

Our Ref: 20308

9 August 2021

Little Zak's Academy
6 Porter Street
RYDE NSW 2112

Attention: Mr Veselin Krajcic

Dear Veselin,

**RE: 8 LINCLUDEN PLACE, OATLANDS
PROPOSED REZONING TO R2**

As requested, please find herein The Transport Planning Partnership (TPPP)'s traffic assessment for the above proposed development.

Overview

It is proposed to rezone the current site at 8 Lincluden Place, Oatlands from SP2 Infrastructure to R2 Low Density Residential. Under the R2 zone, it is proposed to maintain the existing school building and its current use as a school.

We understand that *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* outlines that schools may be carried out on land in a prescribed zone. R2 Low Density Residential zone is included in the list of prescribed zone.

Traffic Assessment

The site has an approval to accommodate 104 students.

The Roads and Maritime Services Trip Generation Surveys of Schools undertaken in 2014 revealed that a school would generate the following number of vehicle trips per student.

Table 4.2: Summary of Vehicle Trip Generation per Student

School Type	Period	Average	Minimum	Maximum	Range
All	AM	0.62	0.16	1.35	1.19
	PM	0.43	0.11	1.09	0.98
Primary	AM	0.88	0.43	1.35	0.92
	PM	0.71	0.14	1.09	0.95
Secondary	AM	0.47	0.16	0.83	0.67
	PM	0.27	0.11	0.51	0.40

Source: Roads and Maritime Services, Trip Generation Surveys Schools – Analysis Report, 2014

The subject school of 104 students would, depending on whether it was a primary or secondary school, generate somewhere between 28 and 92 trips in a peak hour.

Whilst it is proposed to rezone the site to R2 zone, the existing buildings will continue be used as a school. Therefore, it is anticipated that the proposed change in zone would generate a similar level of traffic in comparison to the approved school development, which could accommodate up to 104 students.

Conclusion

The proposed rezoning of 8 Lincluden Place, Oatlands from SP2 Infrastructure to R2 Low-Density Residential would have negligible traffic impacts on the surrounding road network, in comparison to the currently approved use.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,



Ken Hollyoak
Director