

Proposed Country Universities Centre

70 – 76 Court Street, Mudgee

Traffic and Parking Assessment

Ref: 22025
Date: August 2022
Issue: Revision B

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1.0 Introduction

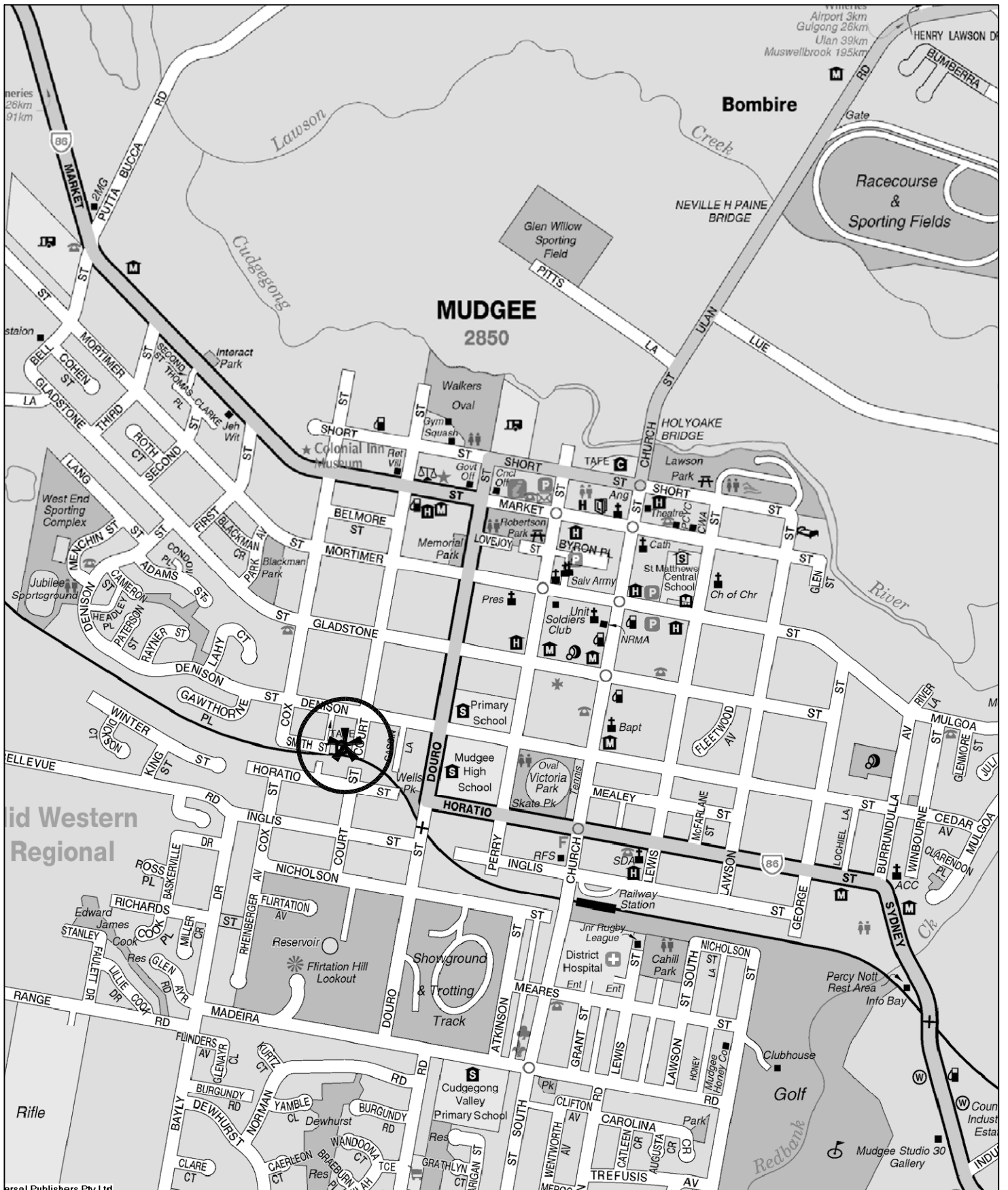
This report has been prepared to accompany a Development Application to Mid-Western Regional Council for a proposed Country Universities Centre at 70 – 76 Court Street at Mudgee (Figure 1).

Mudgee is a popular Regional Centre in the Central West which is a significant tourist destination and has an increasing resident population. The development site is located within a former TAFE site in the southwestern part of the Town Centre with convenient walking distance of the Railway Station and bus services as well as the surrounding residential area.

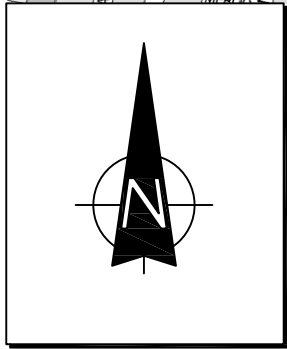
The proposed development involves a new single level “purpose built” centre with containing various elements for staff and students.

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 of Lot 1 in DP 739918 which occupies a rectangular shaped area of some 7,606m² with frontages to Court Street and Smith Street being bound to the south by the railway line.

The surrounding uses comprise:

- ❖ the former TAFE buildings on the central and western part of the site
- ❖ the residential dwellings which adjoin to the north and west
- ❖ the Primary and High schools just to the east
- ❖ the commercial uses concentrated along Market Street and Church Street to the east

The site has historically been used as a TAFE College comprising 6 buildings with a parking area accessed by a driveway connecting to Court Street.

The area which will be occupied by the proposed development is currently vacant and grassed.

2.2 Proposed Development

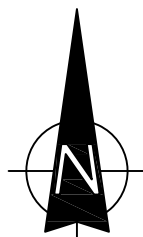
It is proposed to undertake some minor earthworks, install services and construct a new single level building comprising:

- ❖ Foyer
- ❖ Office
- ❖ Tutorial Room
- ❖ Terminal Room
- ❖ Breakout Room/s
- ❖ Kitchen/dining room
- ❖ Store and amenities



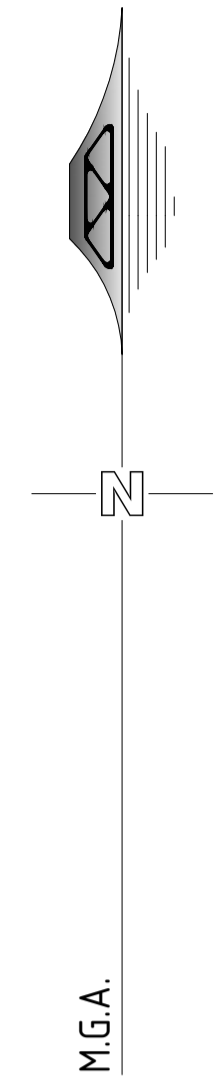
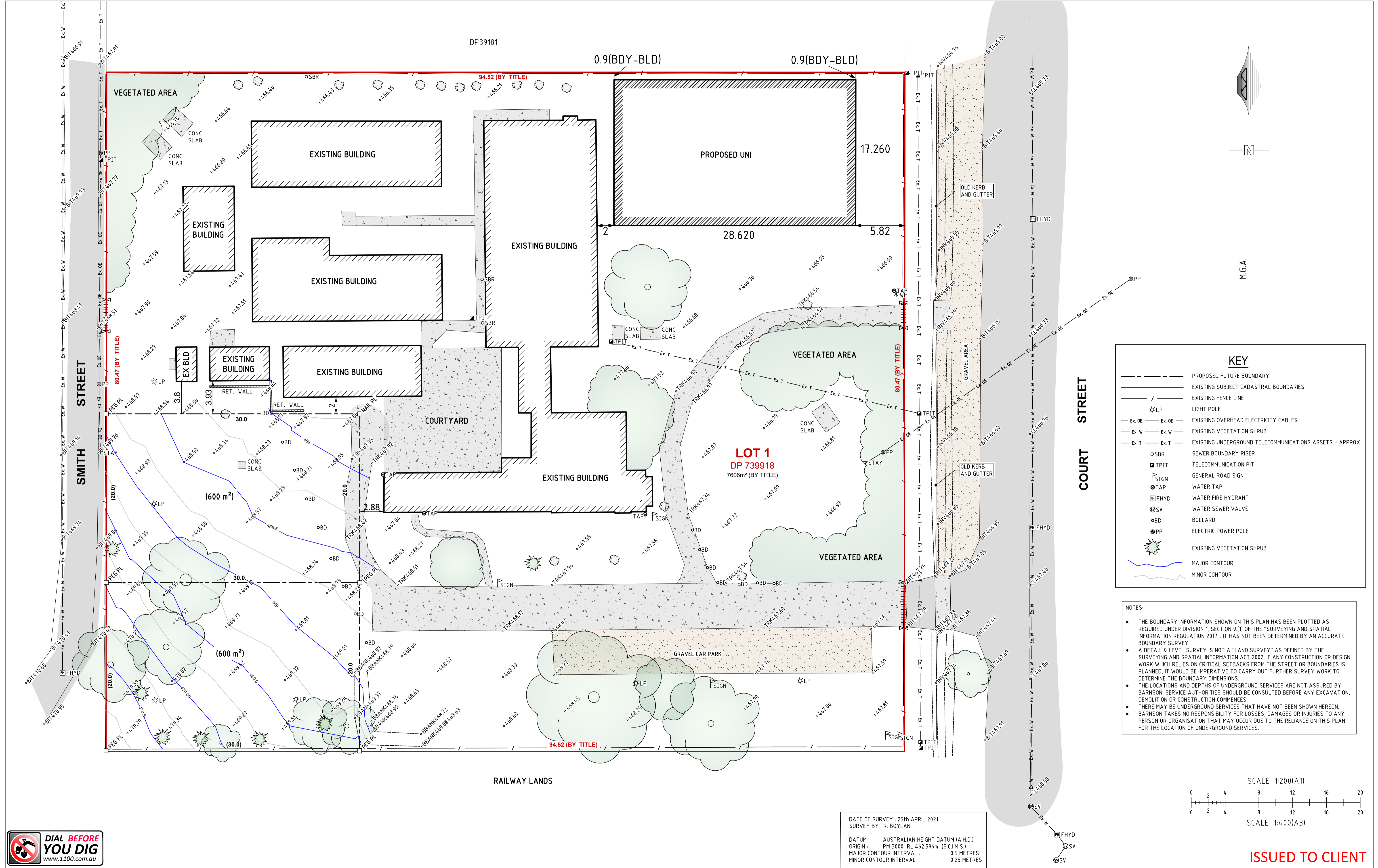
SITE

LEGEND



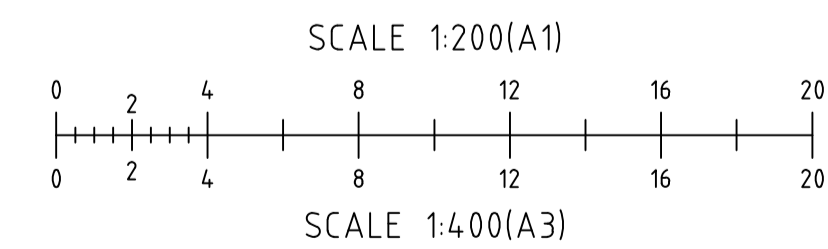
SITE

FIG 2



KEY	
---	PROPOSED FUTURE BOUNDARY
---	EXISTING SUBJECT CADASTRAL BOUNDARIES
---	EXISTING FENCE LINE
☆ LP	LIGHT POLE
— Ex. OE — Ex. OE —	EXISTING OVERHEAD ELECTRICITY CABLES
— Ex. W — Ex. W —	EXISTING VEGETATION SHRUB
— Ex. T — Ex. T —	EXISTING UNDERGROUND TELECOMMUNICATIONS ASSETS - APPROX.
○ SBR	SEWER BOUNDARY RISER
■ TPIT	TELECOMMUNICATION PIT
☆ SIGN	GENERAL ROAD SIGN
○ TAP	WATER TAP
■ FHYD	WATER FIRE HYDRANT
○ SV	WATER SEWER VALVE
○ BD	BOLLARD
● PP	ELECTRIC POWER POLE
☆	EXISTING VEGETATION SHRUB
—	MAJOR CONTOUR
—	MINOR CONTOUR

- NOTES:
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9 (1) OF THE "SURVEYING AND SPATIAL INFORMATION REGULATION 2017". IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY.
 - A DETAIL & LEVEL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT 2002. IF ANY CONSTRUCTION OR DESIGN WORK WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
 - THE LOCATIONS AND DEPTHS OF UNDERGROUND SERVICES ARE NOT ASSURED BY BARNSON. SERVICE AUTHORITIES SHOULD BE CONSULTED BEFORE ANY EXCAVATION, DEMOLITION OR CONSTRUCTION COMMENCES.
 - THERE MAY BE UNDERGROUND SERVICES THAT HAVE NOT BEEN SHOWN HEREON.
 - BARNSON TAKES NO RESPONSIBILITY FOR LOSSES, DAMAGES OR INJURIES TO ANY PERSON OR ORGANISATION THAT MAY OCCUR DUE TO THE RELIANCE ON THIS PLAN FOR THE LOCATION OF UNDERGROUND SERVICES.



DATE OF SURVEY : 25th APRIL 2021
 SURVEY BY : R. BOYLAN
 DATUM : AUSTRALIAN HEIGHT DATUM (A.H.D.)
 ORIGIN : PM 3000 RL 462.586m (S.C.I.M.S.)
 MAJOR CONTOUR INTERVAL : 0.5 METRES
 MINOR CONTOUR INTERVAL : 0.25 METRES



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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH GENERAL BUILDING DRAWINGS, SPECIFICATIONS & OTHER CONSULTANTS DRAWINGS APPLICABLE TO THIS PROJECT. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO BARNSON PTY LTD. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF BARNSON PTY LTD.

Client: Mid Western Regional Council
 Project: PROPOSED UNI IN Lot 1 in DP 739918
 Drawing Title: PROPOSED UNI PLAN

Rev Date Amendment
 A 01/11/2021 PROPOSED UNI

Survey	RB	Certification	
Drawn	BT		
Check	RB	Drawing Number	
Original Sheet Size = A1		36315-L10	Revision
			A

ISSUED TO CLIENT

Transport and Traffic Planning Associates

The anticipated normal peak occupancy of the new facility will comprise:

Staff – 1

Students – 20

An accessible parking space will be provided on the southern side of the building accessed by an existing track connecting to the existing car park and driveway on Court Street.

Details of the proposed development scheme are provided on the plans prepared by Giselle Denley 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:

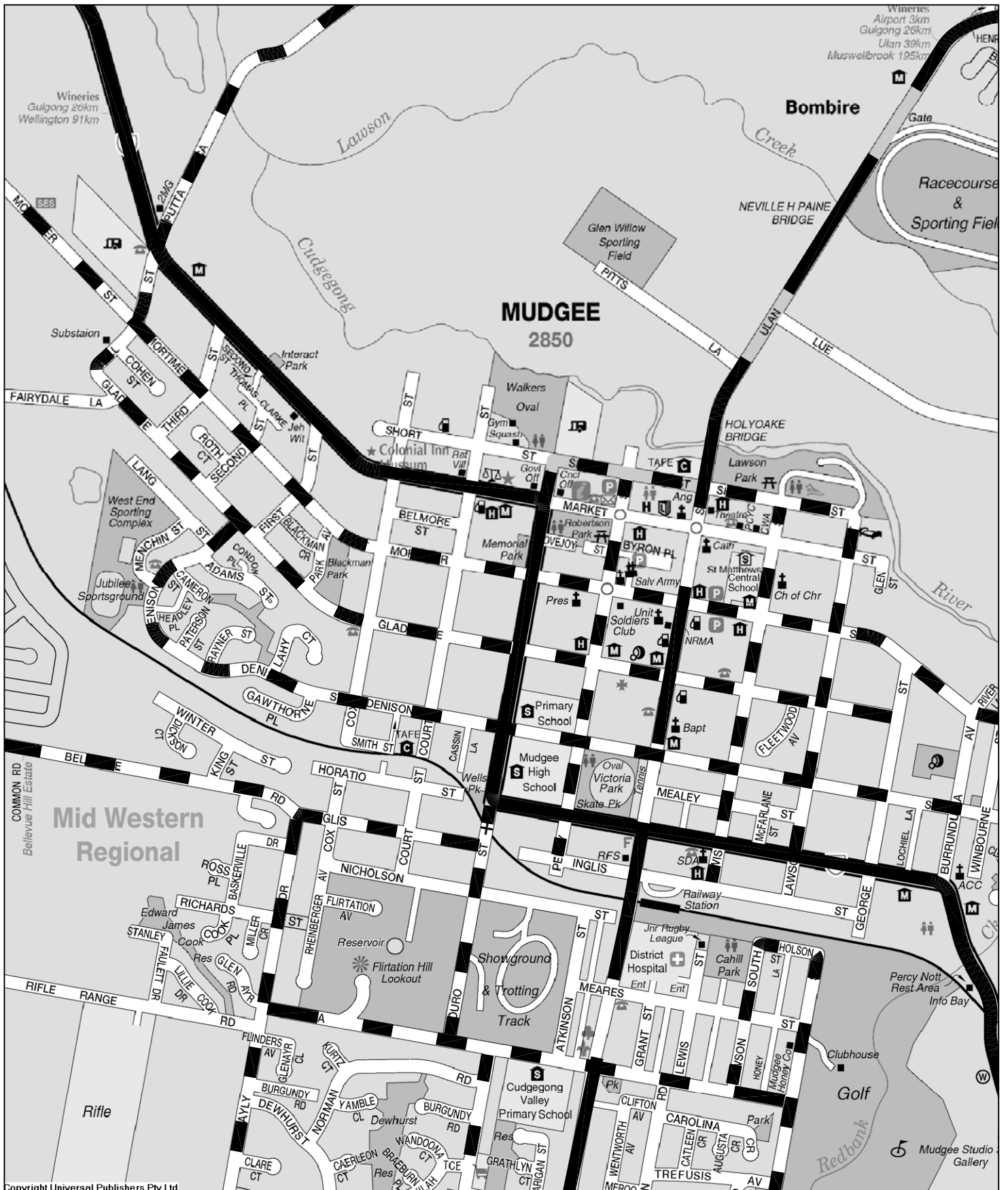
- ❖ *Castlereagh Highway (Market Street / Douro Street etc.)* – a State Road and arterial route through Mudgee connecting between Lithgow and Gilgandra
- ❖ *Lewis Street / Church Street / Ulan Road* – a sub-arterial route which provides a north-south connection to Gulgong and Muswellbrook
- ❖ *Short Street, Denison Street, Gladstone Street and Mortimer Street* – collector roads

There is also a system of CBD local roads serving the town centre including Court Street which is closed at the railway line.

3.2 Traffic Controls




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

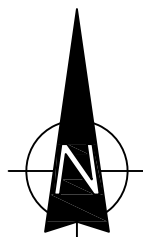
- ❖ the roundabouts at the intersections along Church Street and Perry Street
- ❖ the GIVEWAY signs on Court Street at Denison Street
- ❖ the GIVEWAY and STOP signs at various intersections
- ❖ the railway level crossing on Duro Street
- ❖ the 60 kmph speed restriction on Castlereagh Highway and 50 kmph speed restriction on the local and collector roads
- ❖ the one-way north traffic restriction on the north-south section of Smith Street



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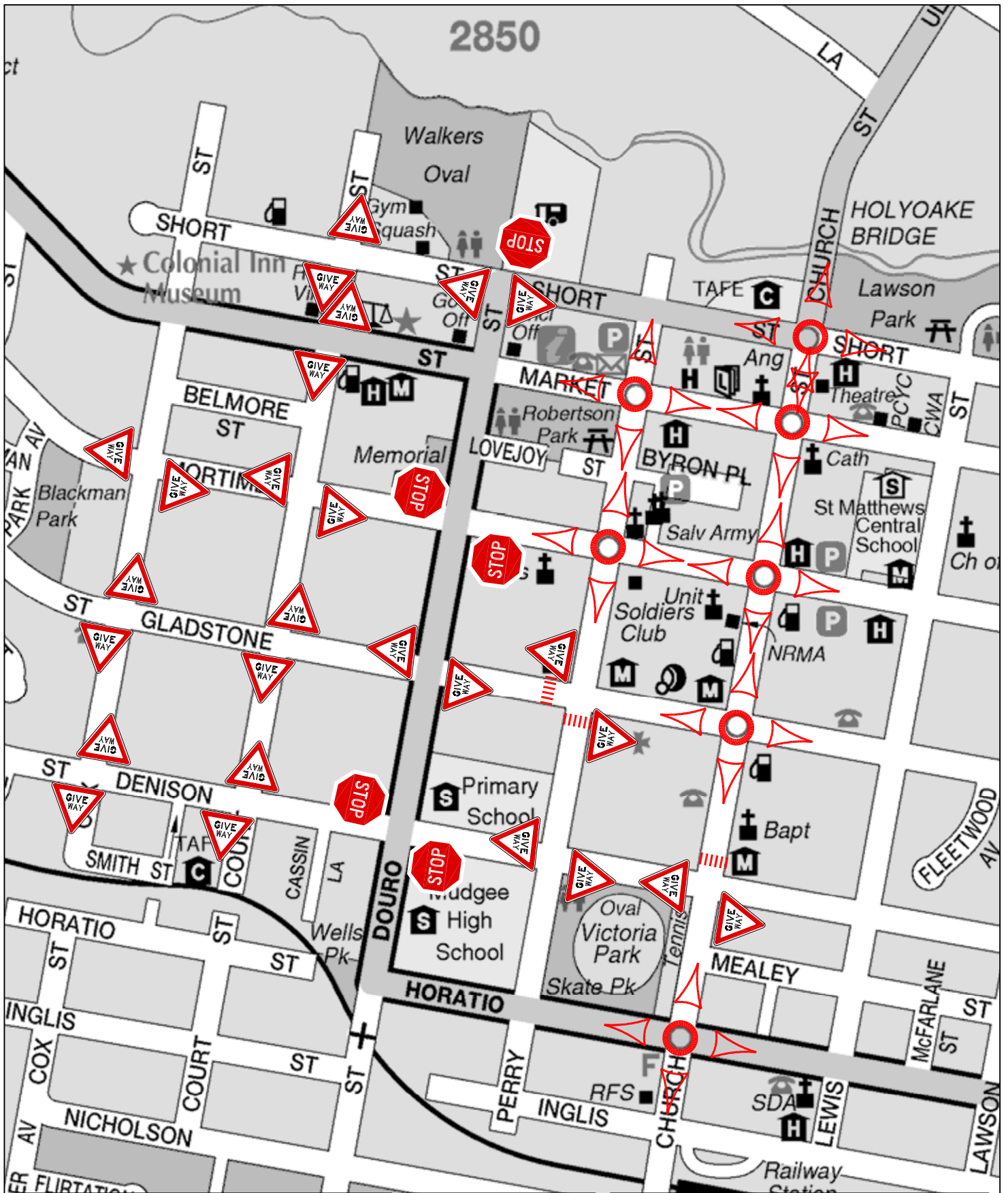
LEGEND

-  ARTERIAL
-  SUB-ARTERIAL
-  COLLECTOR






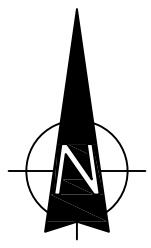
ROAD NETWORK

FIG 3



LEGEND

-  TRAFFIC SIGNAL CONTROL
-  ROUNDABOUT
-  RESTRICTED TURNING MOVEMENT



TRAFFIC CONTROLS

FIG 4

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
Church Street South of Denison Street	10,059
Market Street West of Douro Street	6,875
Douro Street South of Market Street	7,036
Church Street South of Short Street	4,685
Short Street East of Church Street	2,124

The traffic flows along Court Street and Smith Street past the site are quite minor and essentially limited local property access.

The operational performance of intersections in the Town Centre is generally LOS A indicating satisfactory traffic circumstances overall.

3.4 Transport Services

Mudgee Airport is located 3km to the north of the town.

Bus services are provided by Odgens Coaches (Routes 560 – 563 and School services) with Route 561 running along Denison Street past the site. There are regional coaches which connect to Lithgow and the rail network with its connection to Sydney (see details overleaf).

¹ *Mudgee Township Traffic Management Study*
Gennaoui Consulting 2014

MUDGEE BUS TIMETABLE



businfo

Buses operating around

- Mortimer Centre
- Mudgee Hospital
- Southside Plaza
- North, South, East & West Mudgee



Effective July 2015

See back for route descriptions

Mudgee interlink Route Numbers

- 560** Mudgee To Mudgee East via Hospital, Spring Rd, Bawden Rd, Redbank Rd, Lions Dr, Sydney Rd, Cedar Ave & Mulgoa Way. Service operates Monday to Friday day time.
- 561** Mudgee To Mudgee West via Market St, Bell St (Caravan Park), Denison St & Church St. Service operates Monday to Friday day time.
- 562** Mudgee To Mudgee South via Hospital, Golf Club, Southside Shopping Centre, Bellevue Estate, Lawson Gardens Estate & Church St. Service operates Monday to Friday day time.
- 563** Mudgee To Mudgee North via Short St, Racecourse, TAFE, Putta Bucca, Bell St (Caravan Park) & Mortimer St. Service operates Monday to Friday day time.



Ogden's Coaches
ABN 93 126 713 764

Address:
17-23 Burrundulla Rd
MUDGEE NSW 2850

Postal Address:
PO BOX 966
MUDGEE NSW 2850

Telephone:
02 6372 2489

Facsimile:
02 6372 6920

Email:
mudgee@ogdenscoaches.com.au



MUDGEE BUS ROUTE MAP



www.ogdenscoaches.com.au
Tel (02) 6372 2489

Bus Route Legend

- E 560** Mudgee To Mudgee East
- S 562** Mudgee To Mudgee South
- W 561** Mudgee To Mudgee West
- N 563** Mudgee To Mudgee North



July 2015, Version 5, designed by www.transitgraphics.com.au

Selected images courtesy of Tourism NSW



Map Legend

- H** Hospitals
- PS** Police Station
- SC** Shopping Centres
- P** Post Office
- RS** Railway Station
- S** Schools
- BR** Bus Routes
- A** Timing Point - See Timetable
- 560** Bus Route Number
- T 560** Bus Route Terminus

interlink



Welcome aboard

This guide details the various bus services operated by Ogden's Coaches in Mudgee. Our fleet comprises many modern air-conditioned and user-friendly buses, which will enable you to go shopping, to work, to school or social events, quickly and comfortably.

Hail Driver



Ogden's Coaches does use bus stops where erected. Please ensure when 'hailing' the driver that you hail the bus you wish to catch in a safe place. When possible tender the correct fare. Please make seats available for elderly and less able passengers. Please do not eat or drink when travelling.

Accessible services



Routes so marked will generally be serviced by a fully wheelchair accessible bus. Periodic maintenance may affect availability, please check prior to journey.

Late running buses

Every effort is made to run services on time, occasionally, due to circumstances beyond our control, our buses may run behind schedule.

How to use this guide

- 1 Find the two timing points you are located between on the map.
- 2 Locate these two timing points on the timetable.
- 3 Your bus is timetabled to arrive between the times shown for these points.

For example, if your street is between **A** and **B** on the map, the bus timetabled to arrive between the time listed for **A** and the time listed for **B**.

Riding the bus is easy; thousands of people make it their preference everyday. The first step is to select which service is best for you. This can be done by looking at your local bus stop, checking the destination signs on your local buses, asking friends, obtaining a timetable or giving us a friendly call on 6372 2489.

Weekend & Holiday Services



Services do not operate on Saturday, Sunday or Public Holidays.



www.ogdenscoaches.com.au
Tel (02) 6372 2489

560 Mudgee East Loop

interlink Ogden's

Look for bus numbers

Mortimer Centre, Coles Supermarket, Clock Tower, Hospital Church St, Spring St & Robertson St, Madeira Rd & Bawden Rd, Robertson St & Lyons Dr, Lyons Dr & Sydney Rd, Sydney Rd & Industrial Ave, Horatio St & Lawson St, Cedar Ave & Mugga Way, Clock Tower, Mortimer Centre

A B C J P Q R U V W X C A

Weekdays (Monday To Friday)

am	560	10.02	10.03	10.04	10.08	10.11	10.13	10.16	10.10	10.20	10.22	10.23	10.27	10.30
am	560	11.40	11.41	11.42	11.46	11.49	11.51	11.54	11.56	11.58	12.00	12.01	12.05	12.08
pm	560	2.39	2.40	2.41	2.45	2.48	2.50	2.53	2.55	2.57	2.59	3.00	3.04	3.07
pm	560	4.15	4.16	4.17	4.21	4.24	4.26	4.29	4.31	4.33	4.35	4.36	4.40	4.43

See other side for Route Map

561 Mudgee West Loop

interlink Ogden's

Look for bus numbers

Bunnings Burrumbulla Rd, Mortimer Centre, Coles Supermarket, Clock Tower, Market St & Bell St, Denison St & Cox St, McDonalds Horatio St & Church St, Mortimer Centre

U A B C F H I A

Weekdays (Monday To Friday)

am	561	9.10	9.18	9.19	9.20	9.24	9.28	9.31	9.35
am	561	....	12.33	12.34	12.35	12.39	12.43	12.46	12.50
pm	561	1.47	1.55	1.56	1.57	2.01	2.05	2.08	2.12
pm	561	....	5.08	5.09	5.10	5.14	5.18	5.21	5.25

See other side for Route Map

562 Mudgee South Loop

interlink Ogden's

Look for bus numbers

Mortimer Centre, Coles Supermarket, Clock Tower, Hospital Church St, Golf Club, Southside Plaza, Dawhurst Dr & Menah Ave, Bellevue Estate White Circle, Lawson Garden Estate, Mortimer Centre

A B C J K L M N O A

Weekdays (Monday To Friday)

am	562	9.36	9.37	9.38	9.41	9.42	9.44	9.46	9.49	9.54	9.59
am	562	12.10	12.11	12.12	12.15	12.16	12.18	12.20	12.23	12.28	12.33
pm	562	2.13	2.14	2.15	2.18	2.19	2.21	2.23	2.26	2.31	2.36
pm	562	4.44	4.45	4.46	4.49	4.50	4.52	4.54	4.57	5.02	5.07

See other side for Route Map

563 Mudgee North Loop

interlink Ogden's

Look for bus numbers

Bunnings Burrumbulla Rd, Mortimer Centre, Coles Supermarket, Clock Tower, Cassilis Rd & Henry Lawson Dr, TAFE College, Bell St & Mortimer St, Mortimer Centre, Harvey Norman Burrumbulla Rd

U A B C D E G A U

Weekdays (Monday To Friday)

am	563	....	8.50	8.51	8.52	8.55	9.00	9.10	9.15	9.20
am	563	....	12.52	12.53	12.54	12.57	1.00	1.07	1.12	1.17
pm	563	2.45	2.52	2.53	2.54	2.57	3.00	3.07	3.12	....

Weekdays (Monday To Friday School Holidays Only)

am	563	....	8.50	8.51	8.52	8.55	9.00	9.10	9.15	9.20
am	563	....	12.52	12.53	12.54	12.57	1.00	1.07	1.12	1.17
pm	563	....	3.08	3.09	3.10	3.13	....	3.18	3.23	3.28

See other side for Route Map

Western NSW

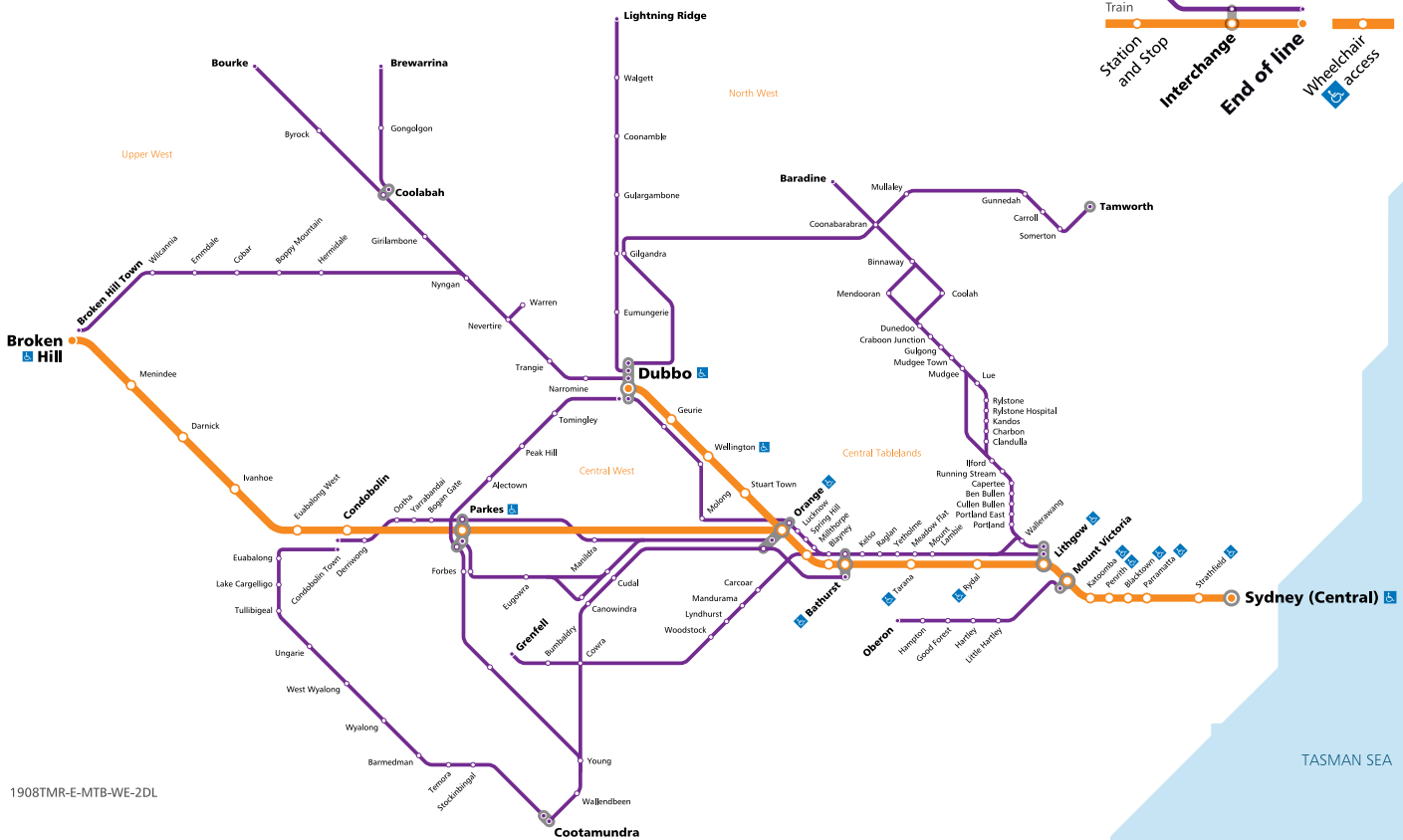


Go directly to the timetable



QUEENSLAND

NEW SOUTH WALES



1908TMR-E-MTB-WE-ZDL



Effective from 7 September 2019

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4.0 Parking

Councils DCP specifies a parking provision for Educational Establishments of 1 space staff member plus 1 space per 10 students.

Application of the DCP criteria indicates a provision of 3 parking spaces however it is only proposed to provide 1 accessible space and this will be suitable given the circumstances of the site.

5.0 Traffic

The TfNSW Guidelines do not contain any criteria in relation to the traffic generation characteristics of a small university facility. However it is apparent that traffic generation of this relatively minor use with 1 parking space will not have any adverse traffic implications due to:

- the existing satisfactory operational performance of the access intersections
- the satisfactory existing access driveway

6.0 Access, Internal Circulation and Servicing

Access

The existing car park access driveway on Court Street will be retained and an internal driveway will be utilised to provide access for the new parking area. The design of the existing driveway complies with the requirements of AS2890.1 and there are satisfactory sight distances available.

Internal Circulation

The design of the new parking space accords with the design criteria of AS2890.6 for parking bay, aisles and manoeuvring areas, etc.

Servicing

Any occasional need for delivery, service vehicles will only involve small vans and the like and these will readily be accommodated in the car park or on-street.

7.0 Conclusion

Assessment of the proposed Country University development scheme indicates that:

- ❖ there will not be any unsatisfactory 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

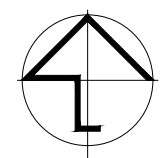


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Mudgee NSW 2850

REV	DATE	BY	DESCRIPTION
F	AUG 2022	G.D.	BUILDING RE DESIGN TO SUIT HERITAGE REQUIREMENTS
E	JUNE 2022	G.D.	CARPARK REVISED
D	JUNE 2022	G.D.	ROOF LINE REVISED
C	JUNE 2022	G.D.	DISABLED ACCESS MARKED ON PLAN, SW ADDED
B	MAY 2022	G.D.	ACCESSIBLE PARKING REVISED, EXIT PATH ADDED
A	JAN 2022	G.D.	ISSUED FOR DA APPROVAL

LOT 1
DP 739918

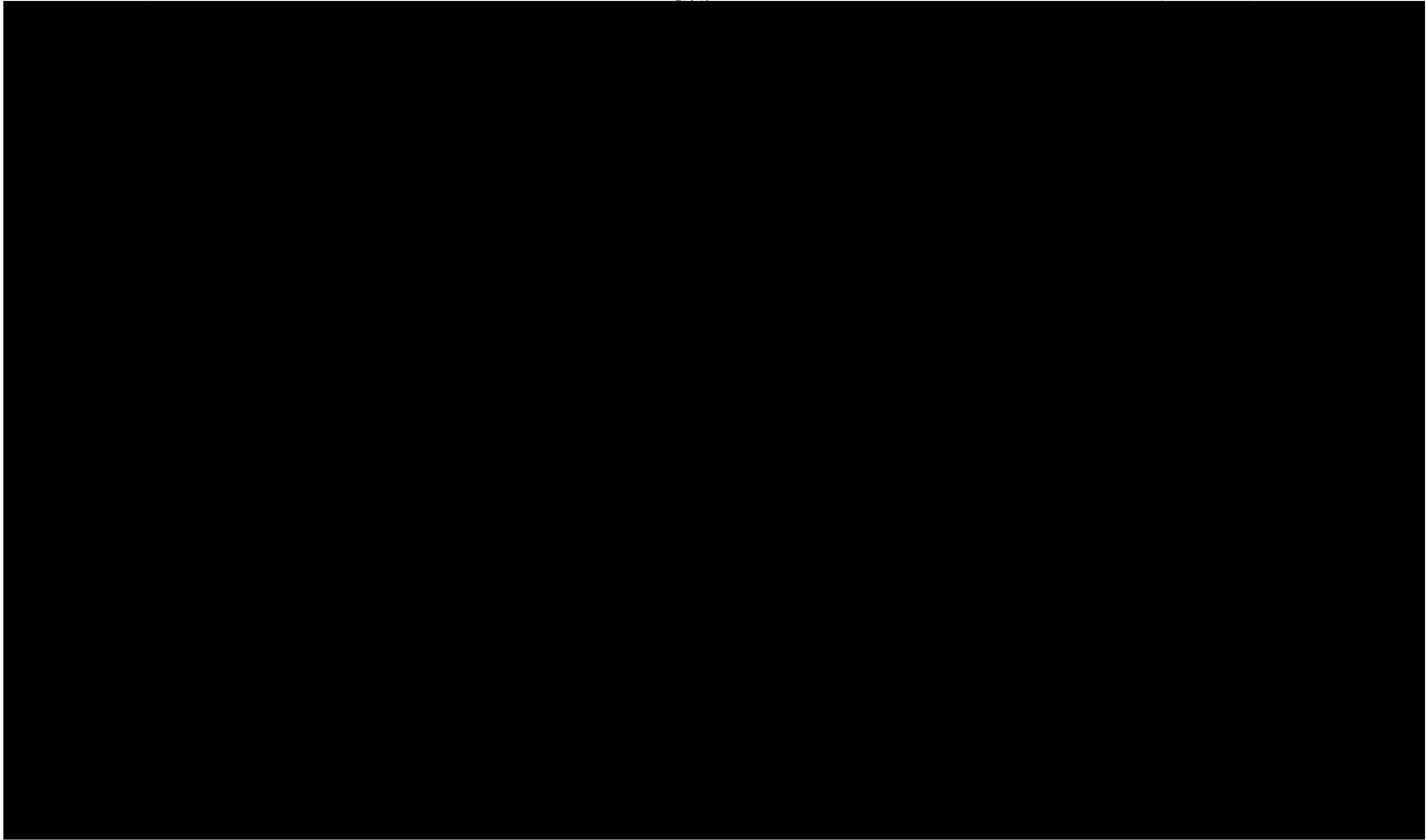
SITE PLAN
SCALE 1:400



MID WESTERN REGIONAL COUNCIL

PROPOSED COUNTRY UNIVERSITIES CENTRE
70 COURT STREET MUDGEES

SCALE: 1:200	FILE: 3750-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JAN 2022	3750-A01	F
CKD: D.N.	DATE: JAN 2022		



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NOTE:
FIRE SAFETY FEATURES TO BE CONFIRMED
WITH CONSTRUCTION CERTIFICATE APPLICATION

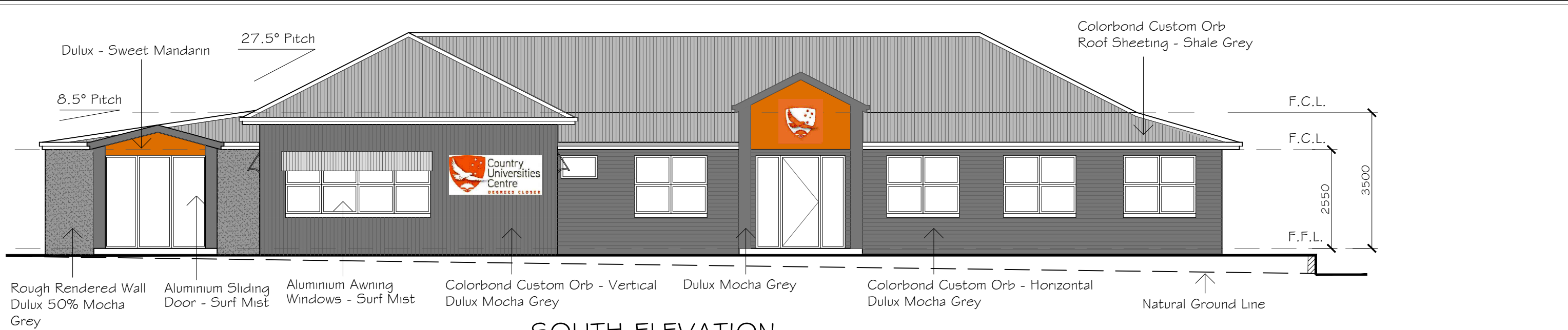
REV	DATE	BY	DESCRIPTION
E	AUG 2022	G.D.	BUILDING RE DESIGN TO SUIT HERITAGE REQUIREMENTS
D	JUNE 2022	G.D.	PERGOLA ADDED AND WINDOWS REVISED
C	JUNE 2022	G.D.	ROOF STYLE REVISED, FEMALE AMENITIES INCREASED
B	JUNE 2022	G.D.	CONCEPT FIRE SAFETY ADDED
A	JAN 2022	G.D.	ISSUED FOR DA APPROVAL

Floor Areas	
Education Building	= 415.97 m2
Front Entry Porch	= 9.54 m2
Rear Porch	= 14.00 m2
Pergola	= 9.54 m2
Total	= 449.05 m2

MID WESTERN REGIONAL COUNCIL

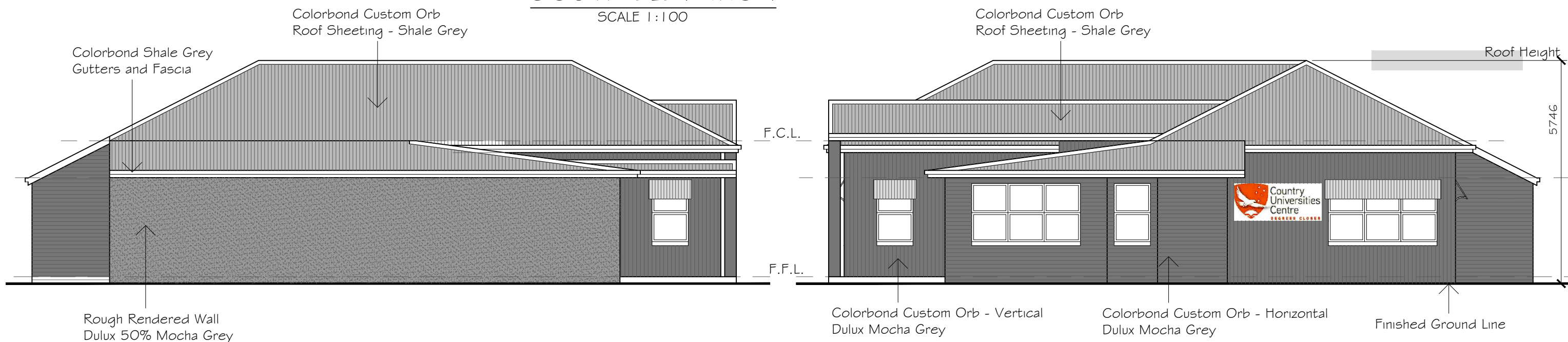
PROPOSED COUNTRY UNIVERSITIES CENTRE
70 COURT STREET MUDGEE

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CKD: D.N.	DATE: JAN 2022		



SOUTH ELEVATION

SCALE 1:100

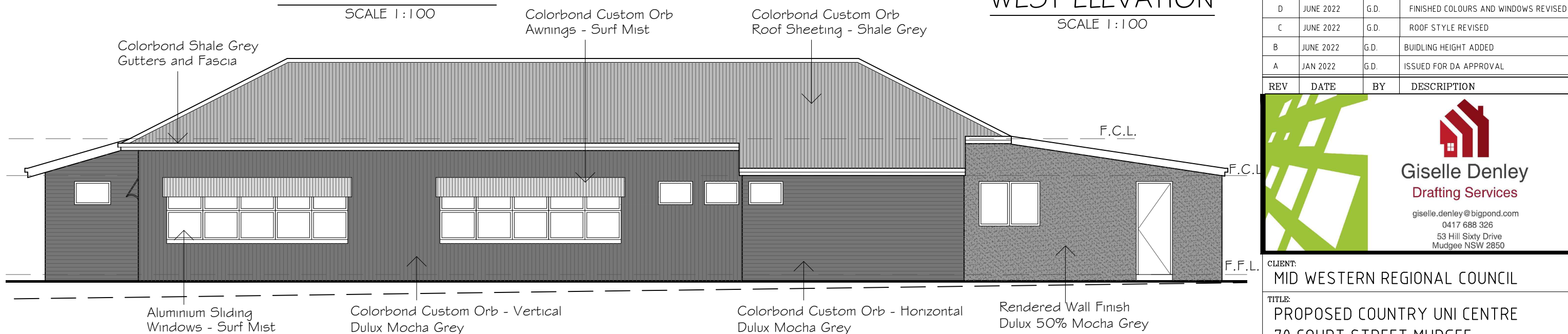


EAST ELEVATION

SCALE 1:100

WEST ELEVATION

SCALE 1:100



NORTH ELEVATION

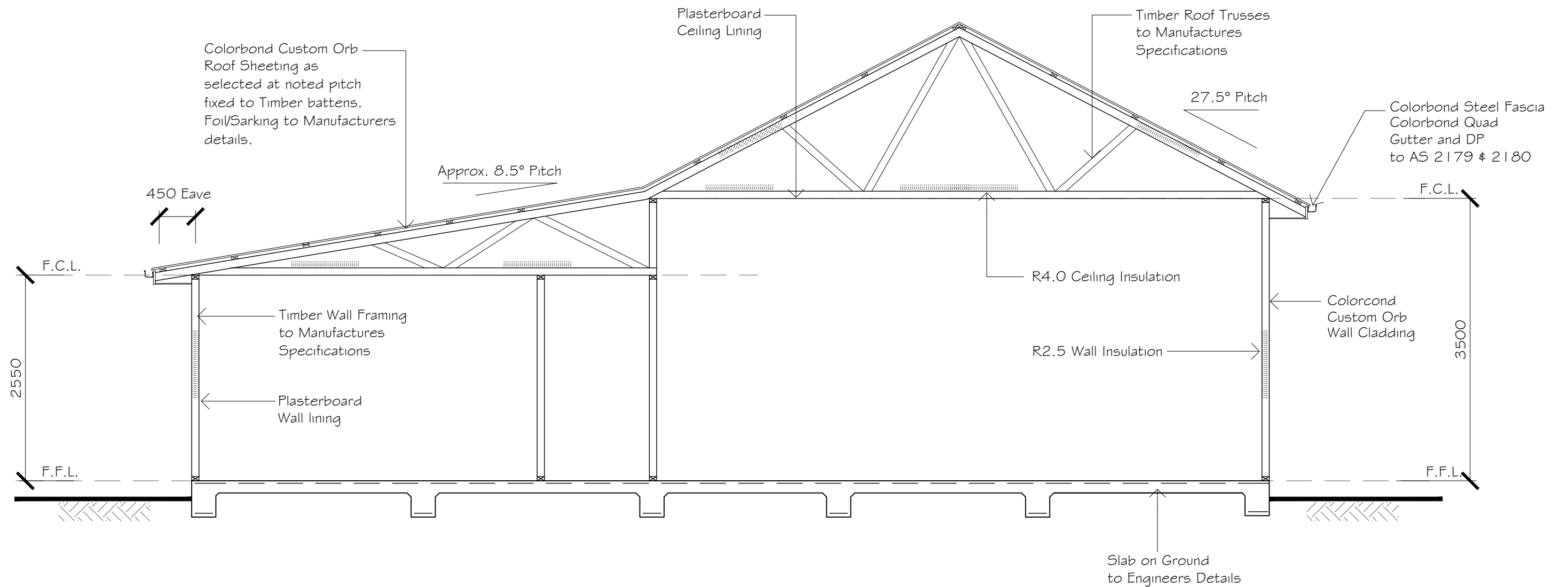
SCALE 1:100

REV	DATE	BY	DESCRIPTION
E	AUG 2022	G.D.	RE DESIGN TO SUIT HERITAGE REQUIREMENTS
D	JUNE 2022	G.D.	FINISHED COLOURS AND WINDOWS REVISED
C	JUNE 2022	G.D.	ROOF STYLE REVISED
B	JUNE 2022	G.D.	BUILDING HEIGHT ADDED
A	JAN 2022	G.D.	ISSUED FOR DA APPROVAL

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CLIENT: MID WESTERN REGIONAL COUNCIL			
TITLE: PROPOSED COUNTRY UNI CENTRE 70 COURT STREET MUDGEE			
SCALE: 1:100	FILE: 3750-A012	DWG No.	REV.
DRAWN: G.D.	DATE: JAN 2022	3750-A03	E
CKD: D.N.	DATE: JAN 2022		



TYPICAL SECTION

SCALE 1:50


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 Mudgee NSW 2850

REV	DATE	BY	DESCRIPTION
D	AUG 2022	G.D.	RE DESIGN TO SUIT HERITAGE REQUIREMENTS
C	JUNE 2022	G.D.	ROOF STYLE REVISED BACK TO SKILLION
B	JUNE 2022	G.D.	ROOF STRUCTURE CHANGED TO HIP AND GABLE
A	JAN 2022	G.D.	ISSUED FOR DA APPROVAL

MID WESTERN REGIONAL COUNCIL

PROPOSED COUNTRY UNIVERSITIES CENTRE
 70 COURT STREET MUDGEE

SCALE: 1:50	FILE: 3750-A01	DWG No.	REV.
DRAWN: G.D.	DATE: JAN 2022	3750-A04	D
CKD: D.N.	DATE: JAN 2022		