

Reference: 22.652r06v03

7 December 2023

Ascham School Ltd  
C/- Tribe Studio Architects  
247 Devonshire Street  
SURRY HILLS NSW 2010

Attention: Woollahra Municipal Council, Development Assessment Team

**Re: Ascham School  
19 Darling Point Road, Darling Point NSW 2027  
Proposed Boarding Rooms – Supporting Traffic Statement**

To whom this may concern,

TRAFFIX has been commissioned by Ascham School to prepare a traffic statement in support of a development application (DA) relating to the conversion of an existing residential development to student boarding accommodation. Specifically, the site is located at 19 Darling Point Road, Darling Point, adjacent to the existing Ascham School campus at 188 New South Head Road, Edgecliff.

The proposed student boarding house will result in two (2) additional boarding places over and above that cited in the previous consent issued for the Ascham Campus (DA433/2021/1). That is, while the proposed boarding house will increase the current boarding to 137 places (up by 2, from 135), there will be no increase in the total number of overall students or staff at the school.

## ➤ Description of Proposed Development

A detailed description of the proposed development is provided in the Statement of Environmental Effects, prepared separately. In summary, the development for which approval is now sought is student boarding accommodation comprising the following components:

- Alterations and additions to existing apartment building;
- Provision of 39 student beds;
- Provision of two (2) self-contained flats for supervising staff;
- Communal amenities, study areas, and common rooms etc.; and
- Retention of three (3) existing garages and associated driveway crossovers to Darling Point Road.

It is emphasised that the subject DA does not propose any increase to the current student and staffing numbers.

Reference should be made to the plans submitted separately to Council. Reference should also be made to the Plan of Management prepared separately.

## ➤ Parking Requirements

The subject development current provides a total of 136 on-site car parking spaces (post Fiona Redevelopment) in accordance with **Table 1** below.

**Table 1: Existing Car Parking Summary – Ascham School**

Car Park Location	Approved (DA443/2021/1)
	Number of Parking Spaces
Front Driveway Fiona Redevelopment Carpark	44
Underground Wallis	9
Fiona Building	5
Dower Garage and Hardstand	2
Rear Driveway	26
Undercover off Rear Driveway	21
St Marks Garage	2
43 Darling Point Road Garage	1
Duntrim	26
<b>TOTAL</b>	<b>136</b>

As can be seen from Table 1, Ascham School currently provides 136 on-site car parking spaces throughout the wider campus. The existing development at 19 Darling Point Road currently provides three (3) off-street car parking spaces, and these are to be retained under the subject DA and allocated to on-site staff (staff-in-residence).

Therefore, the total number of on-site car parking will be 139 spaces, post Fiona Redevelopment. No additional car parking spaces are proposed under this DA or are considered necessary noting the following:

- The proposed boarding house will allow some decanting of students from other on-site boarding houses as well as accommodating additional growth in boarding;
- The subject DA does not seek to increase existing student enrolment numbers;
- The subject DA does not seek to increase existing staff numbers;
- Students are not permitted to drive to school or park within the school grounds;
- The school implements a site-specific Green Travel Plan prepared by ARUP;
- Regular reminders are sent to parents to remind them of the available public transport facilities;
- On-site parking at 19 Darling Point Road will be allocated to staff only;
- Boarding students are typically dropped-off at the start or picked-up at the end of the school term. This activity usually occurs the day before or after the school term, when the school is closed for day-to-day operations. Boarding students will be dropped-off on-Campus near Duntrim House (accessed via the driveway at No. 37 Darling Point Road), or otherwise the main parking area via the New South Head Road entrance. This minimises impacts during peak school operating times; and
- All parents are notified of the school's drop-off/pick-up policies and protocols.

In summary, the subject DA is supportable from a traffic engineering perspective, with no additional on-site car parking considered necessary to facilitate the new boarding facilities.

### ➤ Traffic Generation & Management

As mentioned above, the subject DA does not seek to increase the existing number of students or staff. As such, the day-to-day school operational traffic impacts associated with the subject application will be consistent with the approved development and are considered supportable from a traffic planning perspective.

With regards to traffic management, reference is made to the updated *School Operational Traffic Management Plan* prepared by TRAFFIX (Ref: 22.652r0v01). In summary, Ascham School implements a number of traffic management measures to encourage sustainable travel and to safely manage on-site traffic operations. These measures are detailed below:

#### **Traffic Management**

- No student drop-off or pick-up on Darling Point Road.
- Management of traffic during morning peaks including:
  - Fiona                      7:30am to 8:30am                      Security officer and Fiona staff
  - Hillingdon                7:45am to 9:00am                      Security officer and Hillingdon staff
- Management of traffic during afternoon peaks including:
  - Fiona                      3:00pm to 3:45pm                      Security officer and Fiona staff
  - Hillingdon                2:30pm to 3:15pm                      Hillingdon staff
- Senior students are encouraged to travel via public transport.
- Students are not permitted to drive to school or park within the school.
- The school implements a site-specific Green Travel Plan prepared by ARUP.
- The school implements the Ascham School Transport Management Policy.

#### **Public Transport and Active Transport Management**

- Ascham School provides convenient pedestrian access to adjacent public roads.
- Pedestrian accesses are separated from vehicles accesses and are clearly defined.
- Within off-street car parks, pedestrian movements are separated from vehicle movements by defined paths, fences etc.
- The school has adopted a bicycle policy which encourages staff and senior students to ride to / from school.
- Ascham students can utilise the Scots College and Cranbrook School bus services.

#### **Observation and Supervision**

- The school allocates and rosters staff to supervise and manage the drop-off / pick-up zone on each day. During pick-up periods, staff monitor vehicles entering the car parks and call the relevant student to ensure they are prepared for pick-up once the parent / caregiver arrives at the zone.
- The school allocates at least three (3) staff along the driveway on New South Head Road and four (4) staff within the buildings with students to ensure they are on the car line promptly.

- During critical peak periods (start of school term) additional staff are allocated to manage traffic along the New South Head Road access driveway.
- The school allocates one (1) staff for the walking group and one (1) staff for students using public transport.

#### **Education and Awareness Training**

- Road safety education is taught as part of the school's curriculum.
- Regular reminders are sent to parents to remind them of the available public transport facilities.
- Questionnaires and notice hubs are sent to parents at the beginning of the year to understand and plan for travel arrangements.
- 'Ride to School' and Walk to School' initiatives have been planned and undertaken to encourage active travel.
- The Parents Association advocates car-pooling and encourages carpooling with other families.

#### **➤ Vehicle Access and Internal Design**

No changes are proposed to the approved vehicle access arrangements to Darling Point Road. In addition, no changes are proposed to the existing enclosed garages which have been operating satisfactorily for a number of years.

#### **➤ Conclusion**

On the basis of the above, the proposed alterations and additions to the existing apartment at 19 Darling Point Road to facilitate student boarding accommodation is supportable from a traffic engineering perspective.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

**Traffix**



Ben Liddell  
**Director**