

Proposed Glen Willow Training Camp

Putta Bucca Road, Mudgee

Traffic and Parking Assessment

Ref: 22015

Date: September 2022

Issue: E

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1.0 Introduction

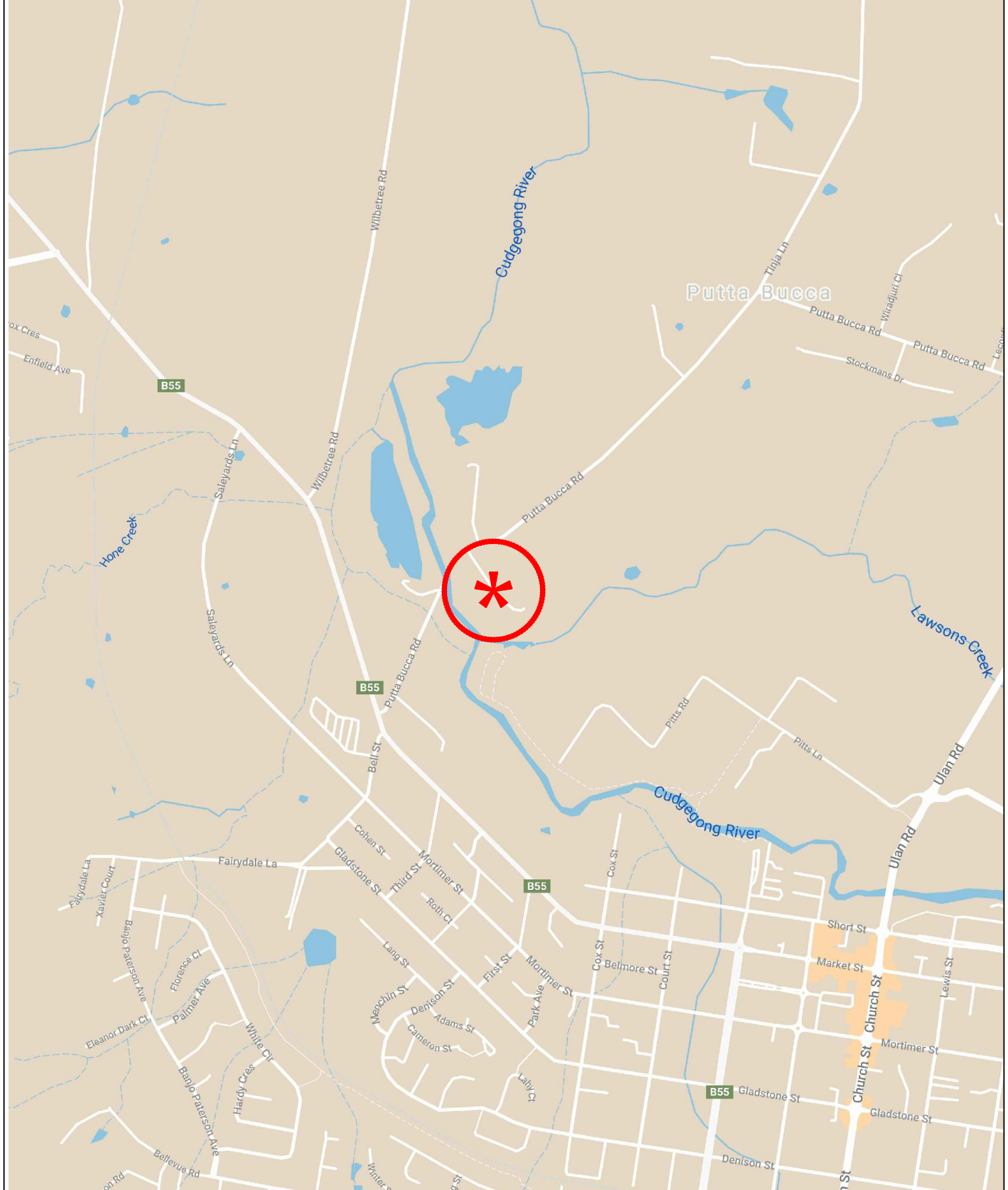
This report has been prepared to accompany a Development Application to Mid-Western Regional Council for a proposed Training Camp facility on a site with frontage to Putta Bucca Road at Mudgee (Figure 1).

Mudgee is a popular Regional Centre in the Central West which is a significant tourist destination that has an increasing population resulting in growing demands for community facilities including sporting facilities. The existing Glen Willow Sporting Precinct located just to the north east of the town centre is a pre-eminent regional sporting complex which has funding approved for additional facilities and infrastructure.

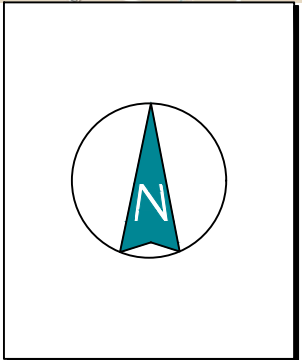
The proposed Training Camp will compliment the Precinct providing accommodation and other facilities for visiting sports groups and teams with upgraded vehicle access being provided by the extension of the Precinct access road.

The purpose of this report is to:

- ❖ describe the site, its context and the proposed development scheme
- ❖ describe the road network and traffic circumstances
- ❖ assess the potential traffic implications
- ❖ assess the adequacy of the proposed parking provision
- ❖ assess the proposed vehicle access, internal circulation and servicing arrangements



LEGEND



LOCATION

FIG 1

2.0 Proposed Development Scheme

2.1 Site, Context and Existing Circumstances

The site (Figure 2) is part is Lot 2 of DP 1252505 of some 2,199m² with frontage to Putta Bucca Road.

The surrounding uses comprise:

- ❖ the existing Glen Willow sporting facilities just to the east
- ❖ the rural residential dwelling which adjoins to the north east (Putta Bucca House)
- ❖ the rural lands to the east, south and west
- ❖ the town centre some 1.5kms to the south east.

2.2 Glen Willow Regional Sports Complex

The Glen Willow Regional Sports Complex is owned and managed by Mid-Western Regional Council and the facility caters for a variety of sports and events.

The existing complex comprises:

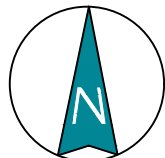
- stadium accommodating 10,000 persons
- 1,000 seat covered grandstand
- canteen, bar, meeting spaces, amenities and BBQ facilities
- 5 multi use sports fields, netball courts and cricket pitch
- parking for some 500 cars.

Funding has been made available for Stage 2 development of the complex which will comprise:

- 6 additional playing fields
- additional amenities
- lighting
- 170 additional parking spaces
- extension of Pitts Lane through to Putta Bucca Road.



LEGEND



SITE

FIG 2

2.3 Proposed Development

It is proposed to demolish the existing buildings and structures, and clear/level the remainder of the site to provide a level platform for the building as well as the hardstand carpark area. The proposed development will comprise:

- ❖ 32 accommodation rooms (maximum 96 persons)
- ❖ Gym
- ❖ Lecture Room
- ❖ Lounge, Dining and Kitchen
- ❖ Office
- ❖ Games rooms and external (BBQ)

A total of 34 parking spaces will be provided along the northern side of the building with connection to the proposed new access road. The facility will be utilised by sporting groups/teams which will use the Glen Willow sporting/games elements and access will be provided for buses.

Architectural details of the proposed development scheme are provided on the plans prepared by Reliable Drafting Service which accompany the Development Application and are reproduced in part in Appendix A.

3.0 Road Network and Traffic Conditions

3.1 Road Network

The road network serving the site (Figure 3) comprises:

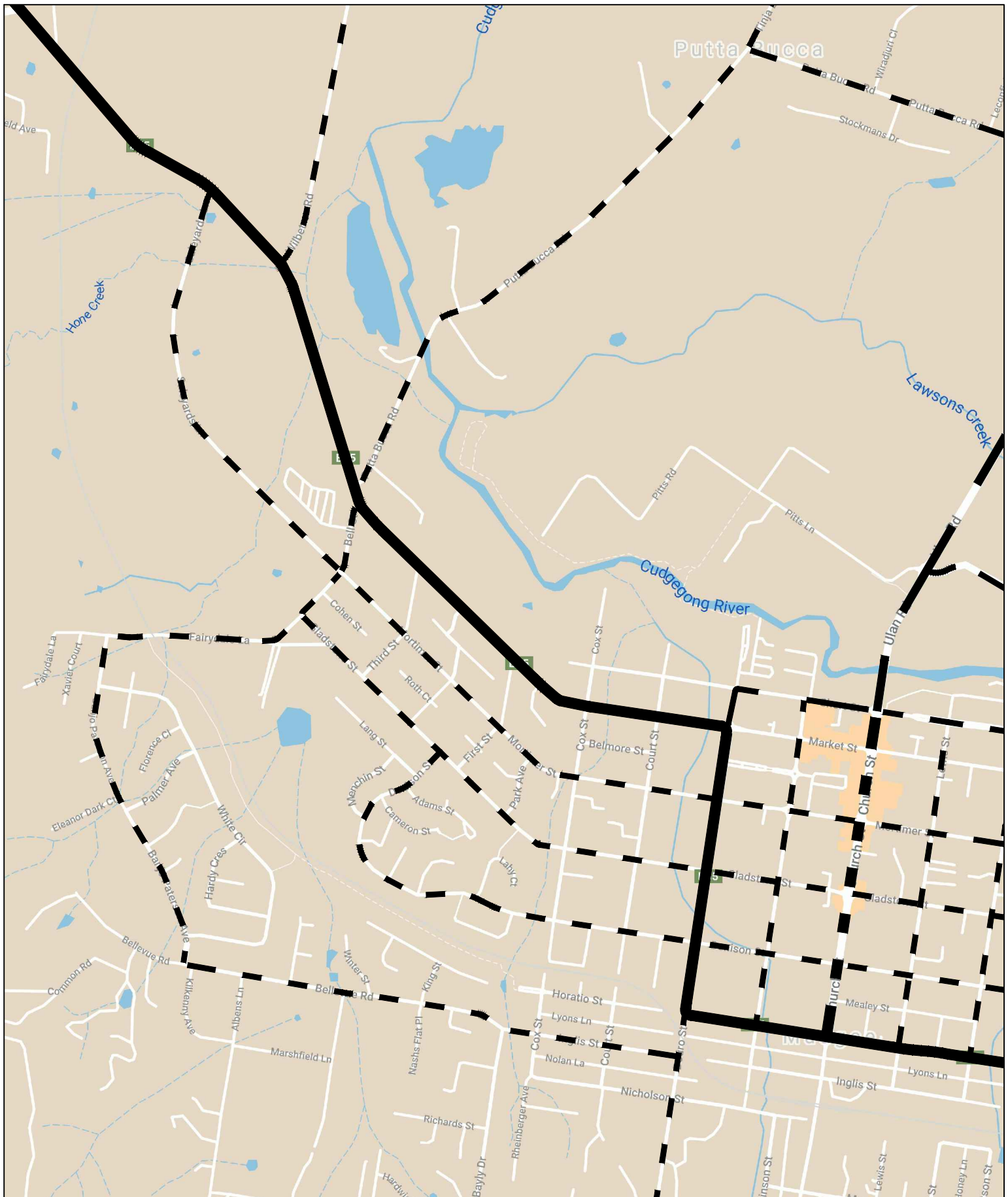
- ❖ *Castlereagh Highway (Market Street / Douro Street etc.)* – a State Road and arterial route through Mudgee connecting between Lithgow and Gilgandra
- ❖ *Short Street / Church Street / Ulan Road* – a sub-arterial route which provides a north-south connection to Gulgong and Muswellbrook
- ❖ *Putta Bucca Road* – a collector road route connecting between Castlereagh Highway and Ulan road
- ❖ *Lue Road* – a collector road route connecting to Lue, Kandos and Rylstone
- ❖ *Pitts Lane* – an access road connecting to Ulan Road.

There is also a system of CBD local roads serving the town centre including sections of Church Street and Market Street.




3.2 Traffic Controls

The traffic controls in the vicinity of the site (Figure 4) comprise:

- ❖ the roundabout at the intersection of Ulan Road, Lue Road and Pitts Lane (see details overleaf)
- ❖ the other roundabouts at intersections along Church Street and Market Street
- ❖ the GIVE WAY signs at the “offset” intersections of Castlereagh Highway/Putta Bucca Road and Castlereagh Highway/Bell Street (see details overleaf)
- ❖ the 60 kmph speed restriction on Castlereagh Highway, Putta Bucca Road and Lue Road and 50 kmph speed restriction on the local and collector roads



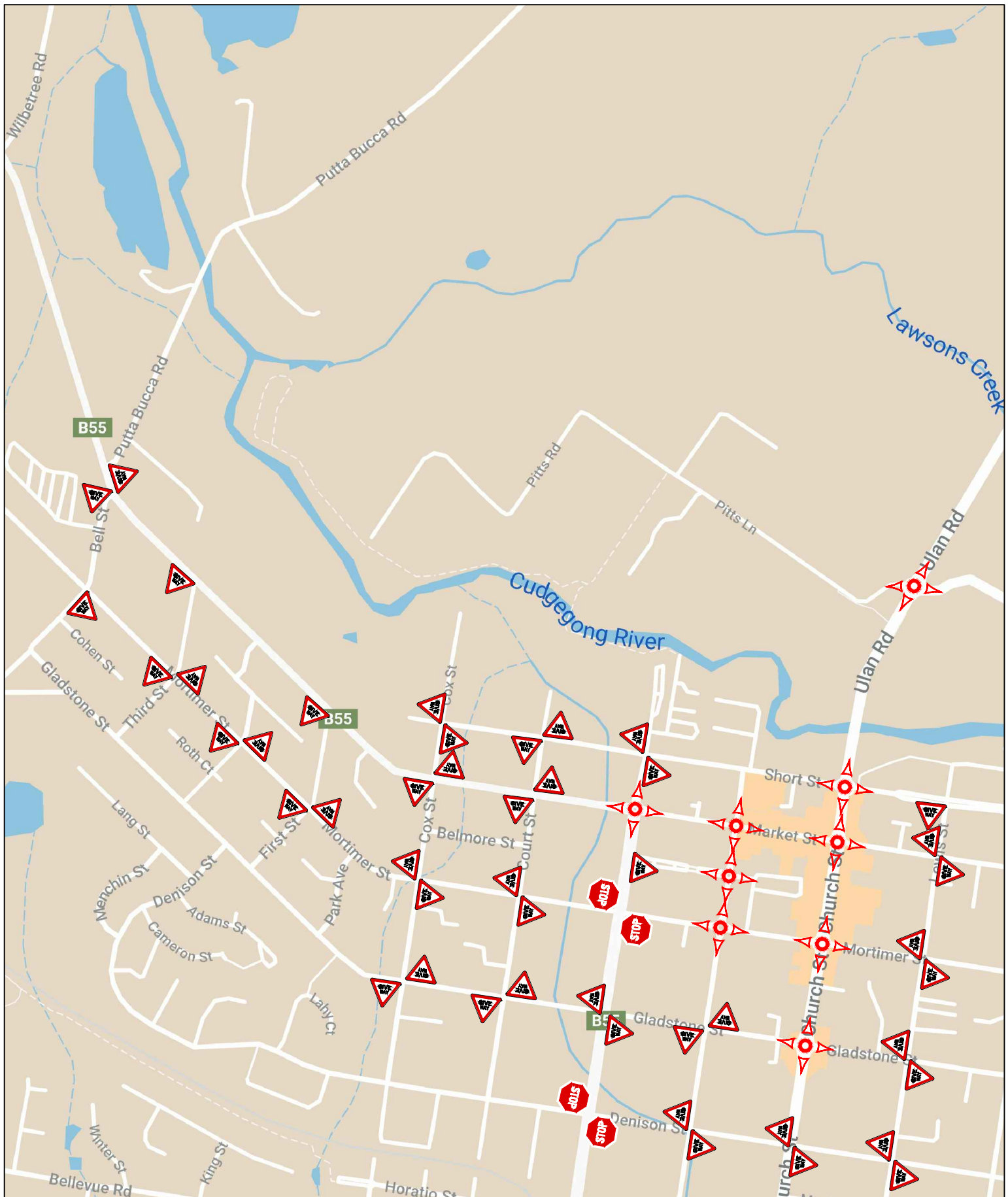
LEGEND

-  **ARTERIAL**
-  **SUB-ARTERIAL**
-  **COLLECTOR**






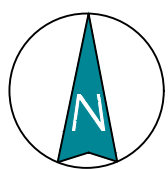
ROAD NETWORK

FIG 3



LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



TRAFFIC CONTROLS

FIG 4



Street M

Propel



PUTTA BUCCA ROAD

CASTLEREACH HIGHWAY

BELL STREET

3.3 Traffic Conditions

An indication of the prevailing traffic conditions in the vicinity of the site is provided by data contained in the Mudgee Township Traffic Management Study¹ which identifies the following traffic volumes:

	AWDT
Castlereagh Highway South of Denison Street	10,059
Castlereagh Highway at Putta Bucca Road	4,917
Putta Bucca Road north of Castlereagh Highway	570
Ulan Road at Lue Road	8,330
Pitt Lane west at Ulan Road	310

The two-way traffic flows along Putta Bucca Road and Ulan Road relevant to the site are as follows:

	PM Peak
Putta Bucca Road	57 vph
Ulan Road	833 vph

The traffic movement volumes at the Ulan Road and Lue Road intersection during the weekday afternoon peak period are as follows:

Ulan Road	NB	334
	RT	61
	LT	11
	SB	341
	RT	4
	LT	13
Lue Road	WB	1
	RT	12
	LT	38
Pitt Lane	EB	-
	RT	12
	LT	-

¹ Mudgee Township Traffic Management Study
Gennaoui Consulting

The operational performance of intersections in the afternoon peak is as follows:

	LOS	AVD
Ulan Road/Lue Road	A	10.8
Putta Bucca Road/Castlereagh Highway	A	10.5

The operational performance of these intersections with a LOS A indicates a satisfactory traffic circumstance. However, there are infrequent events at the Glen Willow facility and an indication of the attendance at these events is provided overleaf.

There are periods of significant traffic movement particularly immediately after a major crowd event however, the roundabouts at the Ulan Road/Pitts Lane/Lue Road and Ulan road/Church Street/Short Street intersections satisfactorily accommodate these circumstances.

3.4 Transport Services

Mudgee Airport is located 5km to the north of the town.

Bus services are provided by Ogdens Coaches (Routes 560 – 563 and School services) and there are regional coaches which connect to Lithgow and the rail network with its connection to Sydney (see details overleaf). East End Buses and Eggtranz also have buses available for private charter or game day shuttle services.

3.5 Proposed Roadworks

As part of the Stage 2 of the Glen Willow Regional Sports Complex project, Pitts Lane which currently connects the Complex to Ulan Road will be extended through to Putta Bucca Road. Details of the proposed road extension are provided in Appendix B and this work will include the provision of a roundabout at the Putta Bucca Road intersection.



“

As well as regular local sports competitions, Glen Willow has successfully hosted a number of major regional sporting events.”

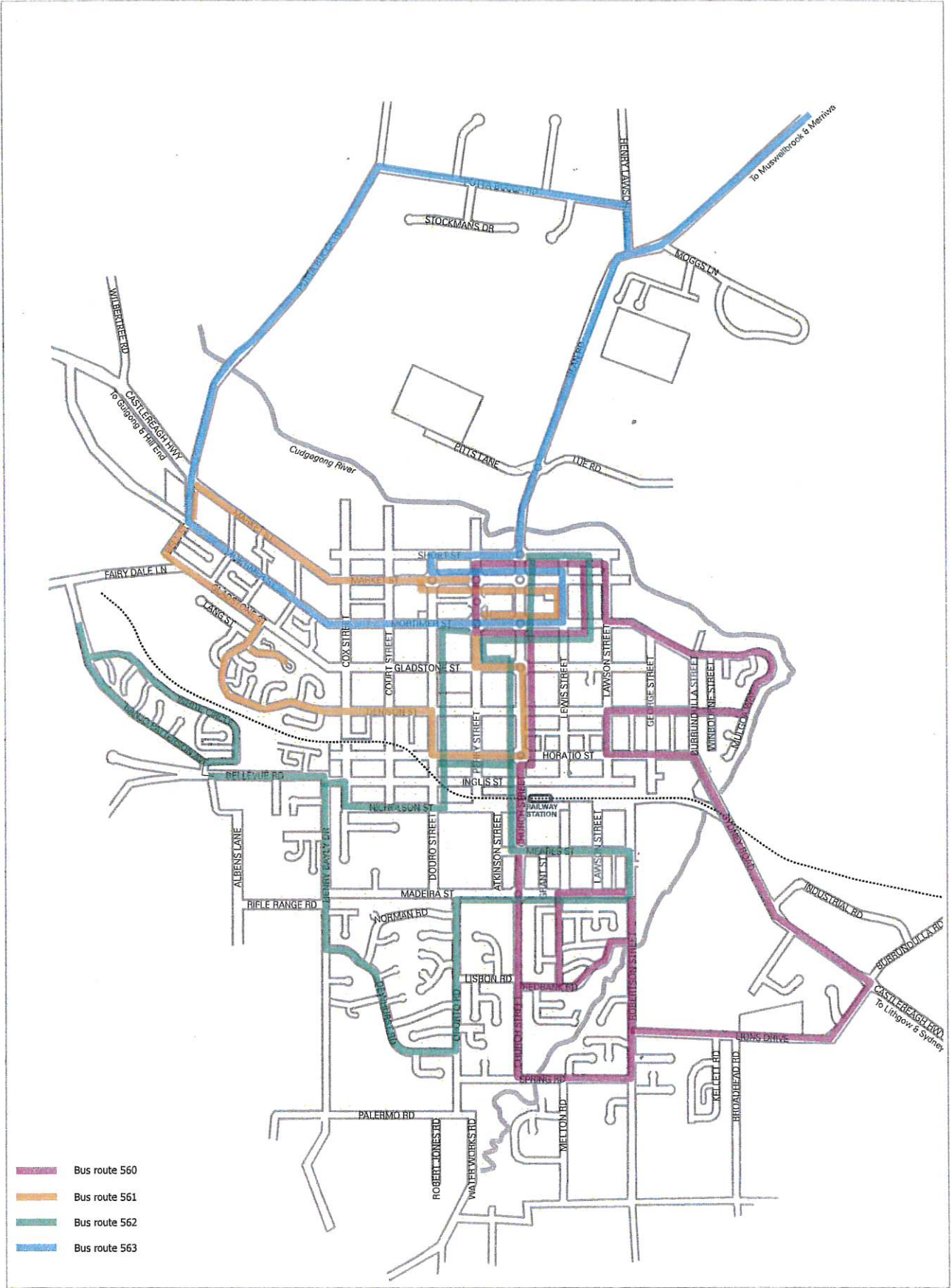
”

9 MAJOR SPORTING EVENT EXPERIENCE

YEAR	EVENT	CROWD
2019	2019 SUFC Shute Shield: Sydney Uni v Eastwood	2,900
2019	Westfund Charity Shield	9,133
2019	NRL Telstra Premiership Round 10: Dragons V Knights	9,267
2018	Westfund Charity Shield	9,133
2018	NRL Telstra Premiership Round 11: Dragons V Raiders	8,962
2018	A-League: Western Sydney Wanderers V Brisbane Roar	5,067
2017	Waratahs V Brumbies Rugby Union	6,375
2017	NRL Country V City Origin	8,322
2013	NRL Premiership Match Round 11: Eels V Titans	9,132
2012	NRL AAMI Country V City Origin	8,621

Other sporting events held at Glen Willow include:

EVENT	CROWD
Under 12 NSW Junior Soccer Championships	1,000
Hornets Touch Championships	1,000
Final 8 NSW High School Touch Championships	600
Mid-Western Region Schools Touch Gala Day	500
Grassroots Rugby Festival	600
Western NSW Mariners	160



Bus routes

Western NSW

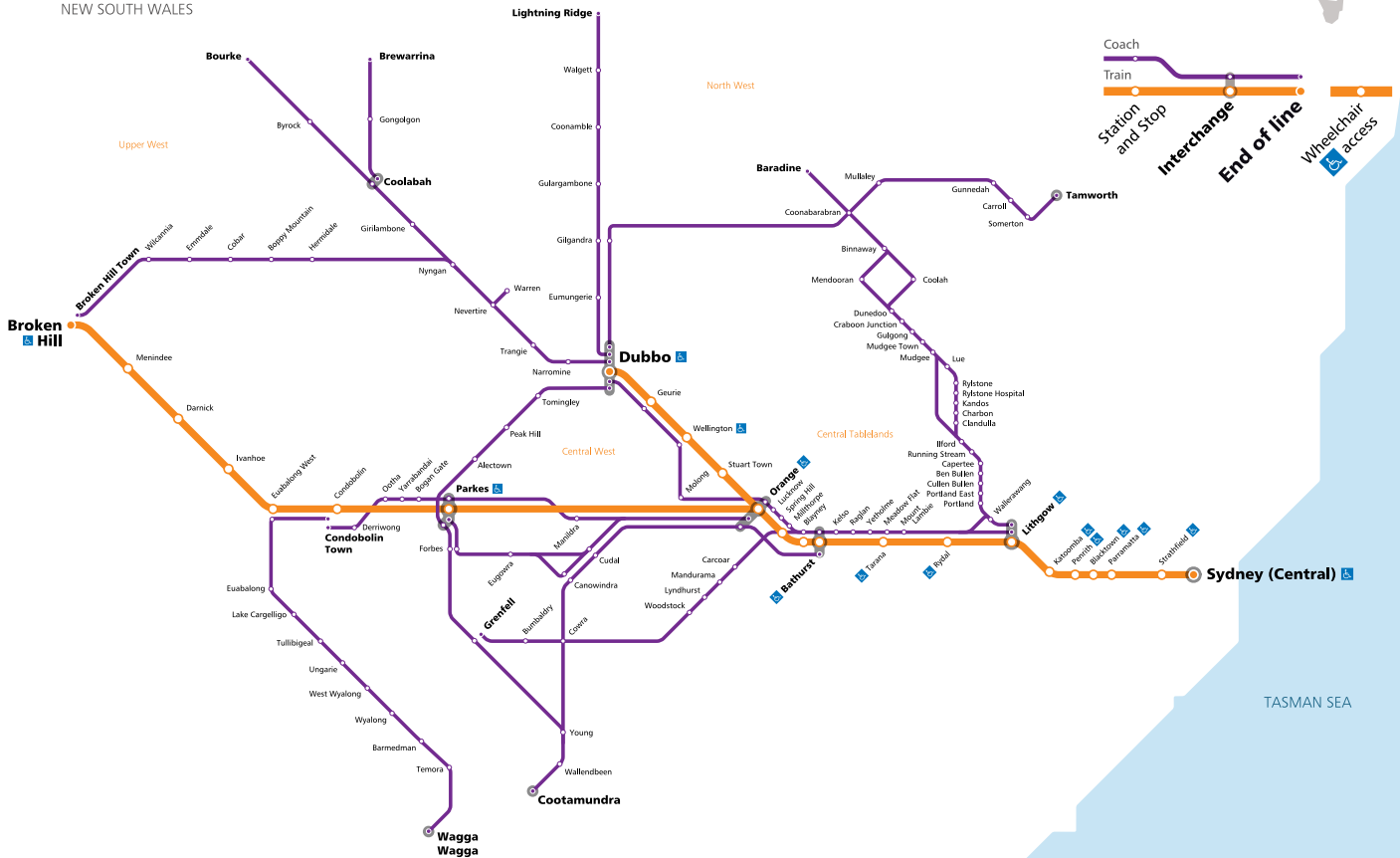


Go directly to the timetable



QUEENSLAND

NEW SOUTH WALES



TASMAN SEA



Effective from 25 October 2020

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4.0 Parking

The proposed training camp will present a somewhat unique circumstance in relation to parking provision in that:

- the great majority of guests/visitors will be sporting groups and teams that will be transported by mini buses or occasional tour coaches
- guests will also travel by car while parking will also be required for staff, trainers, cooks, cleaners etc as well as family and friends who may visit the guests.

It is proposed to provide a total of 34 parking spaces including 2 accessible spaces and it is apparent that this will be quite adequate to provide for the demands of the proposed development. Buses will be able to stand in the car park aisle to set down and pick up passengers.

5.0 Traffic

The traffic generation of the proposed development will be limited to:

- the buses/coaches providing for guest transport
- the cars associated with guests as well as family/friends visiting
- staff

These movements will only occur at the times the training camp is occupied and will be spread throughout the day albeit that they may occur at times when there are also significant events at the Sports Complex. The construction of the Pitts Lane link to Putta Bucca Road will provide access flexibility both for the Training Camp and the Sports Complex relieving the present situation with a single access connection.

It is assessed that the Training Camp would generate no more than some 10 – 15 vtpd (96 guests equates to some 3 tow coaches) and whether these arrive/depart via the Castlereagh Highway/Putta Bucca Road or Ulan Road/Pitts Lane/Lue Road there will not be any perceptible adverse traffic impact (capacity or road safety). This will be the case even if these movements are concurrent with peak event movements at the Sports Complex.

6.0 Access, Internal Circulation and Servicing

Vehicle access will be provided by a new combined ingress/egress driveway connecting to the proposed extension of Pitts Lane where the roadway will be relatively straight and level and there will be good sight distances available.

The design of the driveway will comply with the requirements of AS 2890 and it will be able to accommodate all vehicles requiring to access the site.

The design of the car park area will comply with the requirements of AS 2890.1 & 6 and there will be satisfactory provision for manoeuvring and parking. The access arrangement also makes provision for a 14.5m tour coach to access and set down/pick up passengers. Details of the turning path assessment for coaches are provided in Appendix C.

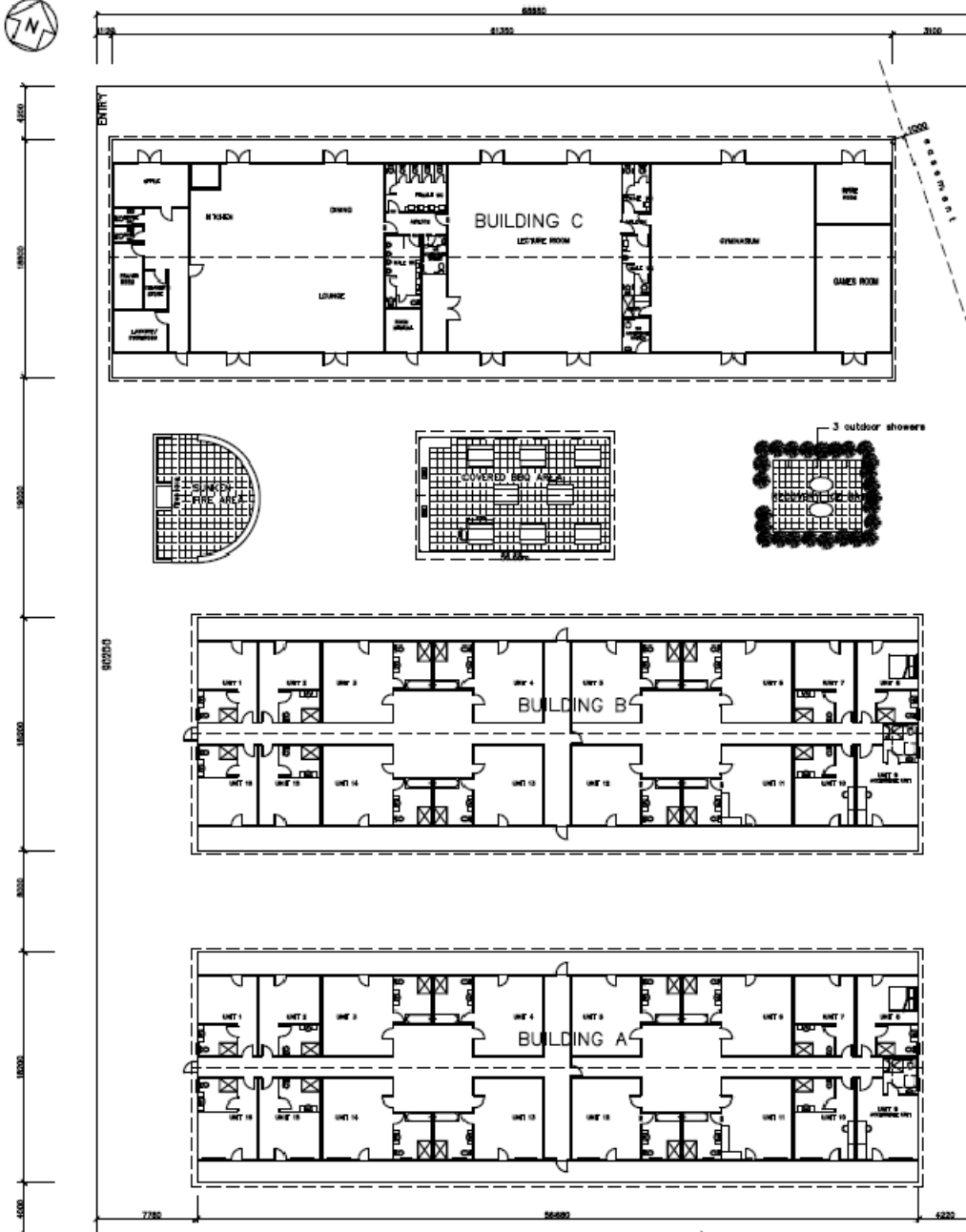
7.0 Conclusion

Assessment of the proposed development scheme indicates that:

- ❖ there will not be any unsatisfactory traffic capacity, safety or environmental related implications
- ❖ there will be a suitable and appropriate parking provision for the nature of the development proposed
- ❖ there will be suitable vehicle access internal circulation and servicing arrangements

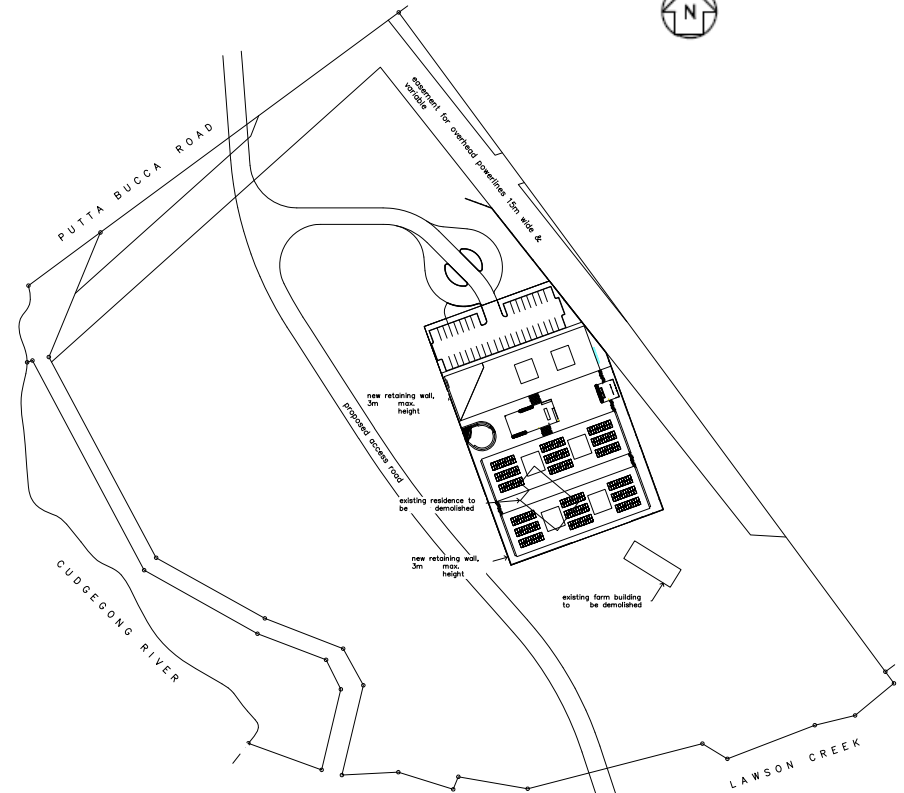
Appendix A

Development Plans



2m verandah
 6m x 18m prefabricated storage shed
 Details by manufacturer

SITE DETAIL
 SCALE 1:200



SITE PLAN
 SCALE 1:1000

SEDIMENT & EROSION CONTROL MEASURES TO COUNCIL REQUIREMENTS
 ARE TO BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION
 20-7-22

NO	DATE	BY	DESCRIPTION
1	11-7-21	DA	PRELIMINARY ISSUE
2	30-11-21	DA	DA ISSUE
3	9-12-21	DA	MINOR AMENDMENTS
4	10-7-22	DA	DA ISSUE

Presentation:
RELIABLE DRAFTING SERVICE
 Kate Foody ph. 63 371116
 12 Alexander Street mob. 042505213
 EGLINTON 2795 A.B.N. 60 187 131 984
 email kate@draftingservice.net.au

Areas:
 ACCOMMODATION BLOCK A: 1031.6m²
 ACCOMMODATION BLOCK B: 1031.6m²
 BLOCK C: 1141.1m²
 BBO PAVILION: 13.5m²

Project:
**PROPOSED CENTRE FOR
 EXCELLENCE IN WOMENS SPORT
 PUTTA BUCCA ROAD, MUDGEE**

Client:
MID WESTERN REGIONAL COUNCIL

Job No:	21.86	DWG. No:	1	Amnt.:	DA	Rev. No.:	6
Scale:	AS SHOWN	Date:	11-7-22	File:	2186.dwg		



08 ELEVATION. BLDG A NORTH FACADE
 Scale 1: 100 @ A1
 0 1000 2000 4000 10000



09 ELEVATION. BLDG A EAST FACADE
 Scale 1: 100 @ A1

10 ELEVATION. BLDG A WEST FACADE
 Scale 1: 100 @ A1



11 ELEVATION. BLDG A SOUTH FACADE
 Scale 1: 100 @ A1

ISSUED FOR DA

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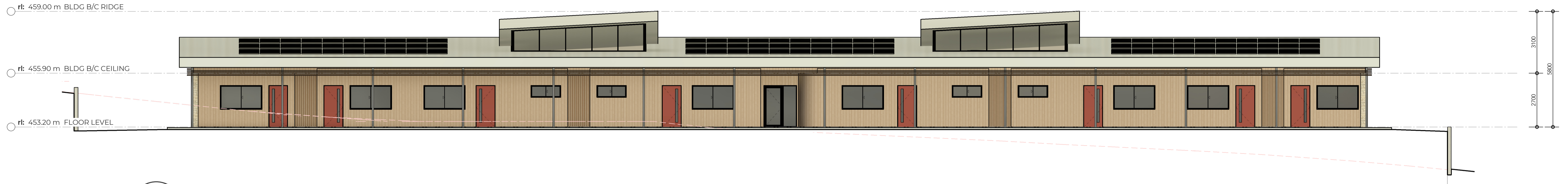
Rev.	Date	Amendment
A	07.09.2022	DRAFT DA ISSUE
B	13.09.2022	CLIENT REVISIONS
C	14.09.2022	ISSUED FOR DEVELOPMENT APPLICATION

Project.
GLEN WILLOW CENTRE OF EXCELLENCE
 Site Address.
 PUTTA BUCCA ROAD, MUDGEES NSW
 Client.
 MID WESTERN REGIONAL COUNCIL

Drawing Title.			
BUILDING A - ELEVATIONS			
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Sheet.	06 of 08	Checked.	-
Project No.	38046	Revision.	C

Drawing No.

**38046-
 A05**

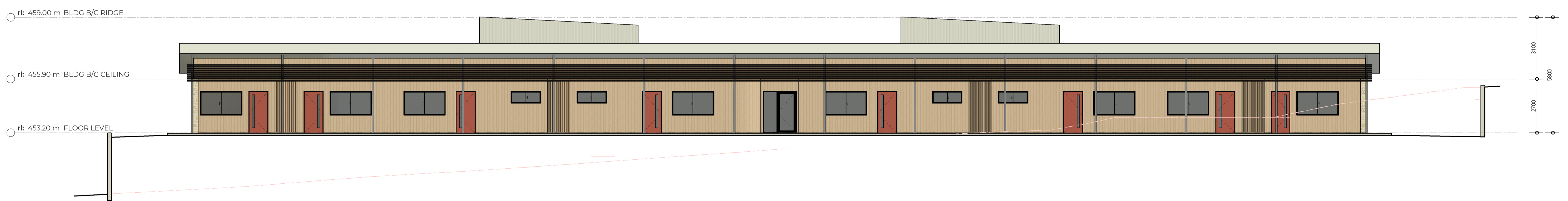


15 ELEVATION. BLDG B/C NORTH FACADE
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16 ELEVATION. BLDG B/C EAST FACADE
 Scale 1:100 @ A1

17 ELEVATION. BLDG B/C WEST FACADE
 Scale 1:100 @ A1



18 ELEVATION. BLDG B/C SOUTH FACADE
 Scale 1:100 @ A1

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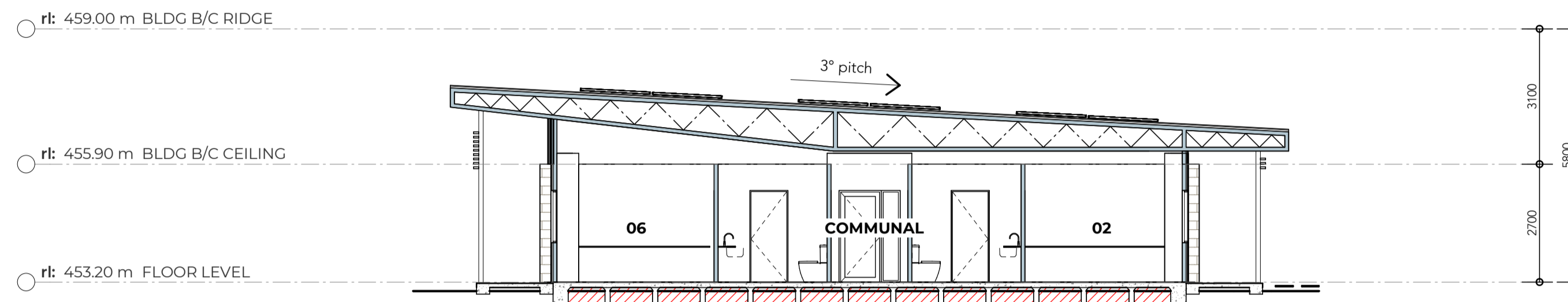
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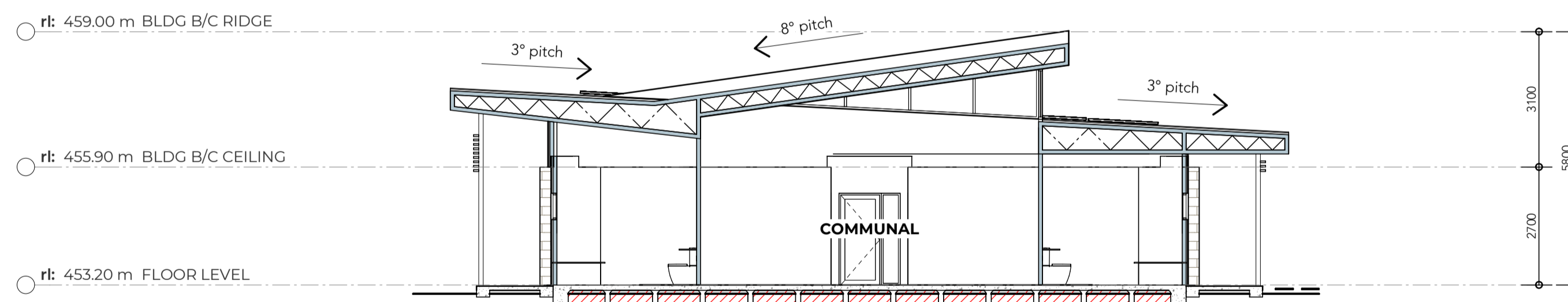
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B	13.09.2022	CLIENT REVISIONS
C	14.09.2022	ISSUED FOR DEVELOPMENT APPLICATION

Project.
GLEN WILLOW CENTRE OF EXCELLENCE
 Site Address.
 PUTTA BUCCA ROAD, MUDGEES NSW
 Client.
 MID WESTERN REGIONAL COUNCIL

Drawing Title.		Drawing No.	
BUILDING B & C - ELEVATIONS		38046-A07	
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Project No.	38046	Revised.	C

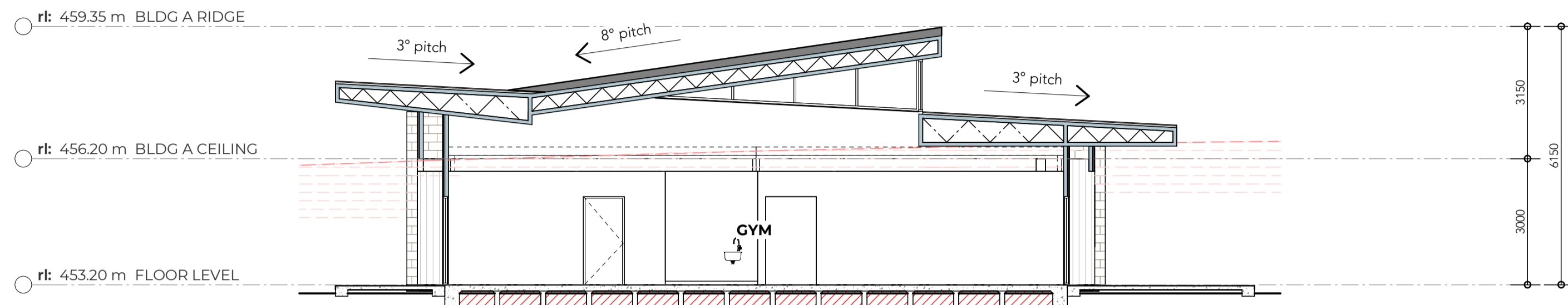


19 SECTION. BUILDING B - 06-07
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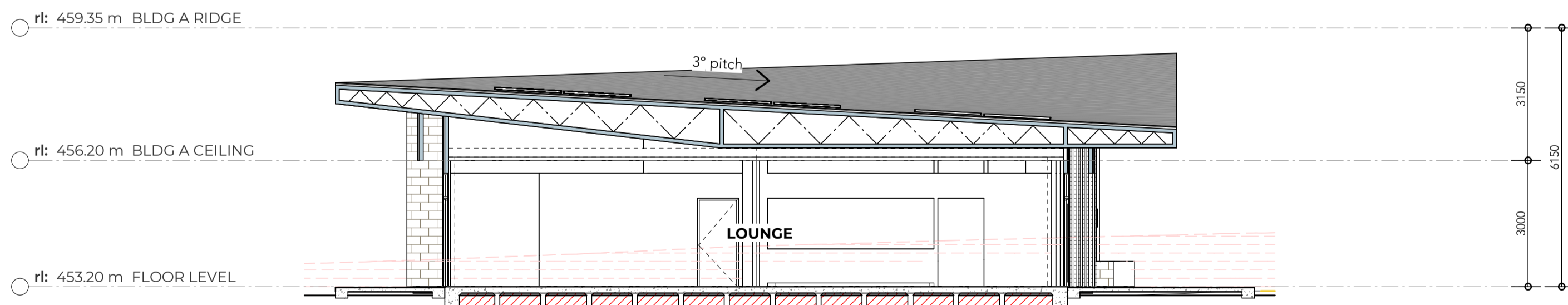


20 SECTION. BUILDING B - COMMUNAL
 Scale 1: 100 @ A1

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12 SECTION. BUILDING A - GYM
 Scale 1 : 100 @ A1



13 SECTION. BUILDING A - LOUNGE
 Scale 1 : 100 @ A1

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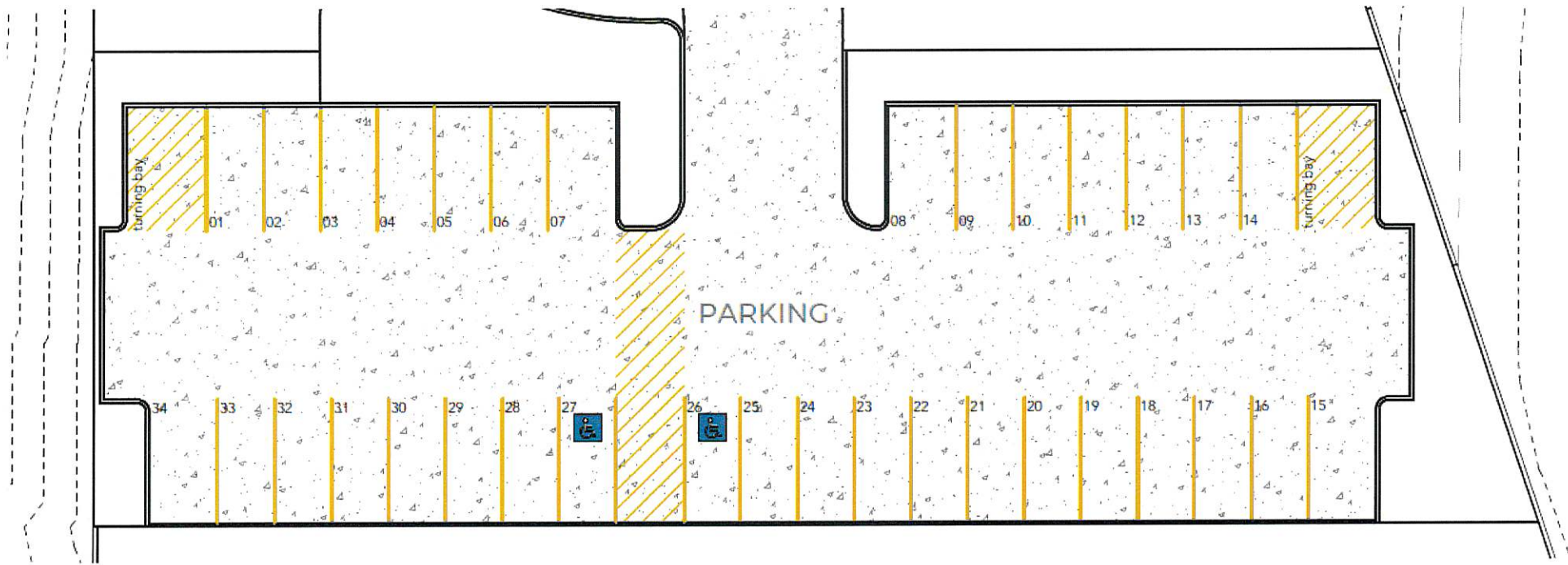
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Drawing Title.		Drawing No.	
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Project No.	38046	Revision.	C

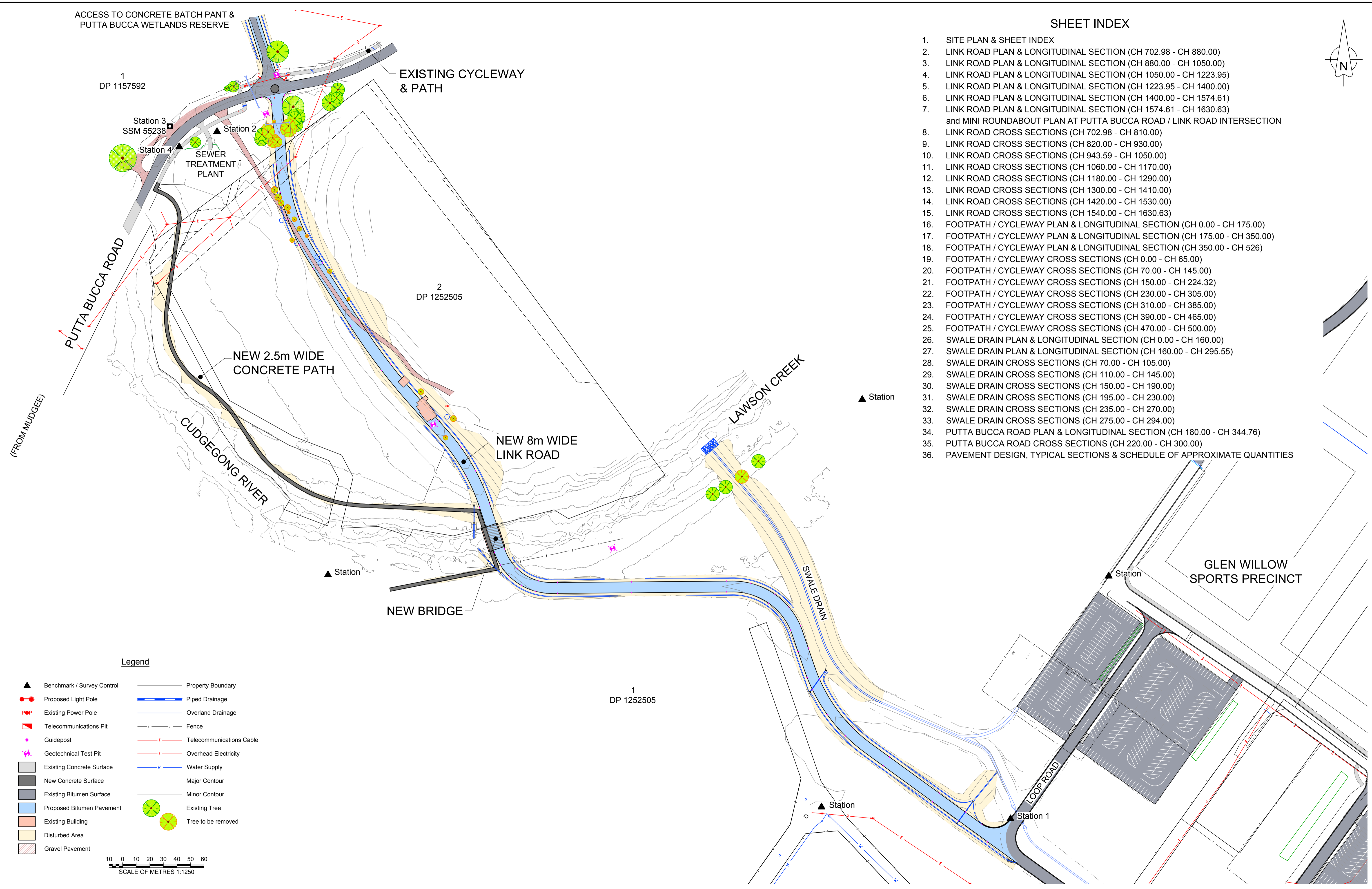
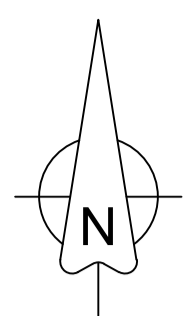


Appendix B

Road Plans

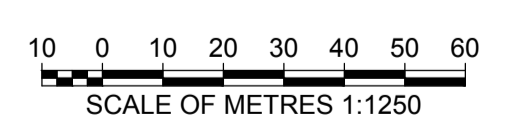
SHEET INDEX

1. SITE PLAN & SHEET INDEX
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3. LINK ROAD PLAN & LONGITUDINAL SECTION (CH 880.00 - CH 1050.00)
4. LINK ROAD PLAN & LONGITUDINAL SECTION (CH 1050.00 - CH 1223.95)
5. LINK ROAD PLAN & LONGITUDINAL SECTION (CH 1223.95 - CH 1400.00)
6. LINK ROAD PLAN & LONGITUDINAL SECTION (CH 1400.00 - CH 1574.61)
7. LINK ROAD PLAN & LONGITUDINAL SECTION (CH 1574.61 - CH 1630.63)
and MINI ROUNDABOUT PLAN AT PUTTA BUCCA ROAD / LINK ROAD INTERSECTION
8. LINK ROAD CROSS SECTIONS (CH 702.98 - CH 810.00)
9. LINK ROAD CROSS SECTIONS (CH 820.00 - CH 930.00)
10. LINK ROAD CROSS SECTIONS (CH 943.59 - CH 1050.00)
11. LINK ROAD CROSS SECTIONS (CH 1060.00 - CH 1170.00)
12. LINK ROAD CROSS SECTIONS (CH 1180.00 - CH 1290.00)
13. LINK ROAD CROSS SECTIONS (CH 1300.00 - CH 1410.00)
14. LINK ROAD CROSS SECTIONS (CH 1420.00 - CH 1530.00)
15. LINK ROAD CROSS SECTIONS (CH 1540.00 - CH 1630.63)
16. FOOTPATH / CYCLEWAY PLAN & LONGITUDINAL SECTION (CH 0.00 - CH 175.00)
17. FOOTPATH / CYCLEWAY PLAN & LONGITUDINAL SECTION (CH 175.00 - CH 350.00)
18. FOOTPATH / CYCLEWAY PLAN & LONGITUDINAL SECTION (CH 350.00 - CH 526)
19. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 0.00 - CH 65.00)
20. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 70.00 - CH 145.00)
21. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 150.00 - CH 224.32)
22. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 230.00 - CH 305.00)
23. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 310.00 - CH 385.00)
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25. FOOTPATH / CYCLEWAY CROSS SECTIONS (CH 470.00 - CH 500.00)
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27. SWALE DRAIN PLAN & LONGITUDINAL SECTION (CH 160.00 - CH 295.55)
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30. SWALE DRAIN CROSS SECTIONS (CH 150.00 - CH 190.00)
31. SWALE DRAIN CROSS SECTIONS (CH 195.00 - CH 230.00)
32. SWALE DRAIN CROSS SECTIONS (CH 235.00 - CH 270.00)
33. SWALE DRAIN CROSS SECTIONS (CH 275.00 - CH 294.00)
34. PUTTA BUCCA ROAD PLAN & LONGITUDINAL SECTION (CH 180.00 - CH 344.76)
35. PUTTA BUCCA ROAD CROSS SECTIONS (CH 220.00 - CH 300.00)
36. PAVEMENT DESIGN, TYPICAL SECTIONS & SCHEDULE OF APPROXIMATE QUANTITIES



Legend

- ▲ Benchmark / Survey Control
- Proposed Light Pole
- Ⓜ Existing Power Pole
- Ⓜ Telecommunications Pit
- Guidepost
- Ⓜ Geotechnical Test Pit
- Existing Concrete Surface
- New Concrete Surface
- Existing Bitumen Surface
- Proposed Bitumen Pavement
- Existing Building
- Disturbed Area
- Gravel Pavement
- Property Boundary
- Piped Drainage
- Overland Drainage
- Fence
- Telecommunications Cable
- Overhead Electricity
- Water Supply
- Major Contour
- Minor Contour
- Existing Tree
- Tree to be removed



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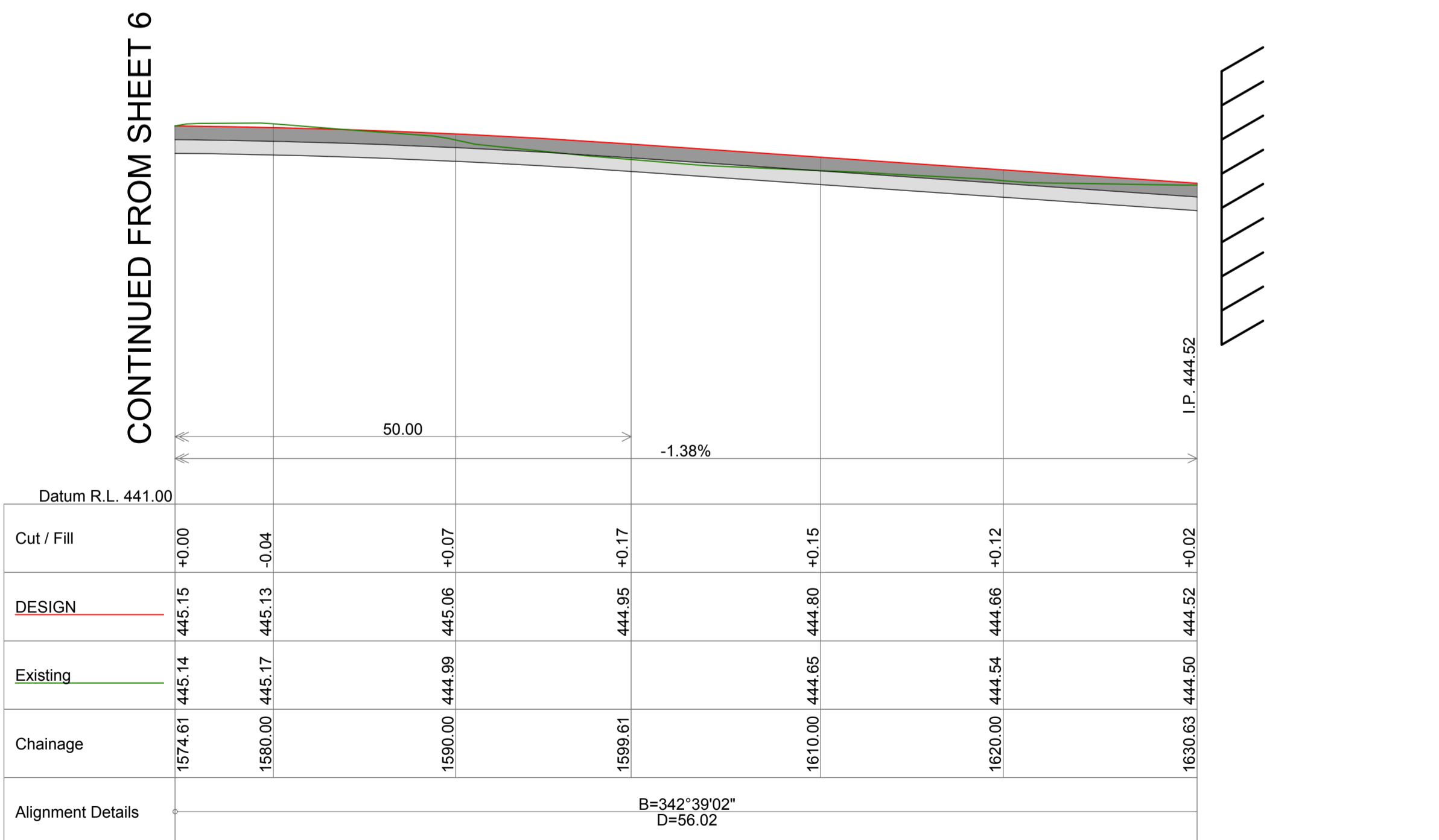
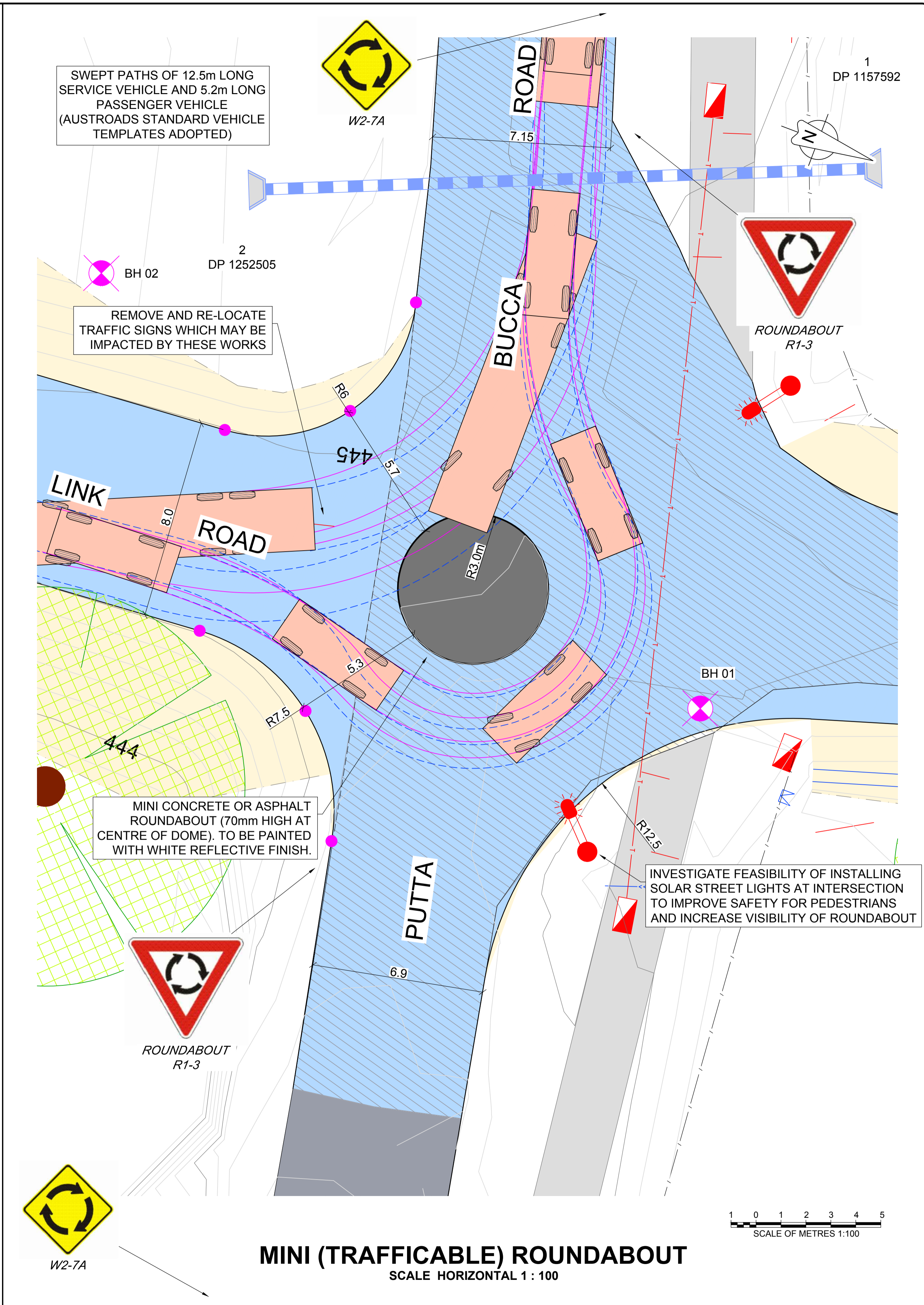
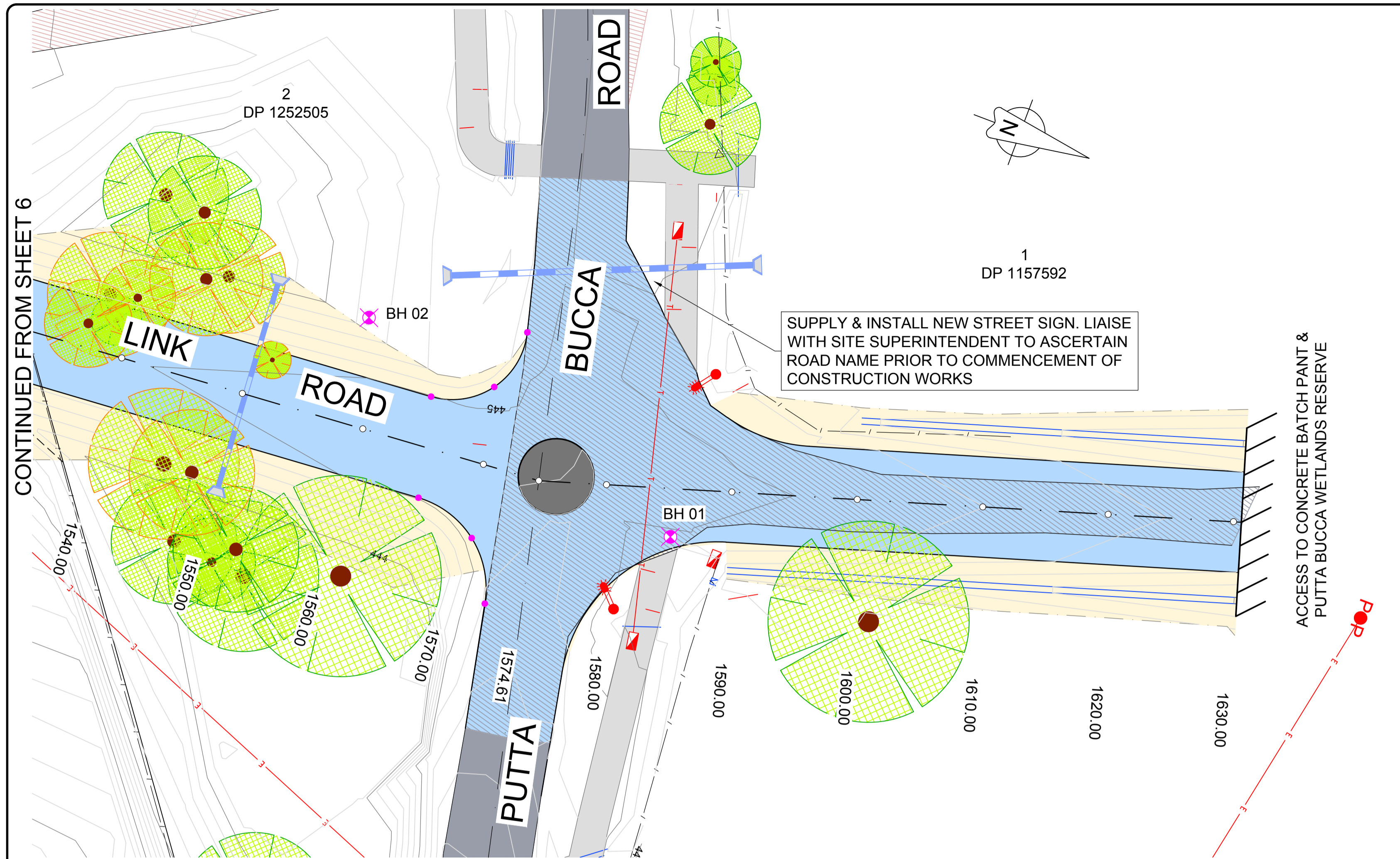
Project
**Putta Bucca Road to "Glen Willow"
Sporting Complex - Link Road, Footpath &
Stormwater Drainage**
Mudgee, NSW
Drawing Title
SITE PLAN & SHEET INDEX

**MID-WESTERN REGIONAL
COUNCIL**
86 MARKET STREET
PO BOX 156
MUDGEE NSW 2850

**New England
SURVEYING &
ENGINEERING**
Land Development Consultants
1/161 Rusden Street phone: 02 6772 3141
Po Box 656 e-mail: info@nese.com.au
Armidale NSW 2350 web: www.nese.com.au

Scale: H 1:1,250	Date: July 2021
Cad Scale Factor: X 1.0	Drawn: RD
Backup Disk No: Server	Job Number: 20190706
Datum: AHD	Surveyed: NESE
(Barnson Survey)	Mid-Western Council Reference: PO
Revision: 1/36	Revision: A

Revision	Date	Description
A	21/07/21	Original Issue



LONGITUDINAL SECTION: CENTRELINER OF LINK ROAD (CH 1574.61 - CH 1630.63)
SCALE HORIZONTAL 1 : 250, VERTICAL 1:50

MINI (TRAFFICABLE) ROUNDABOUT
SCALE HORIZONTAL 1 : 100

Revision	Date	Description
A	21/07/21	Original Issue

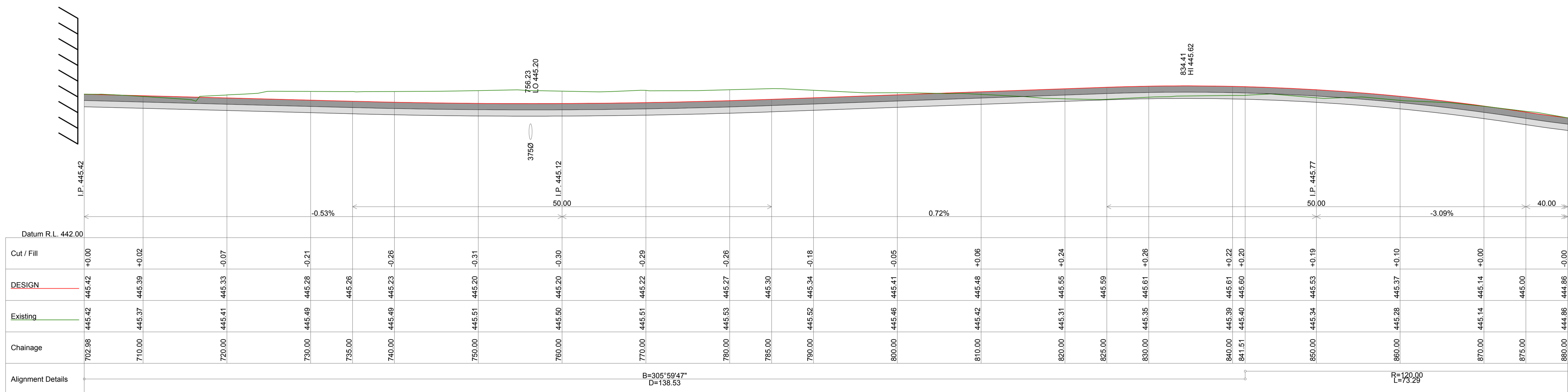
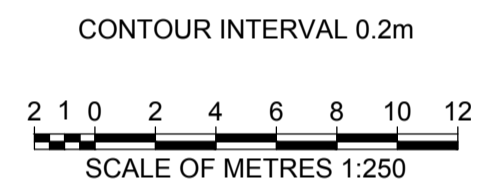
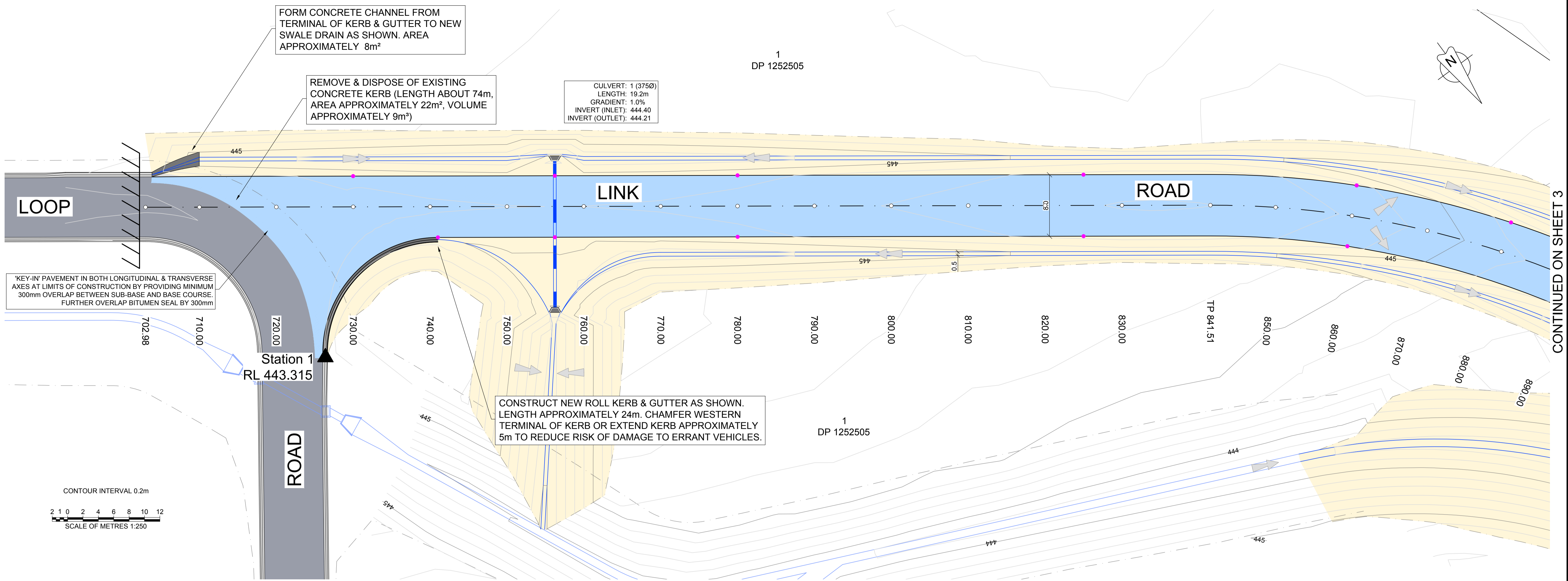
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Mudgee, NSW
Drawing Title
LINK ROAD PLAN & LONG. SECTION (CH1574.61 - CH1630.63)

MID-WESTERN REGIONAL COUNCIL
86 MARKET STREET
PO BOX 156
MUDGEE NSW 2850

New England SURVEYING & ENGINEERING
Land Development Consultants
1/161 Rusden Street
PO Box 656
Armidale NSW 2350
phone: 02 6772 3141
e-mail: info@nese.com.au
web: www.nese.com.au

Scale: H1:250 V1:50	Date: July 2021
Cad Scale Factor: X 1.0	Drawn: RD
Backup Disk No: Server	Job Number: 20190706
Datum: AHD	Surveyed: NESE
Mid-Western Council Reference: PO	Revision: 7/36 A



LONGITUDINAL SECTION: CENTRELINE OF LINK ROAD (CH 702.98 - CH 880.00)
SCALE HORIZONTAL 1 : 250, VERTICAL 1:50

Revision	Date	Description
A	21/07/21	Original Issue

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Project
**Putta Bucca Road to "Glen Willow"
Sporting Complex - Link Road, Footpath &
Stormwater Drainage
Mudgee, NSW**
Drawing Title
LINLK ROAD PLAN & LONG. SECTION (CH 702.98 - CH 880.00)

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86 MARKET STREET
PO BOX 156
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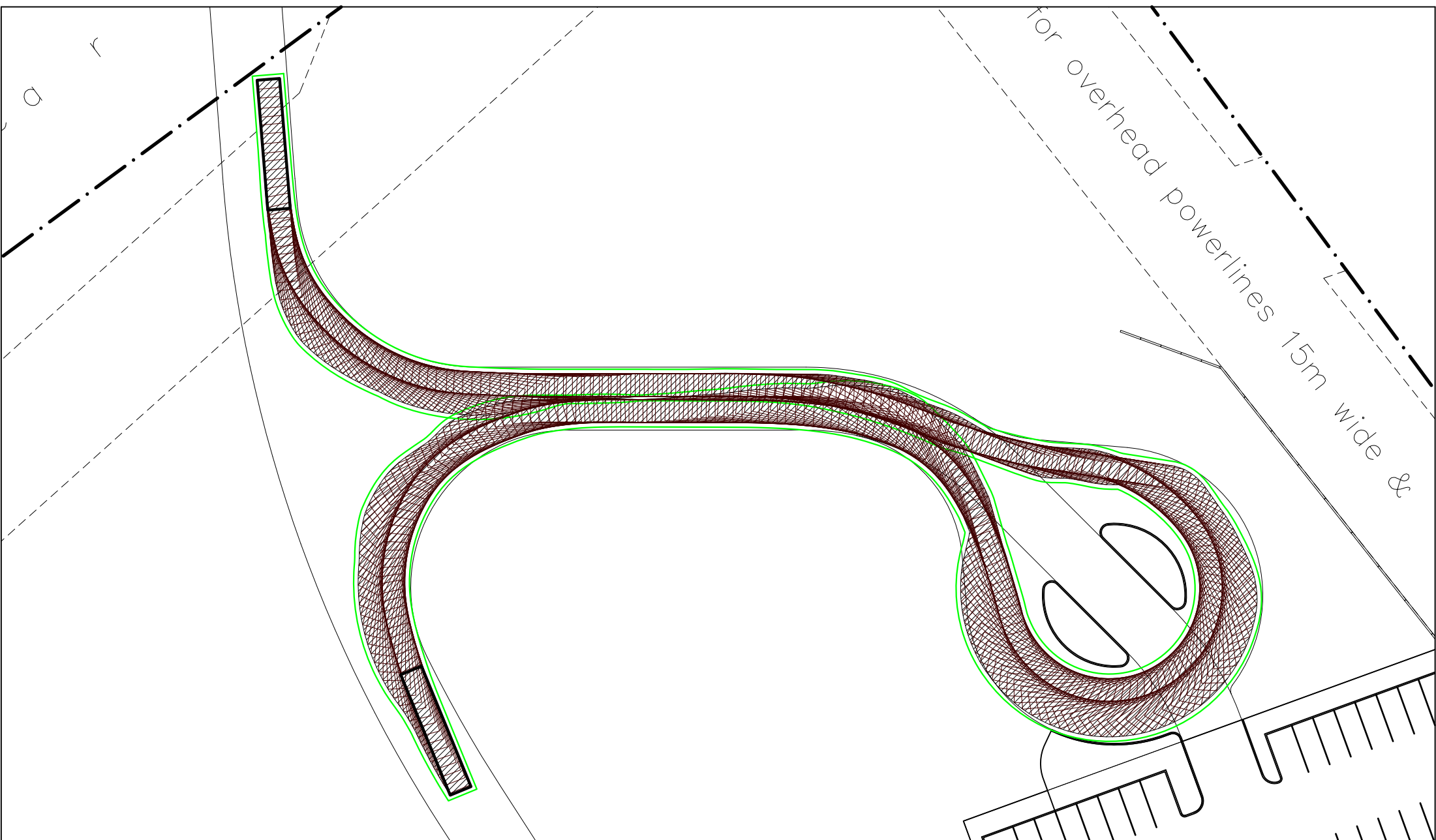
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1/161 Rusden Street
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Backup Disk No: Server	Job Number: 20190706
Datum: AHD	Surveyed: NESE
Mid-Western Council Reference: PO	Revision: 2/36 A

Appendix C

Turning Path Assessment





NOTE

This drawing has been prepared using vehicle modelling computer software AutoTrack V5.00a in conjunction with AutoCAD 2013. The vehicle used is based upon vehicle data provided by Austroads and incorporates a reasonable degree of tolerance. However, it is not possible to account for all vehicle types/characteristics and/or driver ability.



**SWEPT PATH ANALYSIS
OF A 14.5m BUS ACCESSING
THE SITE**