

2 July 2020

Department of Planning, Industry and Environment  
PO Box 1226  
NEWCASTLE NSW 2300

**Attention: John Doubleday**

**NEW ENGLAND HIGHWAY (HW09): SSD-10380, PROPOSED RICHARD GILL SCHOOL,  
LOT: 2 DP: 1118310, 157 MAITLAND STREET MUSWELLBROOK**

Transport for NSW (TfNSW) advises that legislation to dissolve Roads and Maritime Services and transfer its assets, rights and liabilities to TfNSW came into effect on 1 December 2019. It is intended that the new structure will enable TfNSW to deliver more integrated TfNSW services across modes and better outcomes to customers and communities across NSW.

For convenience, correspondence, advice or submissions made to or by Roads and Maritime Services prior to its dissolution, are referred to in this letter as having been made to or by 'TfNSW'.

On 11 June 2020 TfNSW accepted the referral by the Department of Planning, Industry and Environment (DPIE) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for concurrence in accordance with Clause 104 / Schedule 3 of the *State Environmental Planning Policy (Infrastructure) 2007*. This letter is a submission in response to that referral.

TfNSW understands the proposal to be for a new school (Richard Gill School) located within the existing Muswellbrook Shire Council Administrative Building and requires minimal alterations to the structure. The school is proposed to gradually expand to Year 6, with approximately 165 students and 15 staff. The subject Environmental Impact Statement (EIS) relates to Stage 1 of the proposed development only, which is for the establishment of the school for years K-2 (50 students).

#### TfNSW Response & Requirements

TfNSW'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.

New England Highway (HW09) is a classified State road and Eucalypt Avenue is a local road. Council is the roads authority for both roads and all other public roads in the area, in accordance with Section 7 of the *Roads Act 1993*.

TfNSW has reviewed the information provided and raises no objection to or requirements for the proposed development as it is considered there will be no significant impact on the nearby classified (State) road network.

#### Advice to Council

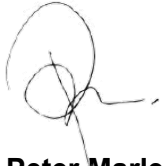
TfNSW recommends that the following matters should be considered by Council in determining this development:

- Council to consider including a condition of consent requiring improvement to signage and linemarking on the site access road at New England Highway. Improvements such as a give way sign (r1-2), give way line (TB line) and double dividing line (BB line) are anticipated to clarify priorities and lane delineation at the intersection.
- TfNSW has no proposal that requires any part of the property.
- Council should ensure that 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.
- Council should have consideration 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.
- Discharged stormwater from the development shall not exceed the capacity of the New England Highway stormwater drainage system. Council shall ensure that drainage from the site is catered for appropriately and should advise TfNSW of any adjustments to the existing system that are required prior to final approval of the development.
- Council should ensure that the applicant is aware of the potential for road traffic noise to impact on development on the site, in particular, noise generated by the New England Highway a classified State road (HW09). In this regard, the developer, not TfNSW, is responsible for providing noise attenuation measures in accordance with the *NSW Road Noise Policy 2011*, prepared by the department previously known as the Department of Environment, Climate Change and Water.

If the external noise criteria cannot feasibly or reasonably be met, TfNSW recommends that Council apply internal noise objectives for all habitable rooms with windows that comply with the Building Code of Australia.

On Council's determination of this matter, please forward a copy of the Notice of Determination to TfNSW for record and / or action purposes. Should you require further information please contact Dipen Nathwani, Development Assessment Officer, on 0418 514 166 or by emailing [development.hunter@rms.nsw.gov.au](mailto:development.hunter@rms.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Marler', written over a faint circular stamp or watermark.

**Peter Marler**  
Manager Land Use Assessment  
Hunter Region