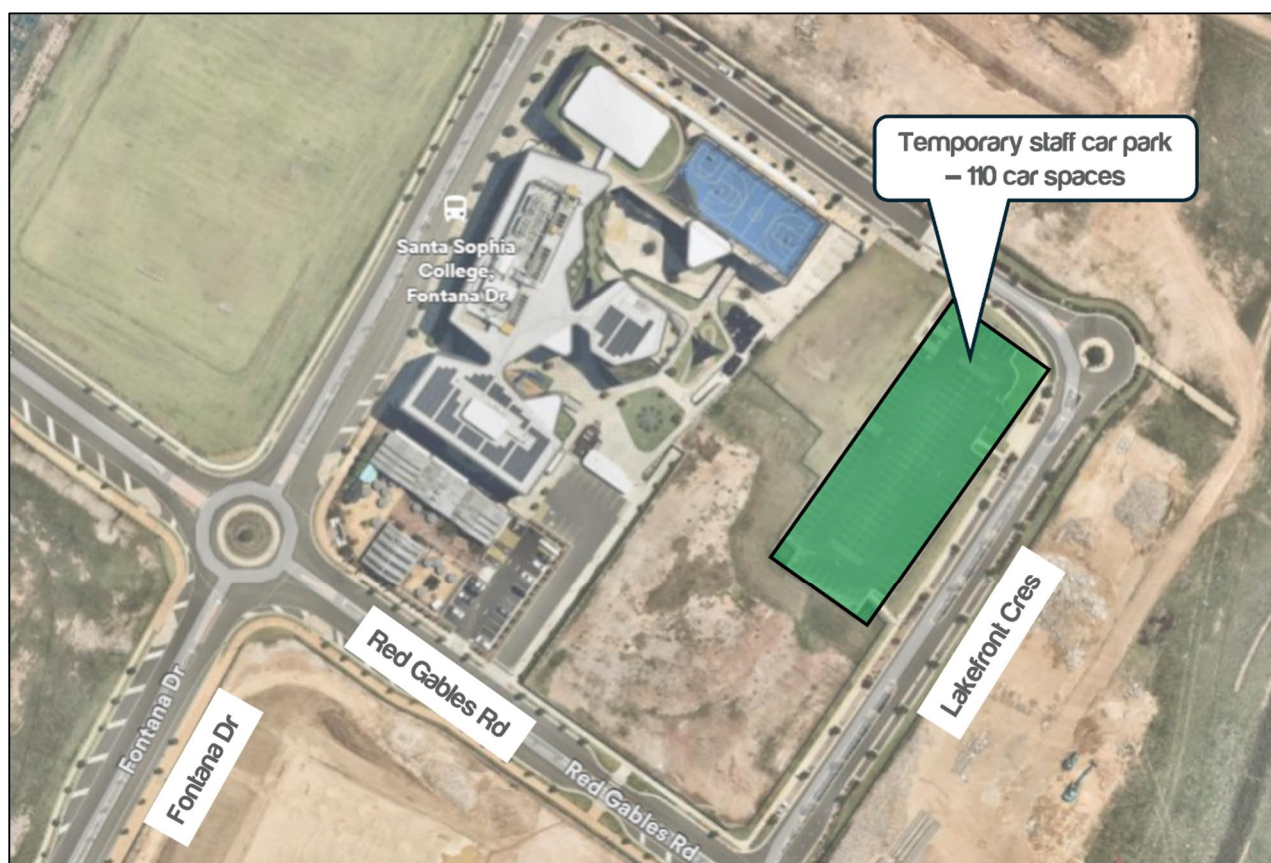


Figure 1: Temporary Staff Car Park

Ason Group recommend the ELC management team to promote sustainable travel planning and encourage the existing and future staff to utilise public transport options rather than private vehicles. A Green Travel Plan (GTP) can be prepared for the ELC to assist in improving awareness of the existing public and active transport services in the area. A GTP can be prepared in response to a suitable condition of consent for the MOD 3.

Parking Requirements - Parents

The existing Ambrose car park is the car park next to the ELC building and provide services for parents to drop off and pick up of children attending Ambrose Activities and Ambrose Ealy Learning. It allows maximum 10 minutes parking at periods of 7:30am – 9:00am and 2:00pm – 5:00pm. **Figure 2** outlines the location of the Ambrose car park.

The total on-site parking spaces is 11 car spaces, including 1 accessible parking space. An on-site parking utilisation survey was undertaken of the existing ELC car park from 6:00am to 6:30pm on 14 May 2024.

The survey result outlines that the highest occupancy or demand is 6 car spaces at 7.45am and last 15 minutes. The maximum occupancy at any given time is 55% or less during the survey periods. **Figure 3** shows the existing parking demand vs. parking capacity on a weekday. The detailed survey results of the parking utilisation survey are presented in **Table 4**.

The current Ambrose car park has 4 car spaces unoccupied at any given time, hence, it can easily accommodate the required additional 4 car spaces for parents.

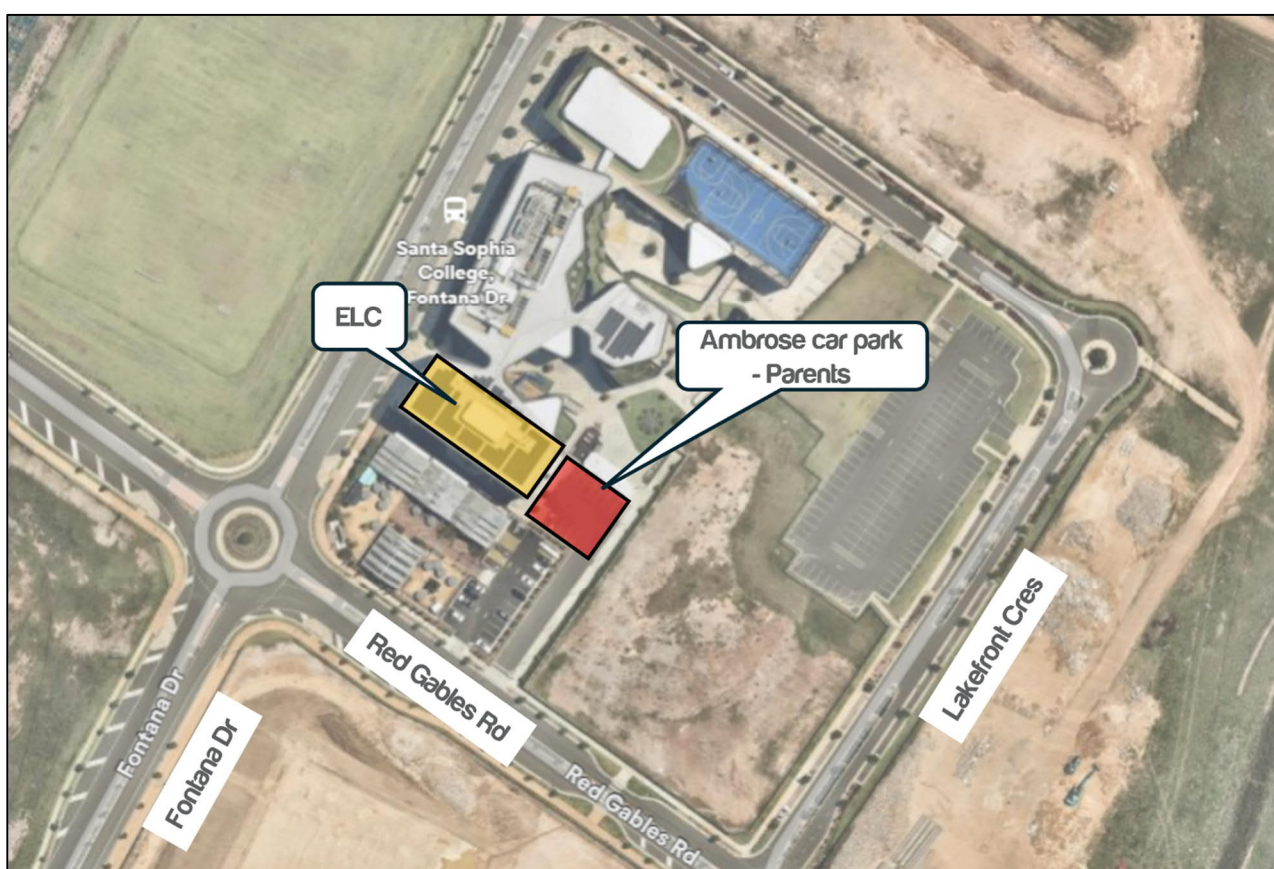


Figure 2: Ambrose Car Park

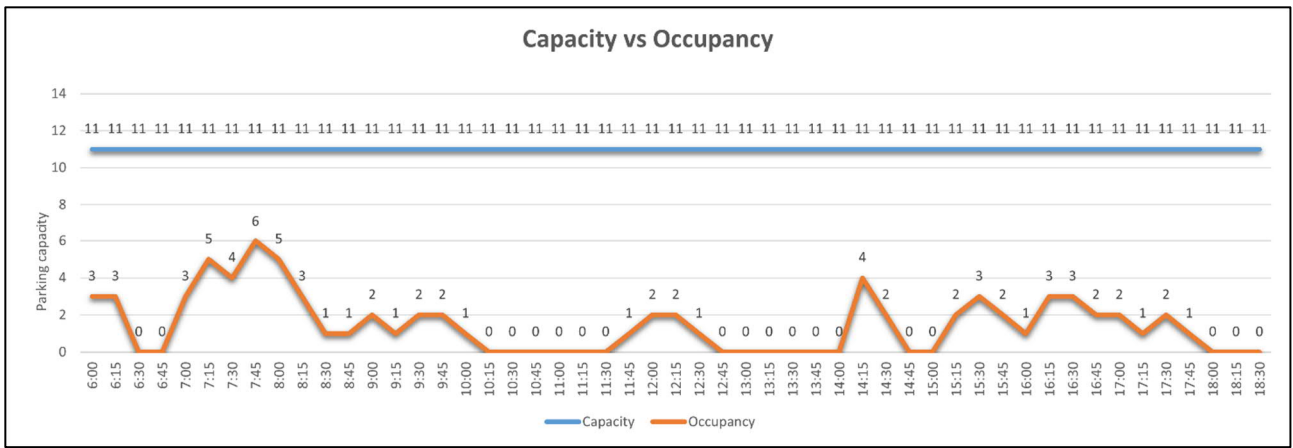


Figure 3: Parking Capacity and Occupancy

TABLE 4: ON-SITE PARKING UTILISATION

Restriction	Parking Capacity	Parking Occupancy																											
		6:00	6:15	6:30	6:45	7:00	7:15	7:30	7:45	8:00	8:15	8:30	8:45	9:00	9:15	9:30	9:45	10:00	10:15	10:30	10:45	11:00	11:15	11:30	11:45	12:00	12:15	12:30	12:45
Disabled	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Standard	10	3	3	0	0	3	5	4	6	5	3	1	1	2	1	2	2	1	0	0	0	0	0	0	1	2	2	1	0
Total	11	3	3	0	0	3	5	4	6	5	3	1	1	2	1	2	2	1	0	0	0	0	0	0	1	2	2	1	0
Occupancy (%)		27	27	0	0	27	45	36	55	45	27	9	9	18	9	18	18	9	0	0	0	0	0	0	9	18	18	9	0
Restriction	Parking Capacity	13:00	13:15	13:30	13:45	14:00	14:15	14:30	14:45	15:00	15:15	15:30	15:45	16:00	16:15	16:30	16:45	17:00	17:15	17:30	17:45	18:00	18:15	18:30					
Disabled	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Standard	10	0	0	0	0	0	4	2	0	0	2	3	2	1	3	3	2	2	1	2	1	0	0	0					
Total	11	0	0	0	0	0	4	2	0	0	2	3	2	1	3	3	2	2	1	2	1	0	0	0					
Occupancy (%)		0	0	0	0	0	36	18	0	0	18	27	18	9	27	27	18	18	9	18	9	0	0	0					

Conclusion

Based on the above assessment, our key findings are as follows:

- This MOD 3 proposes an increase of the student capacity at the existing Ambrose ELC from 60 to 80 students (a net increase of 20 students).
- The Parking and Traffic matters of the Proposal at the Site will generally be consistent to what was approved under the approved SSD-9772 Masterplan.
- The Site under the proposed MOD 3 is anticipated to generate additional +8 vehicle trips at AM peak as worst-case scenario, which is not expected to have material impacts on the broader road network.
- Having regard for the parking impacts, our review demonstrates that the current temporary staff car park and the Ambrose car park can accommodate the required additional parents and staff parking spaces accompany with the proposed MOD 3 respectively.
- Ason Group recommend the ELC management team to promote sustainable travel planning and encourage the existing and future staff to utilise public transport options rather than private vehicles. A Green Travel Plan (GTP) can be prepared for the ELC to assist in improving awareness of the existing public and active transport services in the area. A GTP can be prepared in response to a suitable condition of consent for the MOD 3.

As such, the proposed MOD 3 is supportable from a transport and parking perspective.

Should you have any questions or wish to discuss the above further, please contact the undersigned or James Laidler from our office.

Yours sincerely,



Emily Duan

Traffic Engineer

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T: +61 2 9083 6601

Attachments:

Appendix A. 2024 Enrolment Registers Information

Appendix A. 2024 Enrolment Registers Information

Emily Duan

From: Melanie Corke <Melanie.Corke@cdpsl.org.au>
Sent: Monday, 1 July 2024 3:36 PM
To: Emily Duan
Subject: FW: Pre-school Families at Santa Sophia
Attachments: Sibling Information Santa Sophia.pdf

Hi Emily,
Please find attached the 2024 sibling report for Santa Sophia Early Learning.
Based on current enrolments.

- 40 children have an older sibling in Santa Sophia K-12
- 47 children do not have an older sibling in Santa Sophia K-12
- 7 children are unknown

Many Thanks
Mel



Melanie Corke
Business Development Manager
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www.cdpsl.org.au
Catholic Diocese of Parramatta Services Limited trading as Community Ventures

From: Ambrose Early Learning Santa Sophia <santasophia.el@ambrose.org.au>
Sent: Monday, July 1, 2024 12:08 PM
To: Melanie Corke <Melanie.Corke@cdpsl.org.au>
Cc: Joanne Tapley <Joanne.Tapley@cdpsl.org.au>; Rachael Heylbut <Rachael.Heylbut@cdpsl.org.au>
Subject: Re: Pre-school Families at Santa Sophia

Dear Mel,

Please see attached information.

Thankyou.

Kind Regards,

Davina

From: Rachael Heylbut <Rachael.Heylbut@cdpsl.org.au>
Date: Friday 28 June 2024 at 1:53 PM
To: Ambrose Early Learning Santa Sophia <santasophia.el@ambrose.org.au>
Subject: FW: Pre-school Families at Santa Sophia

Hi Davina,

Do you think that you could assist with this report for Mel, please. We need to have it for early next week.

Kind regards,