



13 November 2019

Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2001

**Attention: Dimitri Gotsis**

**SSD 9439: NEW WARNERVALE PUBLIC SCHOOL, LOT: 71 DP: 7091, 75 WARNERVALE ROAD  
WARNERVALE**

Reference is made to Department of Planning, Industry and Environment's (DPIE) email dated 17 September 2019, requesting Roads and Maritime Services' (Roads and Maritime) requirements under Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*.

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 Environmental Impact Statement prepared by Creative Planning Solutions dated August 2019, and the Transport and Accessibility Assessment prepared by Stantec dated 5 August 2019. It is understood that the proposal be for demolition of all existing structures on site and construction of a new school facilities to accommodate a total of 460 students, with potential future expansion to 1,000 students. Vehicular access is proposed off Warnervale Road via a new roundabout.

Roads and Maritime response

Through various residential subdivision applications, Roads and Maritime have raised concern with Central Coast Council with the intensification of the area bounded by Sparkes Road, Pacific Highway and the Newcastle to Sydney rail line, and the impact on existing intersections with the Pacific Highway and Sparkes Road. Roads and Maritime has recommended to Council to provide for intersection upgrades within updated development contributions plans.

Roads and Maritime consider that the impact on the State road network and its intersections has not been adequately demonstrated for the following reasons:

- The only state road intersection that has been assessed is Sparkes Road at Albert Warner Road; however it can be assumed that impact may result on Sparkes Road at both Virginia Road and Minnesota Road, and Pacific Highway at Minnesota Road.

- An additional 556 peak hour trips is not considered insignificant as detailed in the reports.
- The majority of vehicle traffic to the site is associated with student drop off and pick up.
- Roads and Maritime are unaware of the catchment that this school will draw students from. For example, will there be an additional impact on the state road network by drawing students from north of Sparkes Road or south of the Pacific Highway, or is it expected that the trips will be generated from within the area described.
- The traffic report comments that ultimately the school could cater for 1,000 students, however no masterplan has been provided showing the ultimate scenario and resultant impact on the state road network.
- The distribution of network trips has not been shown diagrammatically.

#### Advice to DPIE

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

- Roads and Maritime has no proposal that requires any part of the property.
- DPIE 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.
- While it is acknowledged that concurrence is not required to be provided by Roads and Maritime for new school signage proposed in the subject application under Clause 18 of the *State Environmental Planning Policy 64 (SEPP 64)*, the following advice is for Council to consider:
  - All signs should meet the criteria contained in the Department of Planning's *Transport Corridor Outdoor Advertising and Signage Guidelines (November 2017)* including, but not limited to, Section 3.3.3 Illumination and reflectance.
  - Council should ensure that all signs meet the requirements of Schedule 1 Assessment Criteria of the *State Environmental Planning Policy (SEPP) No. 64 – Advertising and Signage*.
  - Please advise the applicant that Roads and Maritime may direct the screening, modification or removal of a structure if, in the opinion of Roads and Maritime, the structure is considered a traffic hazard under Section 104 of the *Roads Act 1993*.

Should you require further information please contact Kate Leonard on 0428 260 461 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 read 'P. Marler', with a stylized flourish at the end.

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