

Our ref: 20474

13 February 2025

Mathew Collins
Department of Transport & Planning
Via Planning Portal

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Dear Mathew,

**Re: Planning Application PA2403351
3-5 Caldwell Court, Johnsonville**

In response to the Department's correspondence of 10 January 2025, we are pleased to provide the additional information to assist with the determination of this Application.

Revised signage plans

Please find enclosed a Proposed Signage Plan (TP17) prepared by Mark Simnett Building Design which provides detail on the two forms of signage proposed to be installed on site, being:

- A free standing sign with a signage area of 1.08m, to be installed in proximity to the frontage to Caldwell Court (Sign 1); and
- Black acrylic lettering affixed to a proposed stack stone curved feature wall (Sign 2), to the north-west of the proposed bus shelter. Lettering sizes will range from 300mm high down to 100mm high, together with a separate school logo with a maximum height of 800mm.

The Proposed Site Plan – Overall Development (TP01(B)) and Proposed External Finishes Materials & Sign 2 (TP06(B)) have also been updated to include the location of the proposed signage.

Each of the proposed signs are considered to be modest in comparison to the scale of the development, which is respectful of the site's inclusion within a Category 3 – High amenity area as applicable to the Low Density Residential Zone. Each sign is of good design, and will not detract from the surrounding area.

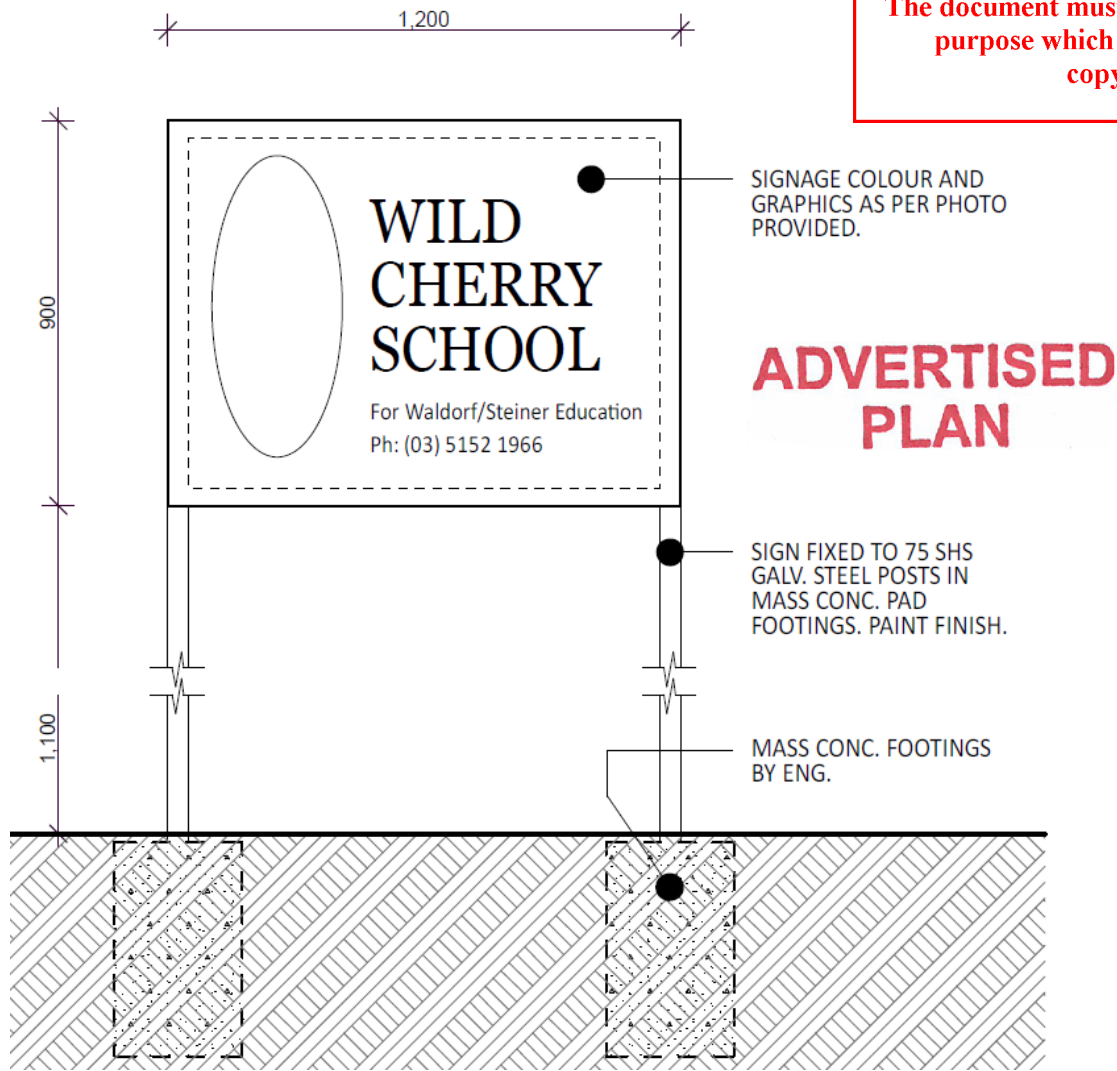
Proposed Sign 1 is to be positioned to the north of the entry gates, and will be softened by landscaping within the frontage and adjoining areas of proposed car parking. The sign will be fixed to painted steel posts achieving a clearance above ground of 1.1m. The placement of the sign, parallel to the alignment of Caldwell Court, will ensure vehicle sight lines are not obscured.



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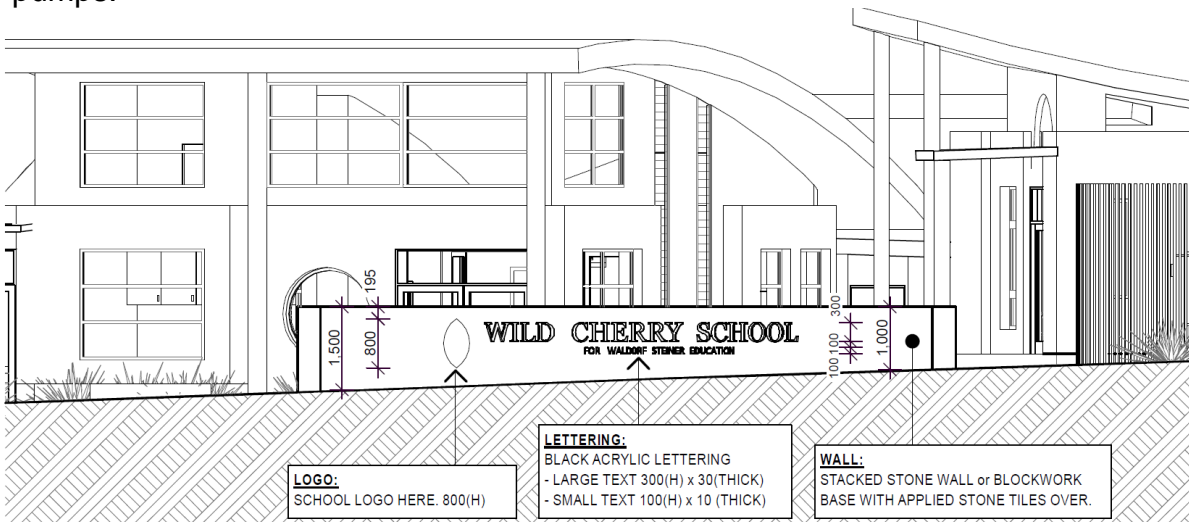


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Proposed Sign 1 (Source: Mark Simnett Building Design - TP17)

Proposed Sign 2 is well set back into the subject land and will only be visible from within the subject land, obscured to the south by the bus shelter and waste enclosure, and to the east by the bike enclosure and CFA water storage and pumps.



Proposed Sign 2 (Source: Mark Simnett Building Design - TP17)

No illumination is proposed for either sign, which is considered appropriate given visitation to the site will occur during daylight hours. Impacts associated with glare are therefore irrelevant to the proposal.

We respectfully request this information be considered in addition to the detail provided within the initial Planning Application. The permissions sought do not vary as a result of the additional signage detail, with each of the proposed signs continuing to comprise business identification signage.

Revised Traffic Impact Assessment

A revised Transport Impact Assessment (29 January 2025) prepared by Ratio Consultants forms part of this submission.

The revised Assessment includes consideration of the impacts arising from the fully constructed development on the intersection of Princes Highway and Punt Road. This incorporates a SIDRA analysis (at Appendix B) of the likely operation of the intersection once the school is fully developed, which indicates the intersection is expected to operate with 'Good' conditions during AM and PM peak periods.

The revised Assessment concludes the existing intersection of Princes Highway and Punt Road will readily cater for the traffic volumes associated with the fully developed school.

The Assessment confirms that at capacity the school will be serviced by a total of three long rigid buses, each 14.5m in length. These buses are expected to cater for approximately 50% of the primary and secondary student population, which equates to approximately 150 students.

Swept Path Assessment

The revised Transport Impact Assessment also includes (at pages 41 & 42) a swept path assessment for a bus at the intersection of Princes Highway and Punt Road. The assessment confirms the capacity of the existing intersection to accommodate a 14.5m long bus.

We trust this correspondence provides sufficient detail to enable the further assessment of the Planning Application, and would be pleased to assist should you require any further information.

Regards,


KATE YOUNG
Director & Town Planner

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Encl. *Mark Simnett Building Design – amended plans (TP17, TP01(B) & TP06(B))*
Ratio Consulting – Transport Impact Assessment (29 January 2025)