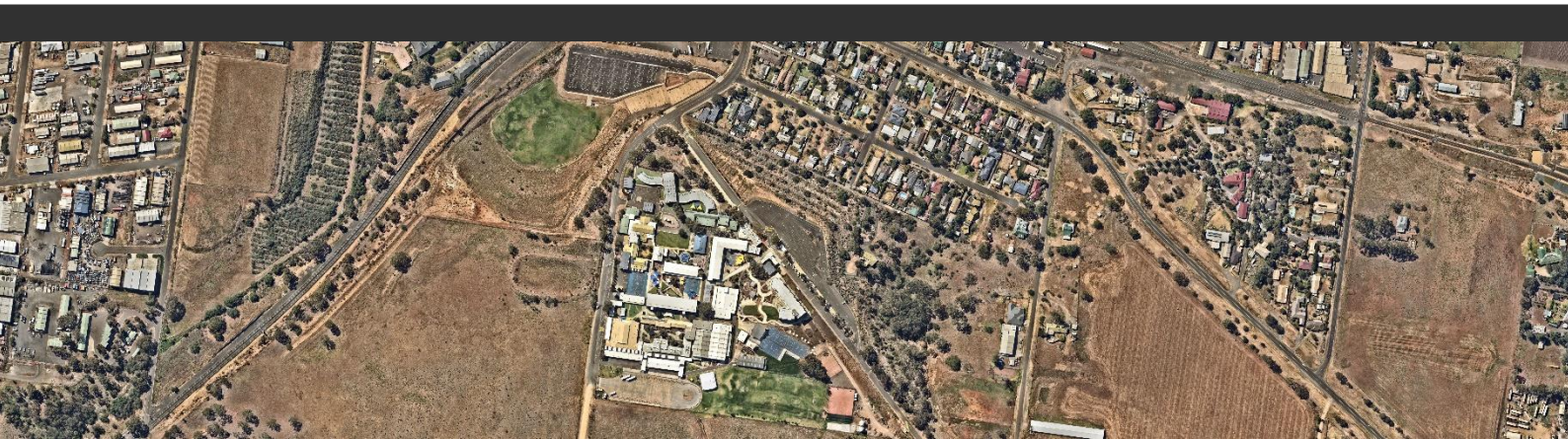


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Bacchus Marsh Grammar, Maddingley

Transport Impact Assessment



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8 April 2024

onemilegrid

ABN: 79 168 115 679

(03) 9939 8250
Wurundjeri Woiworung Country
56 Down Street
COLLINGWOOD, VIC 3066
www.onemilegrid.com.au



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1 INTRODUCTION

onemilegrid has been requested by Bacchus Marsh Grammar to undertake a Transport Impact Assessment of the proposed expansion of Bacchus Marsh Grammar Maddingley Campus.

As part of this assessment the subject site has been reviewed with due consideration of the development proposal, and relevant background information has been reviewed.

2 EXISTING CONDITIONS

2.1 Site Location

Bacchus Marsh Grammar's Maddingley campus is located along South Maddingley Road, south of the Bacchus Marsh township.

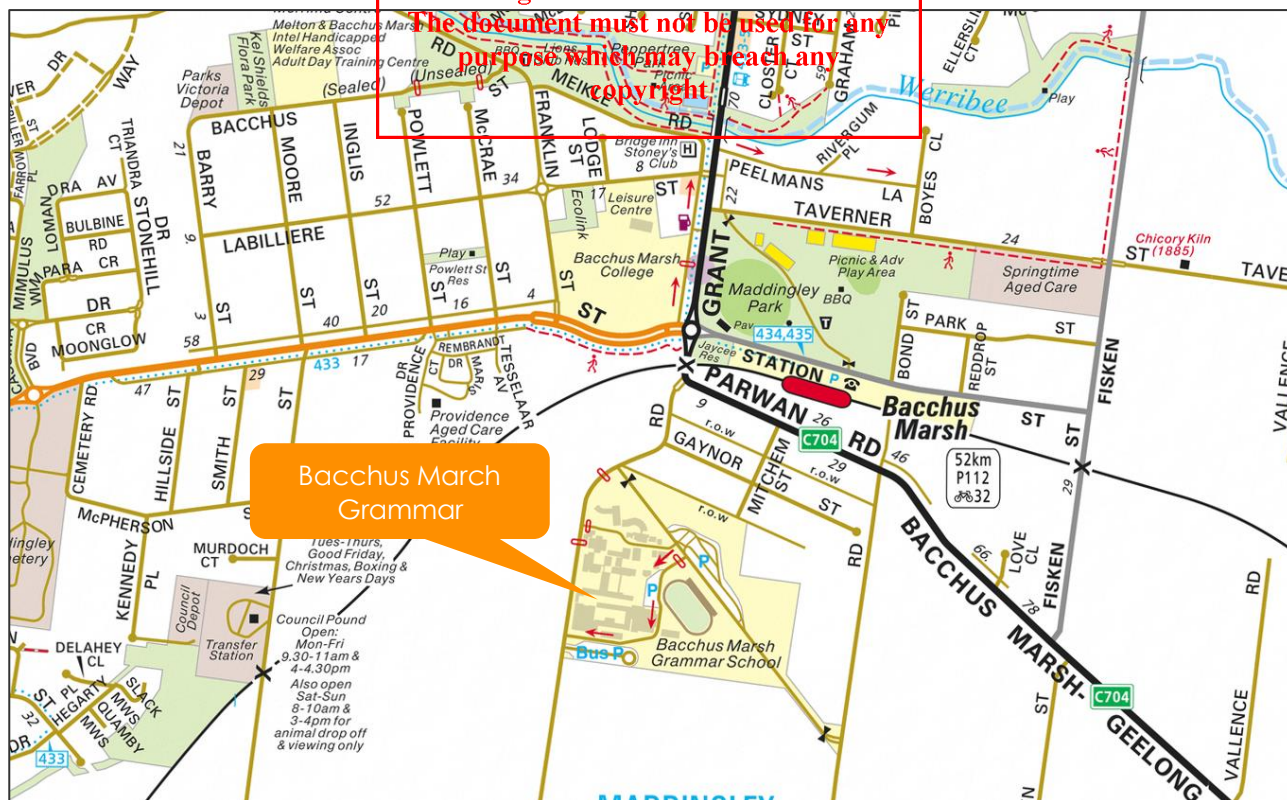
The school and associated buildings are located on the eastern side of South Maddingley Road, while an additional parcel is located to the west of South Maddingley Road, accommodating only off-street parking and land earmarked for future development.

The location of the campus is shown below in Figure 1.

The site features a number of vehicle access points to South Maddingley Road. A vehicle access is also provided from East Maddingley Road to the east of the site.

On-site parking is provided along the northeast side of the site, and can be accessed from South Maddingley Road and East Maddingley Road. Formal on-street parking is provided along the site frontage to South Maddingley Road.

Figure 1 Site Location

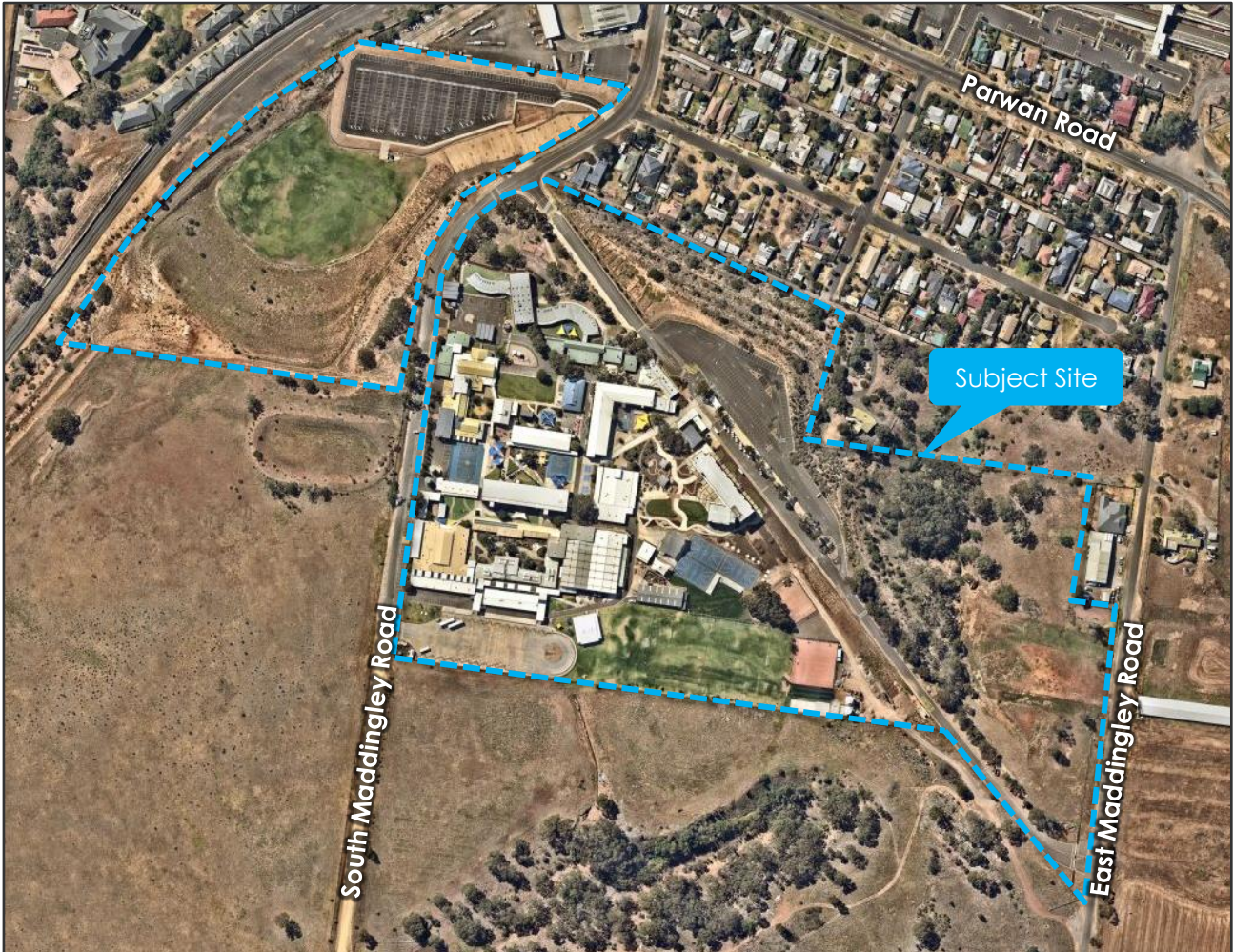


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Land use in the vicinity of the site is mixed in nature. Notable uses include a timber and hardware retail outlet and Bacchus Marsh College to the north, and Maddingley Park to the northeast. Land use in the broader area is generally residential in nature, along with pockets of commercial and industrial uses.

An aerial view of the subject site is provided in Figure 2.

Figure 2 Site Context (10 March 2024)



Copyright Nearmap

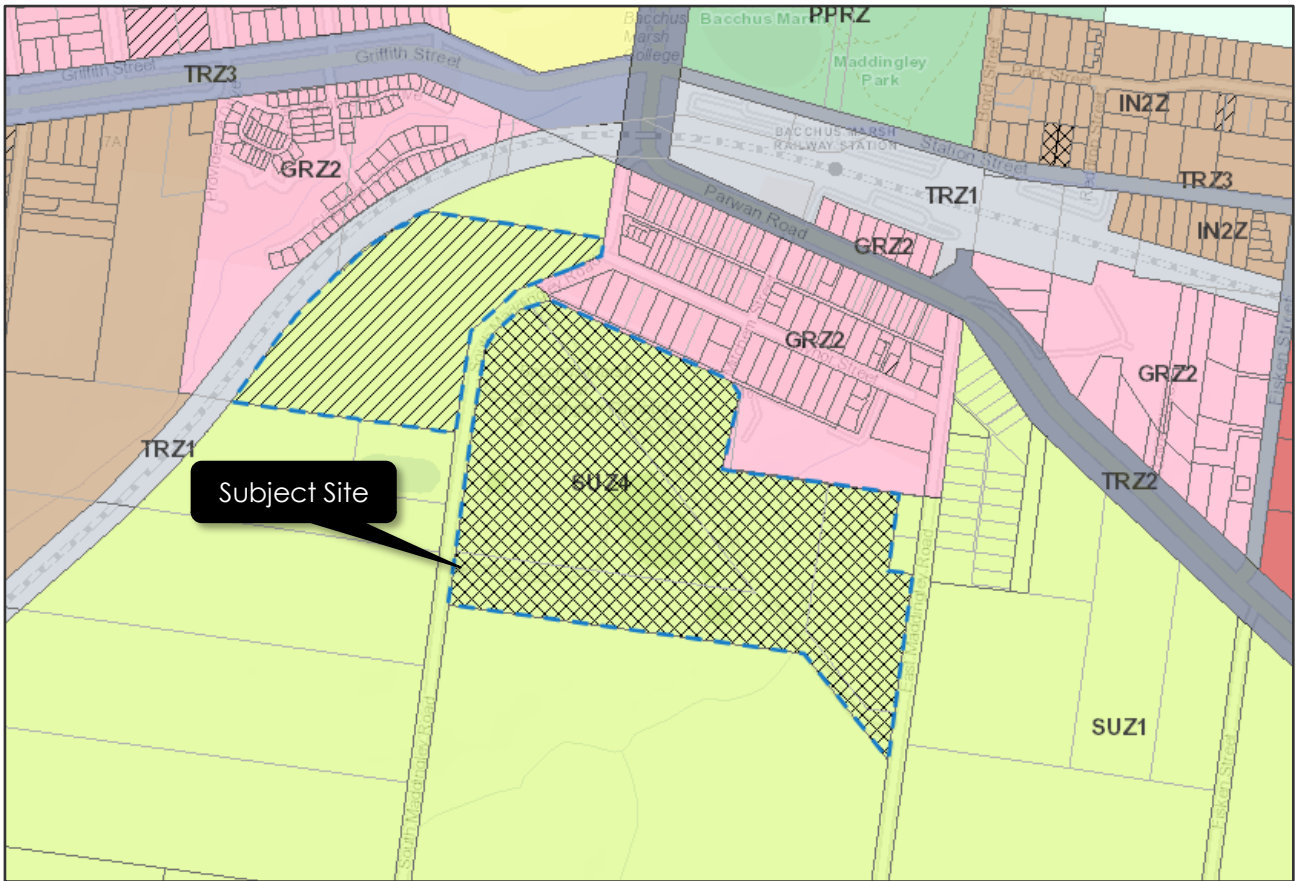
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2.2 Planning Zones and Overlays

It is shown in Figure 3 that the site is located within a Special Use Zone (SUZ).

Figure 3 Planning Scheme Zones



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2.3 Road Network

South Maddingley Road is a local road that is aligned generally north – south, from Parwan Road approximately 140 m north of the site to Kerrs Road approximately 1.3 km to the south.

South Maddingley Road carries a single traffic lane in either direction. In the vicinity of the subject site the default 50 km/h speed limit generally applies, with a signed 40 km/h speed limit in place adjacent to the Bacchus Marsh Grammar campus, from Gaynor Street to southern boundary of the school campus.

Figure 4 shows the configuration of South Maddingley Road adjacent to the subject site.

Figure 4 South Maddingley Road (23 December 2023)



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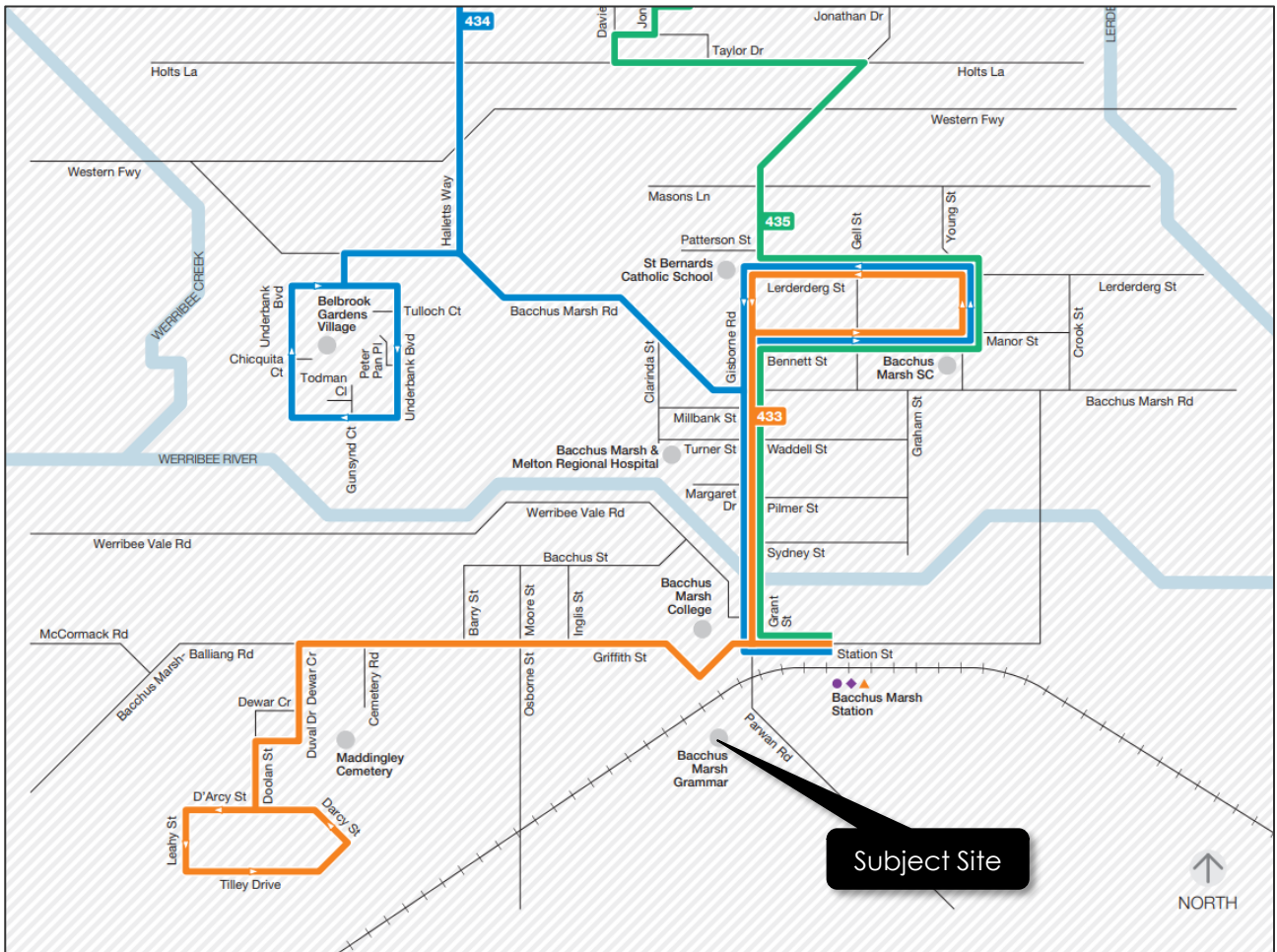
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2.4 Public Transport Network

The subject site is readily accessible via public transport services, with Bacchus Marsh Railway Station and the associated bus interchange located approximately 300 m northeast of the site (around 500 m walk).

Figure 5 shows the extent of the public transport network in the vicinity of the subject site.

Figure 5 Public Transport Network



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3 BACCHUS MARSH GRAMMAR

The Bacchus Marsh Grammar buildings are located on the eastern side of South Maddingley Road, with on-site parking provided towards the northeast end of the site.

The existing Bacchus Marsh Grammar campus has a capacity for 2,300 students and is understood to be currently operating with approximately 2,195 students enrolled, and approximately 360 staff members.

4 DEVELOPMENT PROPOSAL

It is proposed to develop a new science building within the Bacchus Marsh Grammar campus, as shown below in Figure 6.

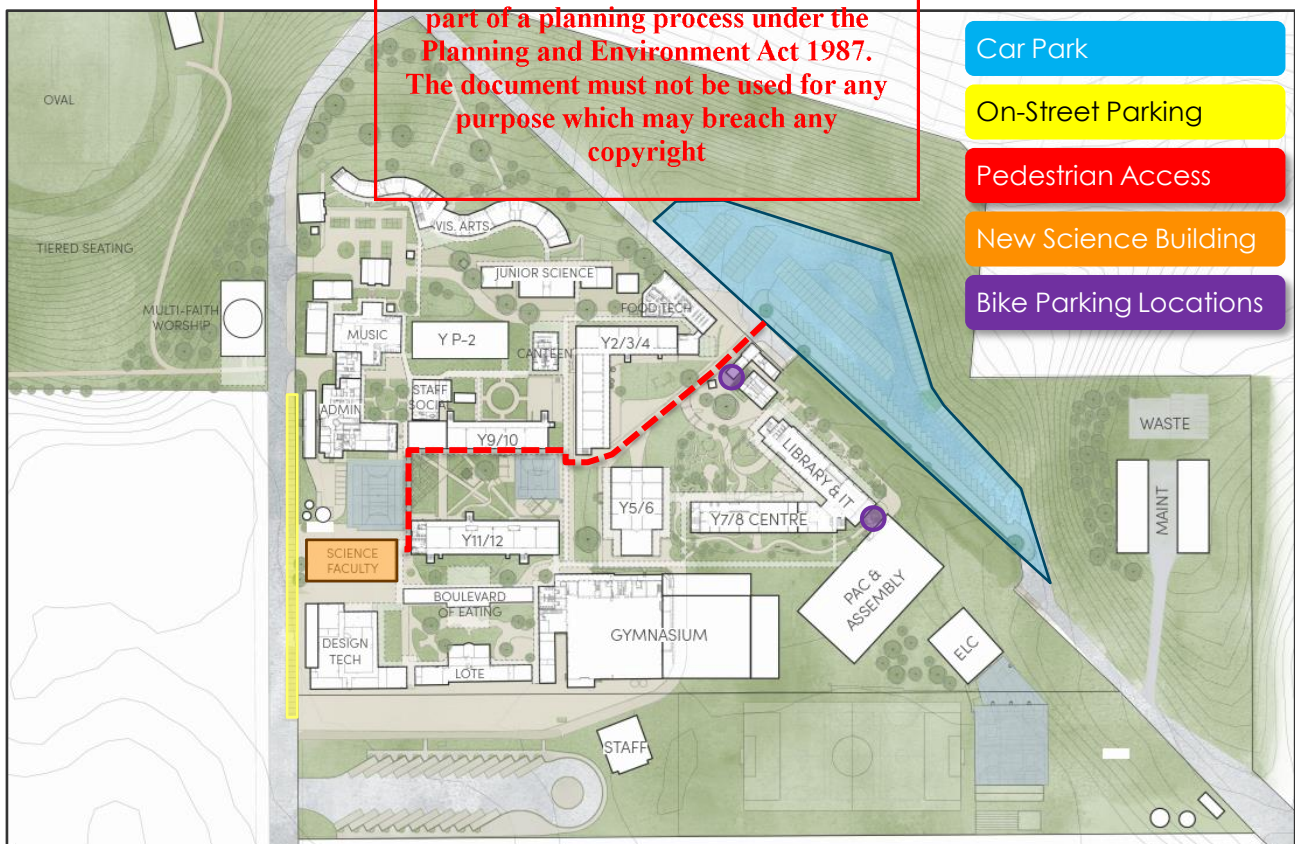
The new building on the subject site is intended to provide contemporary educational facilities for the existing student body and does not entail an increase in overall student or staff numbers at the school.

Pedestrian access to the building will be provided through new internal footpaths connecting to the existing pedestrian footpaths through the site.

It is not proposed to alter any existing access or parking arrangements at the campus, with vehicle access continuing to be provided from South Maddingley Road and East Maddingley Road to access the on-site carpark.

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Figure 6 New Science Building Location



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5 DESIGN ASSESSMENT

The proposal does not include any alterations to existing access or car parking arrangements at the campus. As such the existing vehicle access to the site from South Maddingley Road and East Maddingley Road to the on-site carpark, and the car parking conditions on-site and on-street will remain in place, as shown in Figure 6.

6 BICYCLE PARKING REQUIREMENTS

Clause 52.34 of the Moorabool Planning Scheme specifies bicycle parking requirements for developments within the municipality.

The bicycle parking requirements for school uses are functions of staff and student numbers. As there will be no alterations to currently permitted staff and student numbers, there is no requirement to provide additional bicycle parking as part of this proposal.

The existing provision of bike parking on-site shown in Figure 6 is therefore considered sufficient.

7 CAR PARKING REQUIREMENTS

Clause 52.06 of the Moorabool Planning Scheme specifies car parking requirements for developments in the municipality.

The requirement for school uses is a function of staff numbers. Because there will be no increase to staff numbers under the current proposal, no additional car parking is required.

The existing provision of car parking on-site and the on-street parking on South Maddingley Road shown in Figure 6 is therefore considered sufficient.

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8 TRAFFIC IMPACT

As the proposal will not bring about any increases in staff numbers or student numbers, no increases to traffic movements are expected compared to the currently approved use.

9 CONCLUSIONS

It is proposed to construct a new science building within the Bacchus Marsh Grammar campus. The new building is intended to provide contemporary educational facilities for the existing student body and does not entail an increase in overall student or staff numbers at the school.

Considering the analysis presented above, it is concluded that:

- No changes to the existing access or car parking areas are proposed;
- The proposal does not attract a requirement to provide additional bicycle parking;
- The proposal does not attract a requirement to provide additional car parking; and
- The proposal is not expected to generate additional traffic movements to/from the site.

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