



24 June 2019

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

Attention: Daniel Gorgioski

SSD 9683 - NOTICE OF EXHIBITION – CHANGE OF USE TO EDUCATIONAL FACILITY – ALESCO SENIOR COLLEGE, LOT: 14 & 15, SEC: L DP: 8993, 7 JAMES STREET ARGENTON

Reference is made to Department of Planning and Environment's (DPE) email dated 19 June 2019, requesting Roads and Maritime Services' (Roads and Maritime) review of the documents on public exhibition, including the Environmental Impact Statement (EIS), for the proposed change of use to an education facility, Alesco Senior College, at 7 James Street Argenton.

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 understands the development to be for the change of use to an educational facility, Alesco Senior College. The school will operate from 8am to 4pm Monday to Friday and will ultimately cater for 45-80 students with 9 staff. Sixteen (16) parking spaces, incorporating one disabled space, is proposed. Access to the site will be via separate entry and exit driveways off James Street. On-street parking is available on the James Street frontage but is not relied upon for this development.

Roads and Maritime response & requirements

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 has reviewed the information provided and raises no requirements for the proposed development.

Advice to DPE

Roads and Maritime recommends that the following matters should be considered by DPE in determining this development:

- Roads and Maritime has no proposal that requires any part of the property.
- Appropriate traffic measures are in place during the construction phase of the project to minimise the impacts of construction vehicles on traffic efficiency and road safety within the vicinity.
- Consideration should be given for appropriate sight line distances in accordance with Section 3 of the *Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections)* and the relevant Australian Standards (i.e. AS2890:1:2004) and should be satisfied that the location of the proposed driveway promotes safe vehicle movements.
- All matters relating to internal arrangements on-site such as traffic / pedestrian management, parking, manoeuvring of service vehicles and provision for people with disabilities are matters for DPE to consider.

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

Yours sincerely



Peter Marler

Manager Land Use Assessment
Hunter Region