

423 Maitland Vale Rd, Maitland Vale

Proposed Tourist and Visitor Accommodation

Traffic Impact Assessment



Client //

Mr Frank Hupp
Smith Group Pty Ltd

Reference //

N451

Date //

10/03/2025

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Appendix A – Architectural Plans


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Appendix C – Concept Layout Access Driveway

Document Control

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Client Name	Mr Frank Hupp Smith Group Pty Ltd	NSW

Revision Register

Issue	Date	Description	Prepared By	Reviewed By	Approved By
A	10/03/2025	Final for DA submission	Sid Ali	Sid Ali	

1. Introduction

1.1 Background

It is understood that a Development Application (DA/2024/807) is lodged with Maitland City Council (Council) for the proposed Tourist and Visitor Accommodation and alterations and additions to the existing building at 423 Maitland Vale Road, Maitland Vale. Maitland City Council, in its Request for Additional Information (RFI) letter dated 17/12/2024, has requested a traffic Impact Assessment to be provided for the proposed development. Smith Group Pty Ltd has commissioned Traffic and Transport Planning Solutions (TTPS) Pty Ltd to prepare a traffic impact assessment for the proposed development.

1.2 Purpose of this Report

This report aims to address the traffic engineering related items as requested by the Council RFI letter which are as follows:

- The safe intersection sight distance to the west of the driveway and to the east of the driveway. The safe intersection sight distance shall comply with the Austroads guidelines.
- 85th percentile speed along the Maitland Vale Road (both eastbound and westbound).
- Existing eastbound and westbound traffic count at Maitland Vale Road at both AM peak and PM peak hour.
- Traffic generation from the proposed Tourist and visitor Accommodation and its impact on the traffic flow along Maitland Vale Road.
- Driveway Access and Parking.

1.3 References

- Maitland City Council; Maitland Development Control Plan (DCP) - 2011
- Australian Standard 2890.1
- Maitland City Council Standard Drawings
- Other documents and data as referenced in this report.

2. Existing Site and Proposed Development

2.1 Existing Site

The project site contains an existing single-storey dwelling with a front porch, detached garage/carport at the front, and existing sheds at the northwest and rear of the property. It is located at 423 Maitland Vale Road, Maitland Vale. The site is currently zoned as RU1 (Primary Production).

The site has frontages with Maitland Vale Road to the north, Hunter River to the south, and other primary production developments to the east and west. Vehicular access to the driveway is provided from the Maitland Vale Road.

The location of the subject site and its surrounding environs is shown in Figure 2.1.

Figure 2.1: Site location plan



2.2 Proposed Development

The proposed development involves a total of 8 villas to function as Proposed Farm Stay including:

- New 7 villas with a bedroom, kitchenette, ensuite and a deck and one of the villas being accessible.
- Removal of the existing bath and doors in the existing shed and altered use to be villa #8.
- New driveway access to the property.

Details of the proposal are provided in the architectural plans prepared by AMS Design and Drafting, reproduced in Appendix A of this report.

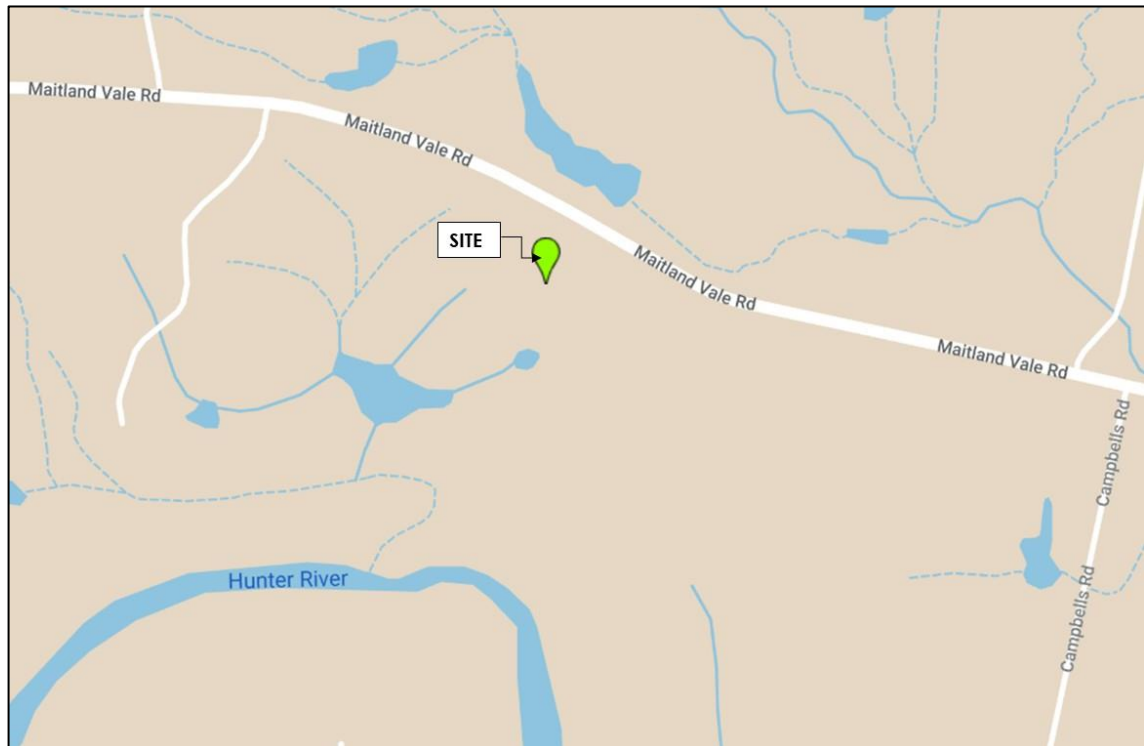
3. Existing Transport Circumstances

3.1 Road Network

Maitland Vale Road is a local road, and in the vicinity of the site, is aligned in an east-west direction. It connects with Tocal Road and Paterson Road towards the east and south-east and eventually links up with New England Highway near Maitland towards south.

The road is set within an approximately 6m wide carriageway with a single traffic lane in each direction. The road is gently sloping towards the east and has a posted speed limit of 80kph. The surrounding road network is shown in Figure 3.1.

Figure 3.1: Road network in the vicinity of the site



3.2 Public Transport Services

Due to the location of the site in Maitland Vale and its remoteness from any major town or village, there are non-existent public transport services in the vicinity of the site.

3.3 Existing Traffic & Speed Counts

The existing traffic volumes and 85th percentile speed have been surveyed on Maitland Vale Road in front of the site. The survey was conducted on 27th February 2025. The results of the survey are presented in Table 1 overleaf.

Table 1: Traffic and Speed counts

Traffic & Speed Counts			
	Eastbound	Westbound	Total
AM Peak (7:15 – 8:15)	41	21	62
PM Peak (17:00 – 18:00)	23	37	60
85%tile Speed (km/h)	96.4	86.1	94.6

The survey results show that peak-hour traffic volumes are less than 100 vehicles in both directions and less than 50 vehicles in each direction. The 85 percentile speed is generally higher than the posted speed limit and higher in the eastbound direction as compared to the westbound direction. This could be attributed to lower traffic volumes, long straight sections of the road and a gentle slope in the eastbound direction.

Detailed traffic and speed count data have been presented in Appendix B.

3.4 Safe Intersection Sight Distance

In accordance with Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections) (Austroads, 2017), all unsignalised T-intersections must provide adequate visibility for turning traffic safety. This is assessed in terms of the safe intersection sight distance (SISD) at the access intersection, which varies according to the design speed of the road.

Maitland Vale Road has a speed limit of 80 km/h near the site access. In accordance with Austroads Guide to Road Design Part 4A (Unsignalised and Signalised Intersections) (Austroads, 2017), for a road with a speed limit of 80 km/h, the minimum safe intersection sight distance required for a general minimum 2-second driver reaction time is 181 m.

The sight distances on Maitland Vale Road at the site access intersection have been estimated based on the line of sight as shown in Figure 3.2. Based on the estimated sight distance analysis, the sight distance to the right and left is clear of obstructions and meets the minimum requirement (181 m) as stipulated in the Austroads Guide to Road Design.

Figure 3.2: SISD towards left and right of site access



4. Traffic Impact Assessment

The Guide to Transport Impact Assessment (GTIA) Version 1.1 does not provide trip generation data for tourist and visitor accommodation. It presents data for motels under casual accommodation, which could most closely relate to the proposed development. However, the data presented is from the survey year 1979 and is therefore not considered suitable for use for the current development.

Alternatively, a first-principles method has been used which involves making evidence-based assumptions about the development to inform trip generation assumptions. The proposed development includes 8 villas having one parking space each. Based on the size and layout of the villas and the turnover based on the duration of expected stays, the proposed development could, in the most unlikely events, generate a maximum of 8 vehicle trips during the peak hour.

It is expected that vehicle movements of this small magnitude will have no perceptible impact on traffic flow capacity or safety of Maitland Vale Road in the vicinity of the site.

5. Access and Parking

5.1 Driveway Access Design

The driveway access for the proposed development has been designed keeping in view the information presented in the Council's RFI letter and in accordance with Council Standard Drawings and Austroads Guide To Road Design. The following design elements have been incorporated into the design of the access driveway:

- The access driveway has a width of 6m along with a 0.6m verge on each side;
- Additional width for splays at the junction with the edge of the road has been provided;
- The access gate has been indented 12m from the edge of the bitumen;
- A 3m shoulder widening has been provided for sufficient storage space for vehicles.

The largest vehicle expected to access the site is a Small Rigid Vehicle (SRV) service vehicle 6.4m in length. Swept paths have been conducted showing a SRV entering and exiting the site.

A concept layout of the proposed access driveway has been presented in Appendix C.

5.2 Parking Provision and Layout

Maitland Local Environmental Plan 2011 defines tourist and visitor accommodation as a building or place that provides temporary or short-term accommodation on a commercial basis and includes bed and breakfast accommodation, farm stay accommodation and hotel or motel accommodation.

Maitland Development Control Plan (DCP) 2011 stipulates one off-street parking space per guest room or per two guest rooms for bed and breakfast accommodation and 1 space per motel unit for hotel or motel accommodation. The proposed development as Farm Stay most closely relates to the above accommodation types and has been provided with 1 parking space for each proposed villa (having a bedroom and living area) for a total of 8 parking spaces.

The proposed parking provision is deemed suitable and is anticipated to fulfil the peak parking demand relevant to the proposed facility. The parking layout is provided in the architectural plans presented in Appendix A.

6. Conclusion

The assessment of the traffic and parking impacts of the proposed development has concluded that:

- The development proposes Farm Stay accommodation consisting of 8 villas with a total of 8 car parking spaces provided.
- The proposed development meets the parking demand determined through parking provision rates outlined in DCP parking requirements.
- The proposed development could potentially generate a maximum of 8 vehicle trips during the peak hour having no perceptible impact on traffic flow capacity or safety of Maitland Vale Road.
- The development is deemed supportable on traffic planning grounds.

Appendix A

Architectural Plans

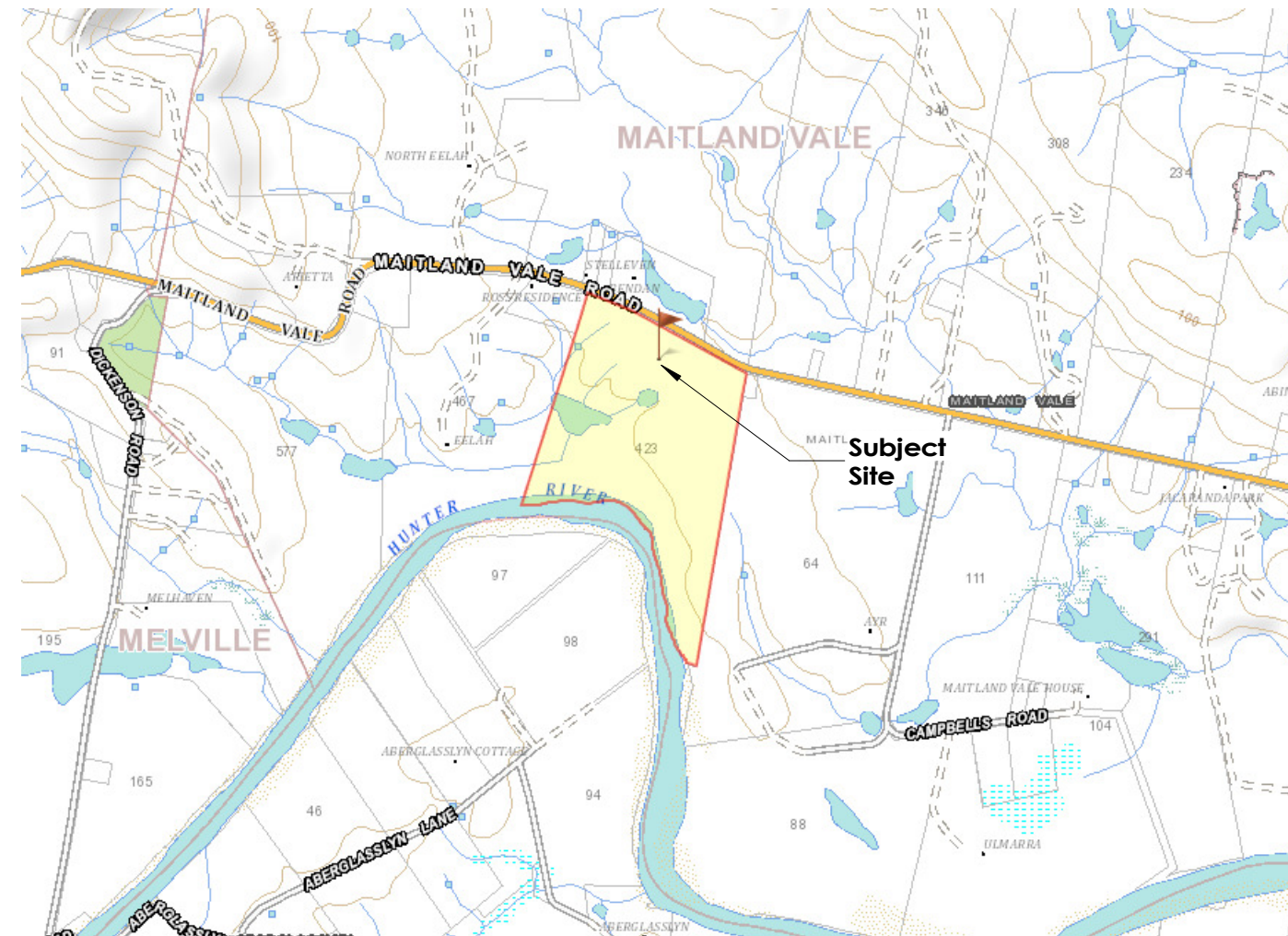
Proposed Bed & Breakfast Villas to Existing Property

For

Mr. Frank Hupp

Lot 1, No. 423 Maitland Vale Road,
Maitland Vale, NSW 2320 (DP185763)


Sheet No.	Sheet Title	Current Revision
A00.01	Cover Sheet	E
A01.01	Overall Site Plan	E
A01.02	Site Analysis plan	E
A01.03	Site / Earthworks Plan & Sediment Control	E
A01.04	Concept Stormwater Drainage Plan	E
A02.01	Existing Floor Plans	E
A02.02	Proposed Floor Plans	E
A03.01	Elevations	E
A03.02	Elevations	E
A05.01	Overall 3D View	E
A05.02	3D Views	E
A05.03	3D Views BnB Villa	E
A06.01	Notification Plan	E




Locality Plan

(Source: Six Maps Website)

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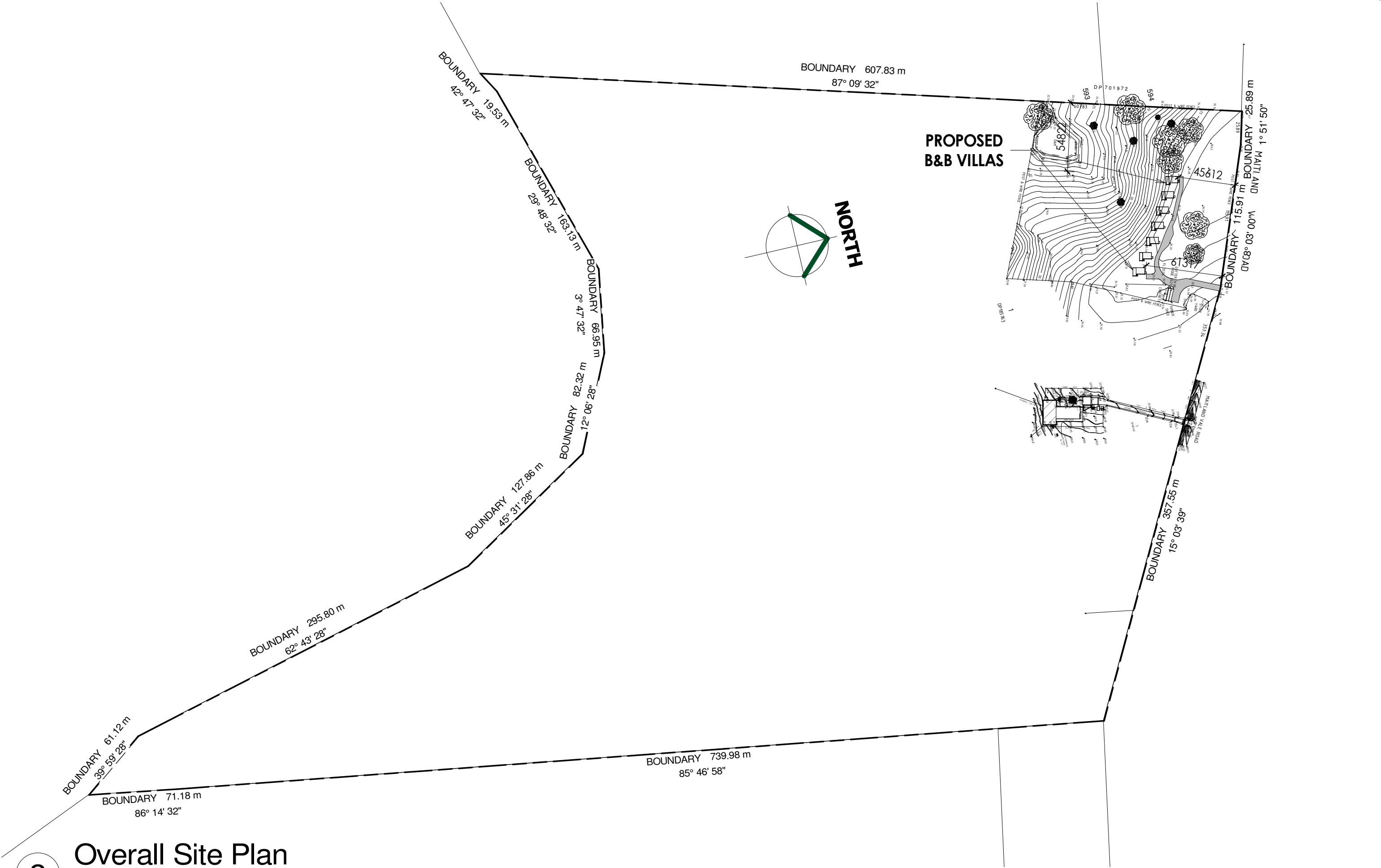
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D	06.02.24	Existing Building - Villa 8		AS	
C	18.12.23	Changes as per client's email dated 12/12/23		RK	
B	27.11.23	Changes as per client's request		RK	
A	30.10.23	Concept plan issued to client for review		RK	
No.	Date	Description	Issued By		

client :
Mr. Frank Hupp

project :
**Lot 1, No.423 Maitland Vale Road
Maitland Vale, NSW 2320 (DP185763)**

drawn by :	RK	job no :	AMS-23-063
checked by :	AS		
date :	30.10.23	sheet no :	A00.01
sheet title :	Cover Sheet	scale :	on A3



2

Overall Site Plan

Scale : 1 : 2700

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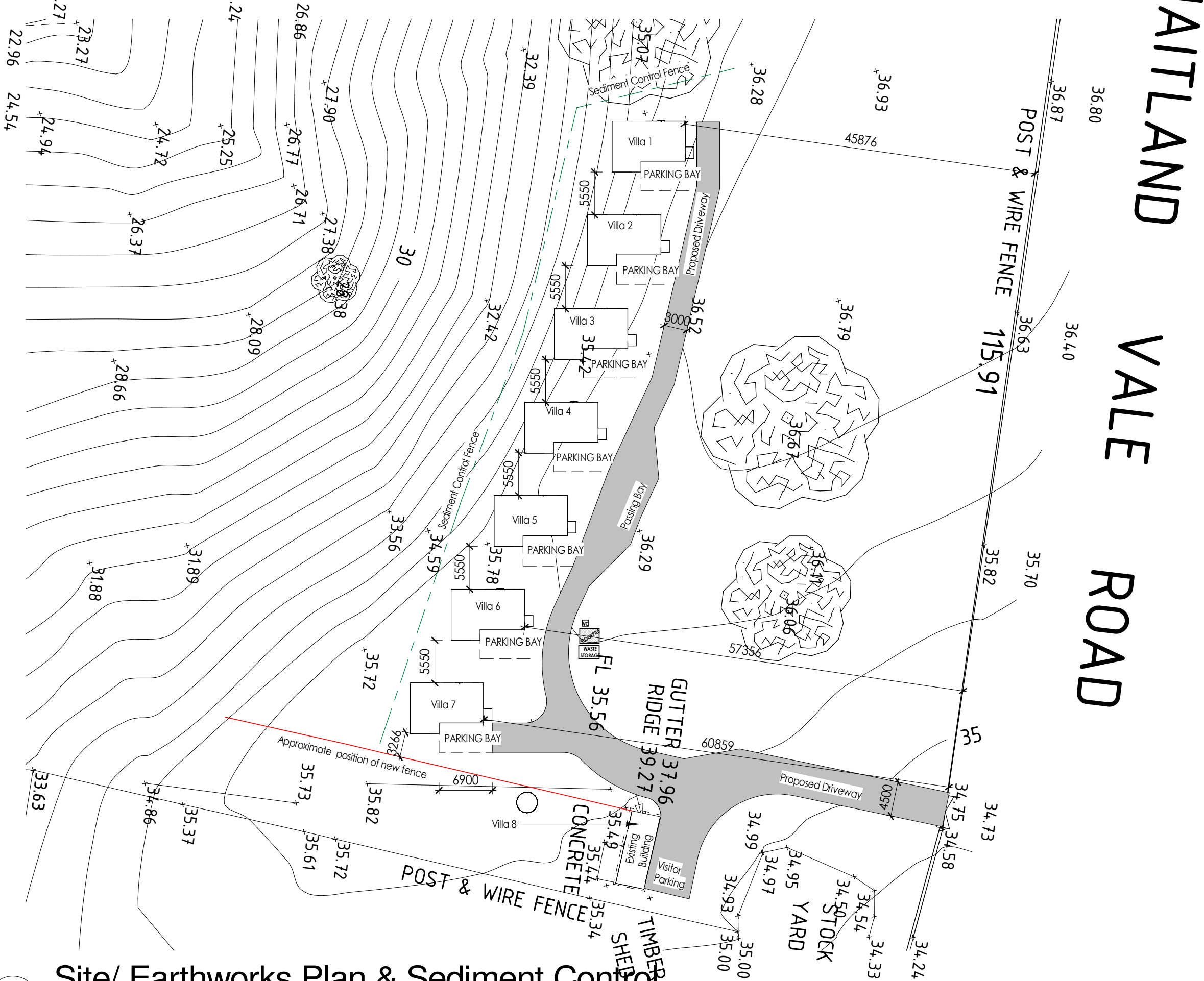
Member of BDAA: 6793-21

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C	18.12.23	Changes as per client's email dated 12/12/23		RK	
B	27.11.23	Changes as per client's request		RK	
A	30.10.23	Concept plan issued to client for review		RK	
No.	Date	Description		Issued By	

client : Mr. Frank Hupp	drawn by : RK	job no : AMS-23-063
	checked by : AS	
project : Lot 1, No.423 Maitland Vale Road Maitland Vale, NSW 2320 (DP185763)	date : 30.10.23	sheet no : A01.01
	sheet title : Overall Site Plan	scale : 1 : 2700 on A3



Confirm excavation level with Engineering drawings



site area	295030.856 m ²
gross floor area (including existing dwelling)	573.8 m ²
hard stand area (including existing dwelling)	953.37 m ²
floor space ratio	0.0019 : 1
max. site coverage	0.323%
landscape (294077.49m ²)	99.68%

Site/ Earthworks Plan & Sediment Control

Scale : 1 : 500

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client : Mr. Frank Hupp	drawn by : RK	job no : AMS-23-063
project : Lot 1, No.423 Maitland Vale Road Maitland Vale, NSW 2320 (DP185763)	checked by : AS	sheet no : A01.03
	date : 30.10.23	scale : As indicated on A3
sheet title : Site / Earthworks Plan & Sediment Control		

-
- Diagram illustrating the components and flow of a rainwater harvesting system:
- ROOF GUTTER
 - DOWN PIPE CONNECTION TO TANK VIA SCREENED INLET
 - RAINWATER TANK(S) CAPACITY AS REQUIRED
 - OVERFLOW
 - DETENTION SPACE
 - OPERATING RE-USE WATER
 - PERMANENT WATER
 - OVERFLOW PIPE 1500 MM (ALTERNATIVELY 2x1000)
 - 19mm BLEED OFF CONNECTION TO OVERFLOW PIPE
 - OPERATIONAL WATER LEVEL (MANS TOP UP)
 - LOCKED GRATE
 - OVERFLOW PIPE & SUBSOIL PIPE TO DRAINAGE SYSTEM. (SEE S0052-3)
 - 4.5m (MIN) DISPOSAL TRENCH (SEE S0052-3)
 - 300MM SILT TRAP
 - PROPRIETARY PIT
 - SCREW CAP WITH 6mm HOLE AT BASE OF CAP
 - 100mmØ CLEANOUT PIPE CONNECTED FROM LOW POINT OF DOWN PIPE TO PIT
 - HOUSE SUPPLY
 - PUMP
 - REQUIRED BASIC VOLUME
 - DOWN PIPE
 - ROOF GUTTER
 - DOWN PIPE CONNECTION TO TANK VIA SCREENED INLET
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 - 19mm BLEED OFF CONNECTION TO OVERFLOW PIPE
 - OPERATIONAL WATER LEVEL (MANS TOP UP)
 - LOCKED GRATE
 - OVERFLOW PIPE & SUBSOIL PIPE TO DRAINAGE SYSTEM. (SEE S0052-3)
 - 4.5m (MIN) DISPOSAL TRENCH (SEE S0052-3)
 - 300MM SILT TRAP
 - PROPRIETARY PIT
 - SCREW CAP WITH 6mm HOLE AT BASE OF CAP
 - 100mmØ CLEANOUT PIPE CONNECTED FROM LOW POINT OF DOWN PIPE TO PIT
 - HOUSE SUPPLY
 - PUMP
 - REQUIRED BASIC VOLUME
 - DOWN PIPE



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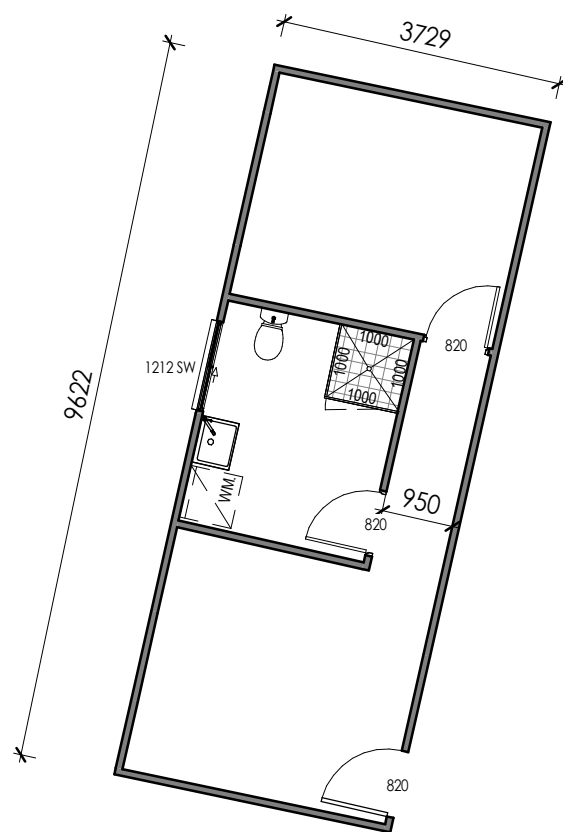
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Member of BDA: 6793-21

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	checked by : AS	
project : Lot 1, No.423 Maitland Vale Road Maitland Vale, NSW 2320 (DP185763)	date : 30.10.23	sheet no : A01.04
	sheet title : Concept Stormwater Drainage Plan	scale : As indicated on A3

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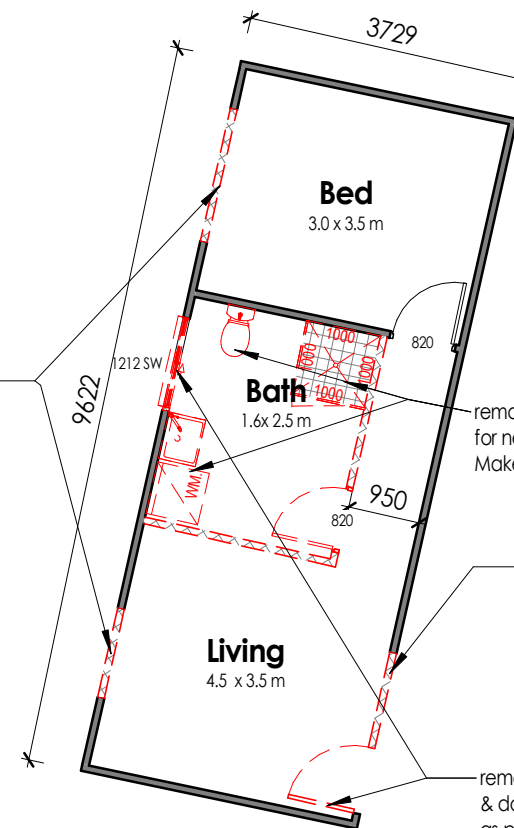
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1

Existing Shed Floor Plan

Scale : 1 : 100



2

Demolition Floor Plan (Villa 8)

Scale : 1 : 100

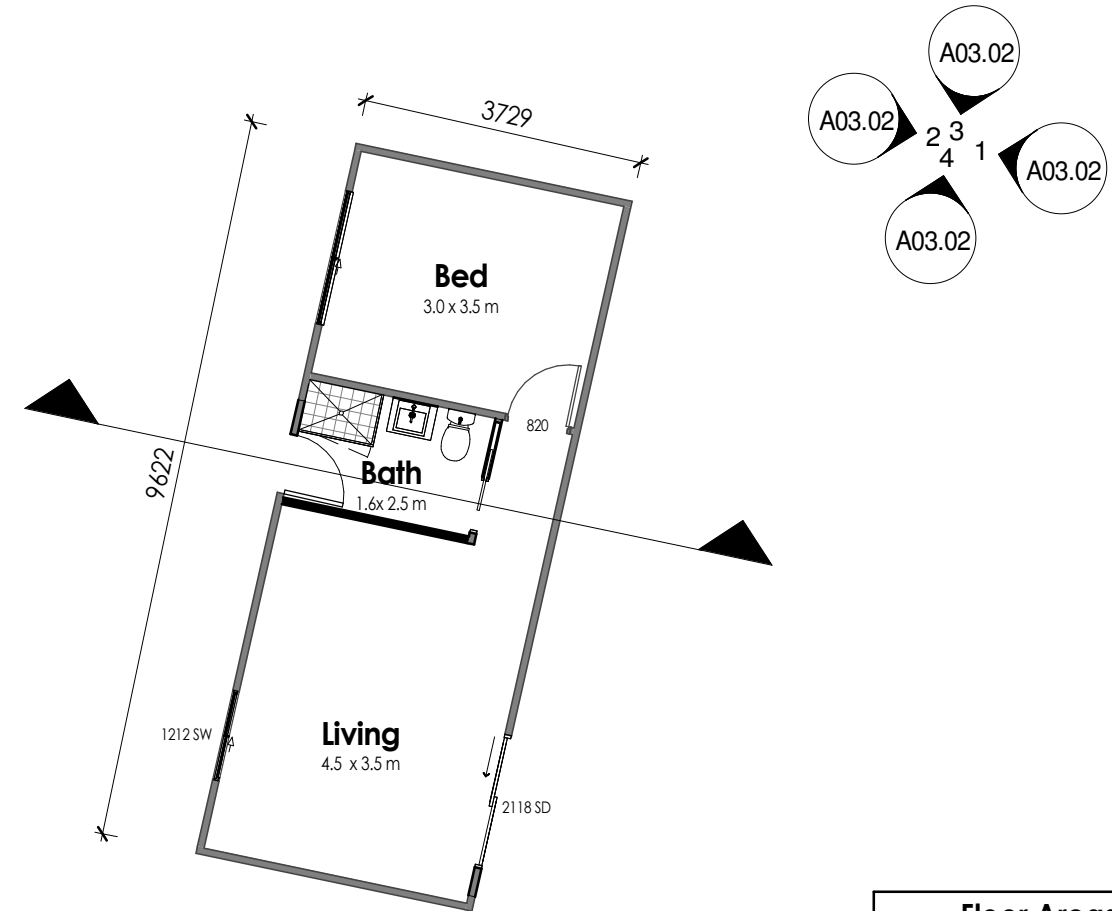
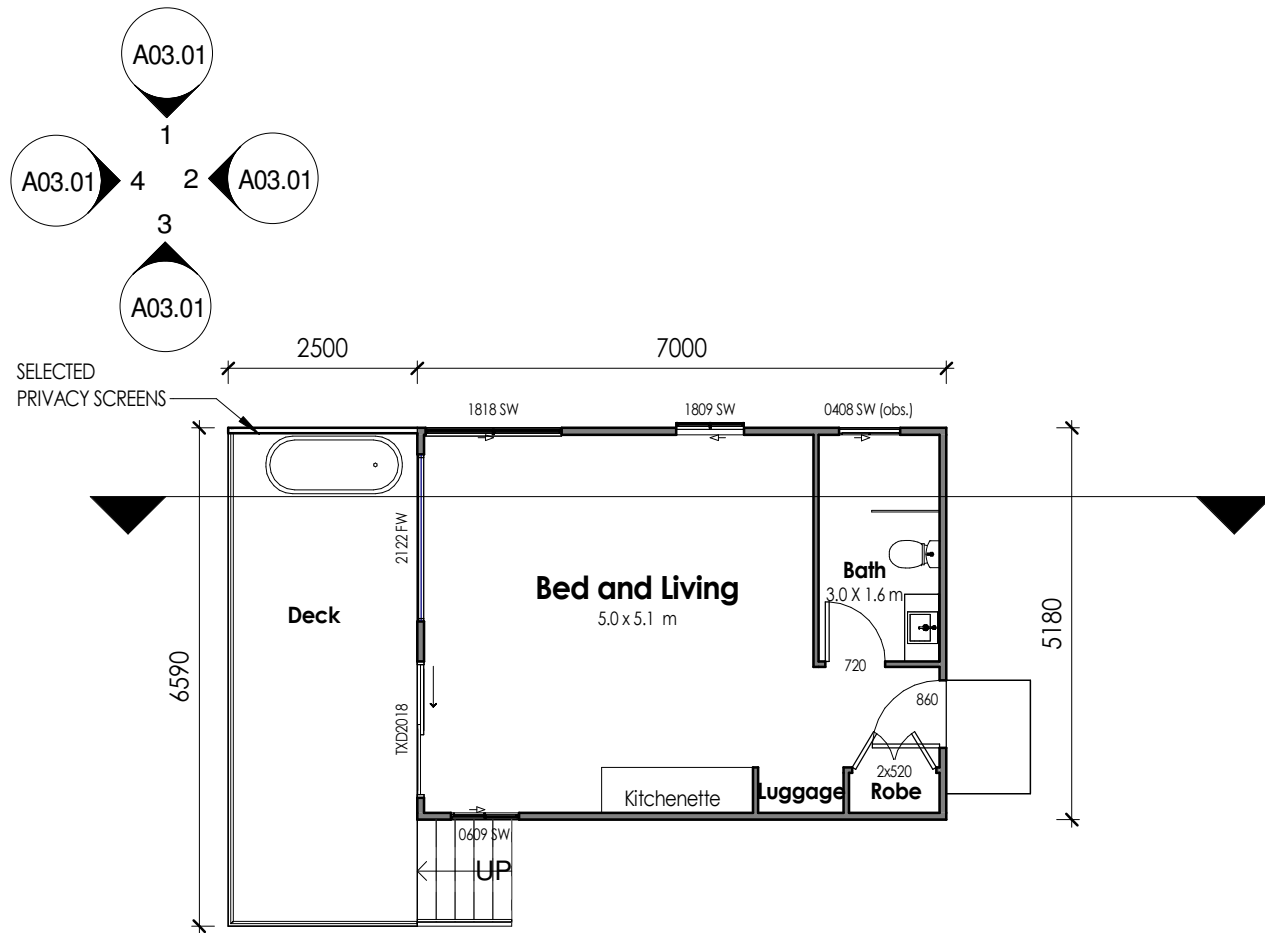
remove part of existing wall for new window opening as per Proposed Floor Plan.
Make good to any damages

remove all existing wet area fixtures/fittings and allow for new bathroom layout as per Proposed Floor Plan.
Make good to any damages

remove part of existing wall for new door opening as per Proposed Floor Plan.
Make good to any damages

remove all existing windows & doors and replace with new as per Proposed Floor Plan.
Make good to any damages

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Floor Areas	
Deck 1	16.5 m ²
Deck 2	16.5 m ²
Deck 3	16.5 m ²
Deck 4	16.5 m ²
Deck 5	16.5 m ²
Deck 6	16.5 m ²
Deck 7	16.5 m ²
Villa 1	36.3 m ²
Villa 2	36.3 m ²
Villa 3	36.3 m ²
Villa 4	36.3 m ²
Villa 5	36.3 m ²
Villa 6	36.3 m ²
Villa 7	36.3 m ²
Villa 8	35.9 m ²
Grand Total	405.1 m ²

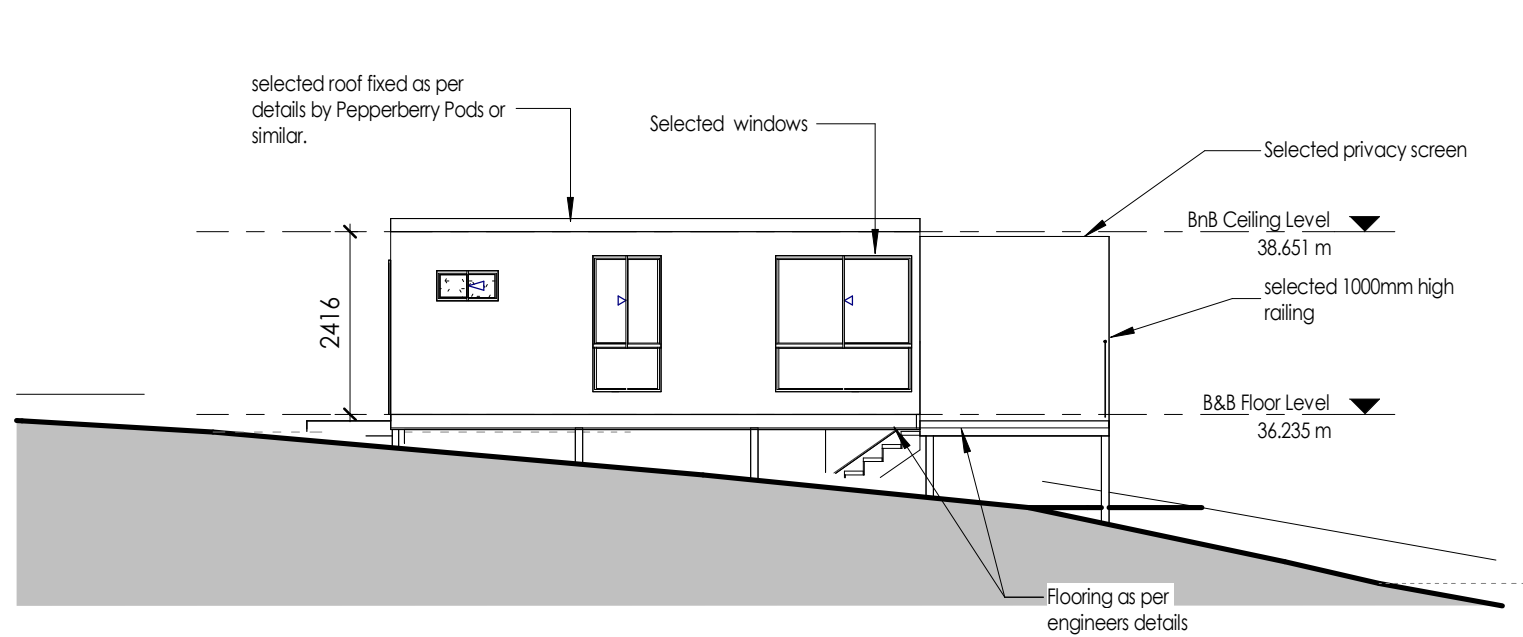
1 B&B Floor Plan
Scale : 1 : 100

2 Proposed Floor Plan (Villa 8)
Scale : 1 : 100

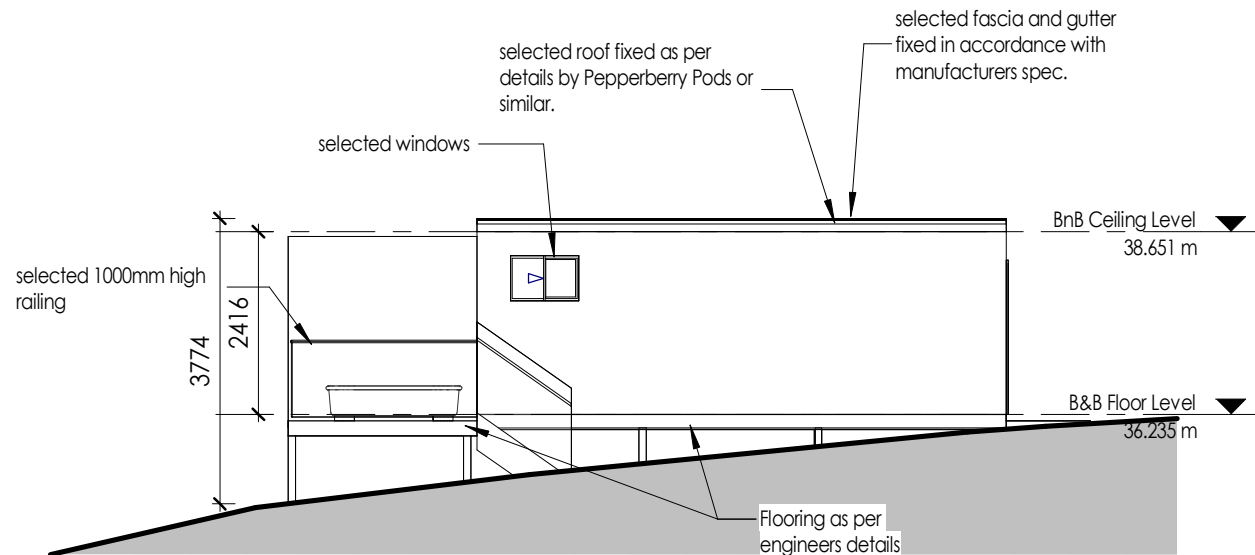
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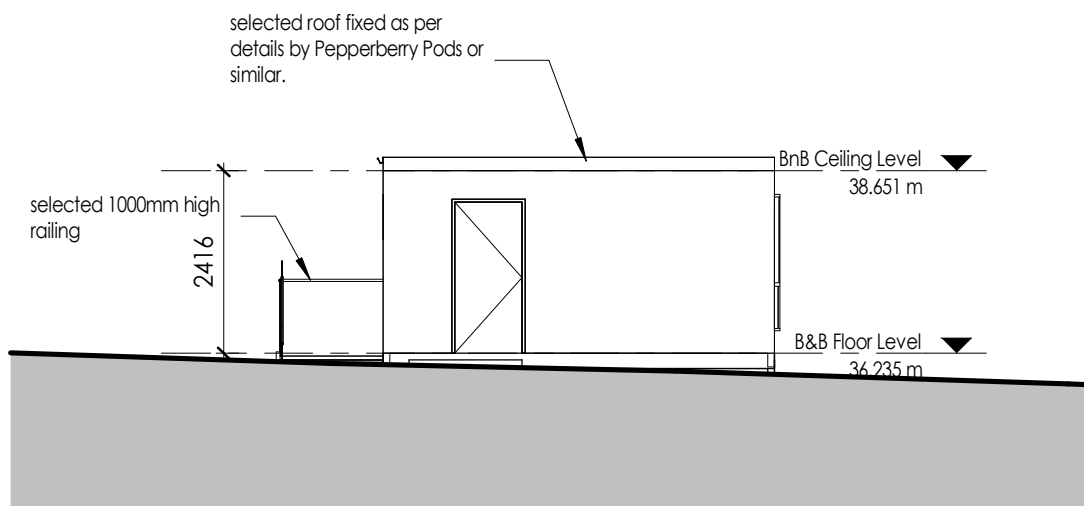
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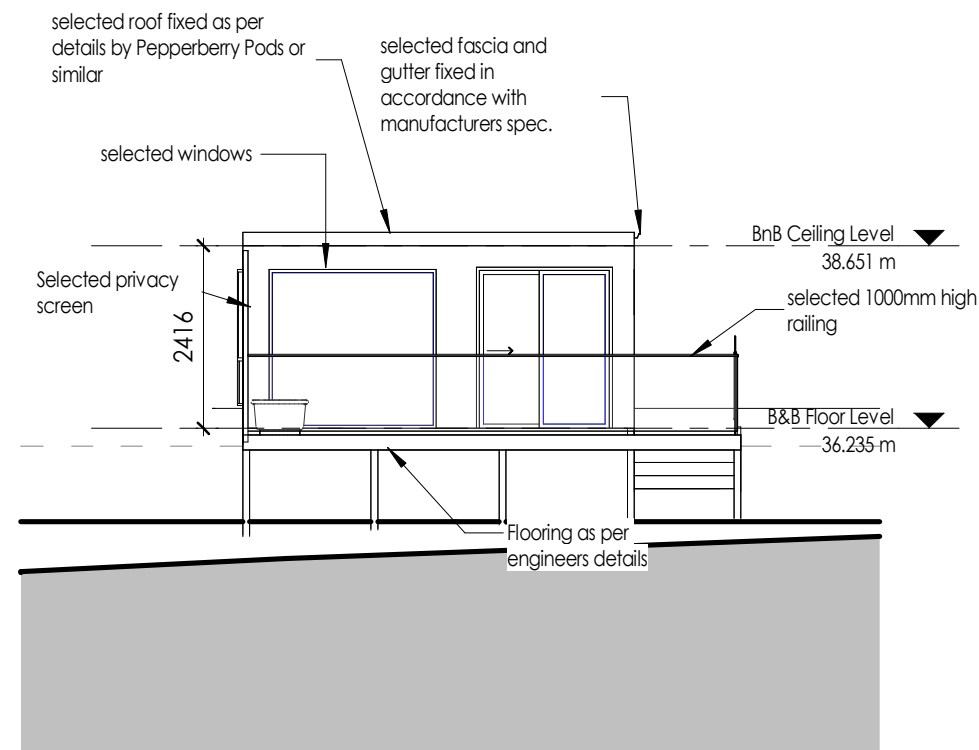
1 North West Elevation (Side)
Scale : 1 : 100



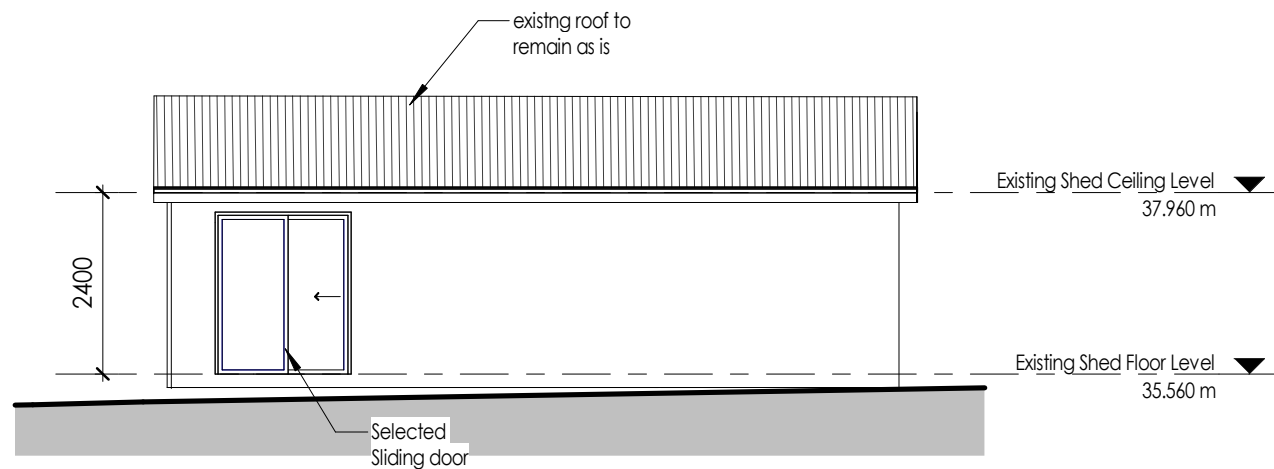
3 South East Elevation (Side)
Scale : 1 : 100



2 North East Elevation (Front)
Scale : 1 : 100



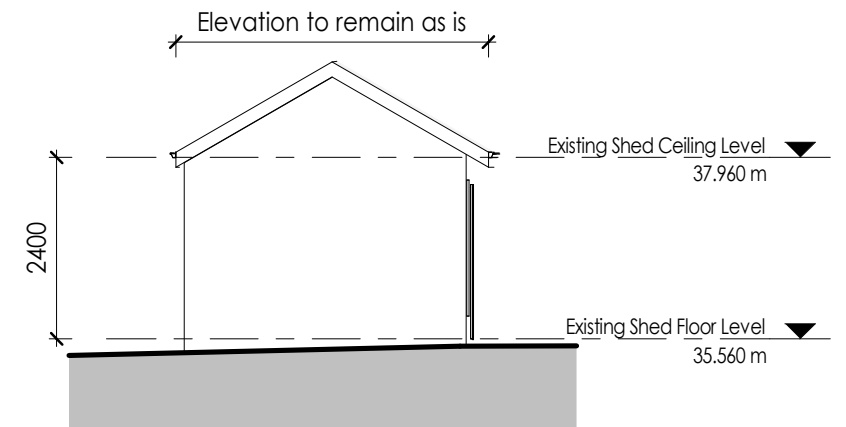
4 South West Elevation (Rear)
Scale : 1 : 100



1

Villa 8 Front Elevation (North East)

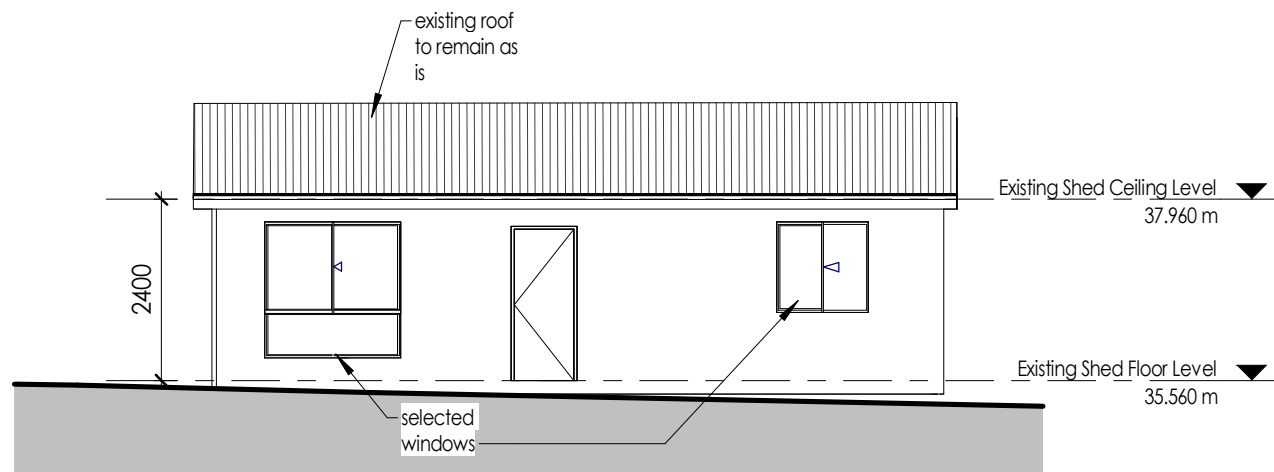
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3

Villa 8 Side Elevation (North West)

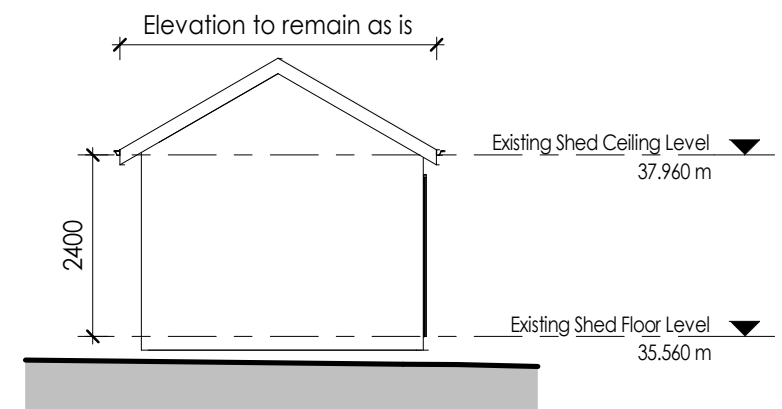
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2

Villa 8 Rear Elevation (South West)

Scale : 1 : 100

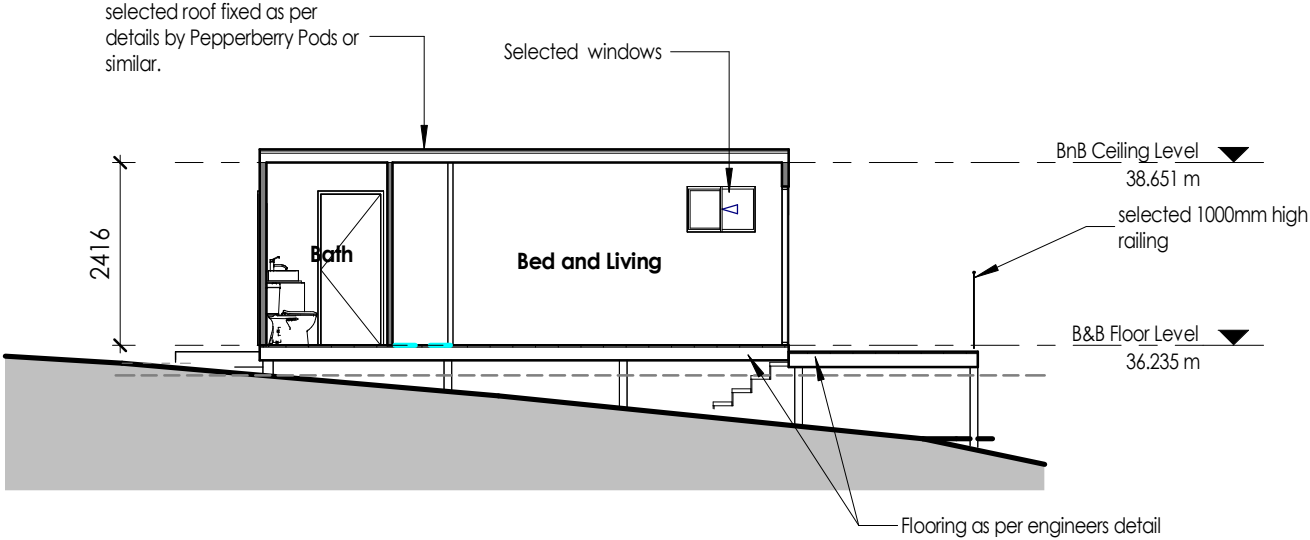


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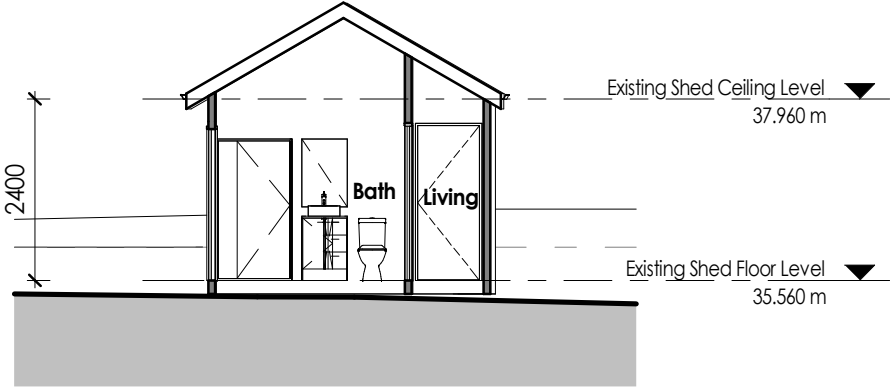
Villa 8 Side Elevation (South East)

Scale : 1 : 100

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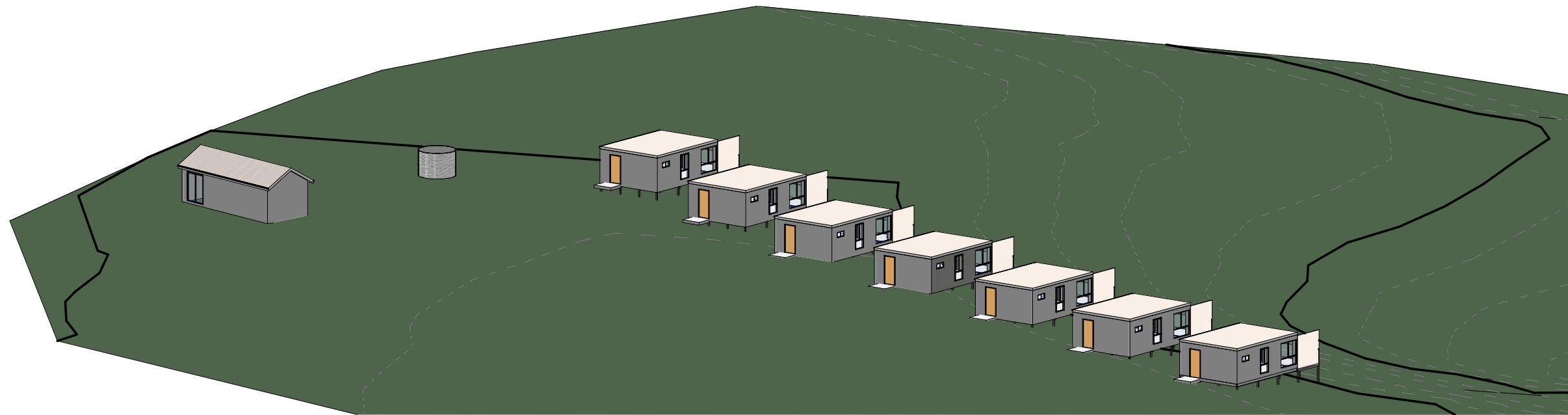
1 Section 1 (BnB Cabins)
Scale : 1 : 100



2 Section 2 (Shed)
Scale : 1 : 100



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Note: 3D views are indicative only and is not to be used for construction purposes. Also, views may not represent the final colours and landscape.



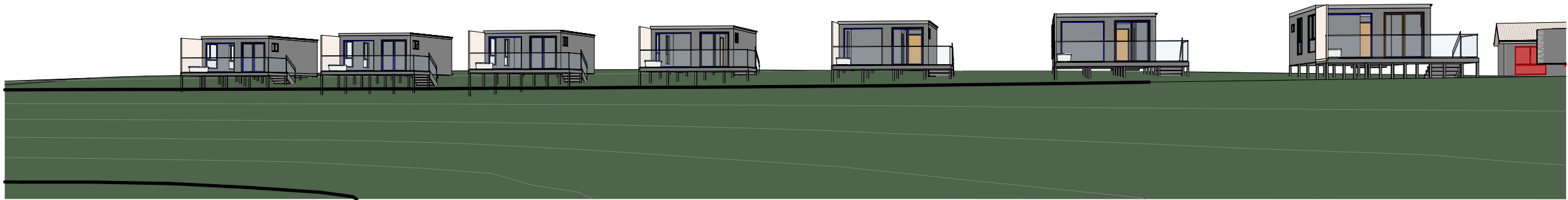
Overall 3D View

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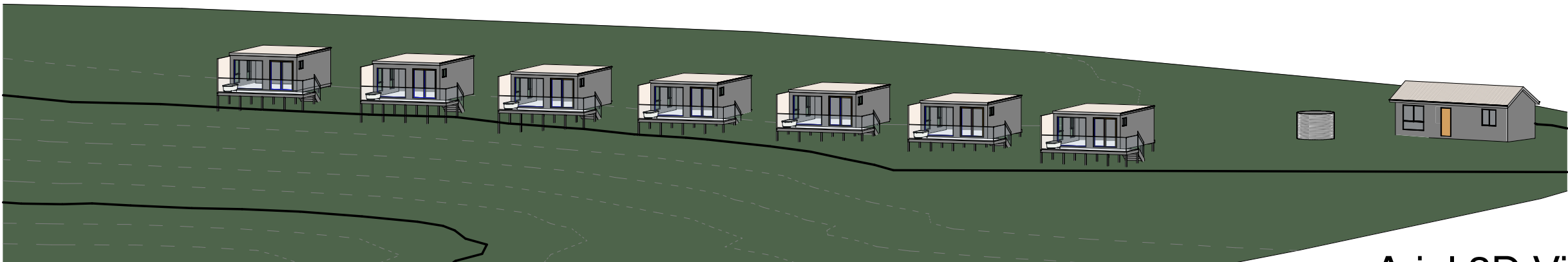
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	D	06.02.24	Existing Building - Villa 8	AS																																		
C	18.12.23	Changes as per client's email dated 12/12/23	RK																																			
B	27.11.23	Changes as per client's request	RK																																			
A	30.10.23	Concept plan issued to client for review	RK																																			
drawn by : RK	job no : AMS-23-063																																					
checked by : AS																																						
date : 30.10.23	sheet no : A05.01																																					
sheet title : Overall 3D View	scale : 1 : 100 on A3																																					



1 3D View from DAM
Scale :



2 3D View 7
Scale :



3 Ariel 3D View
Scale :

NOT FOR CONSTRUCTION

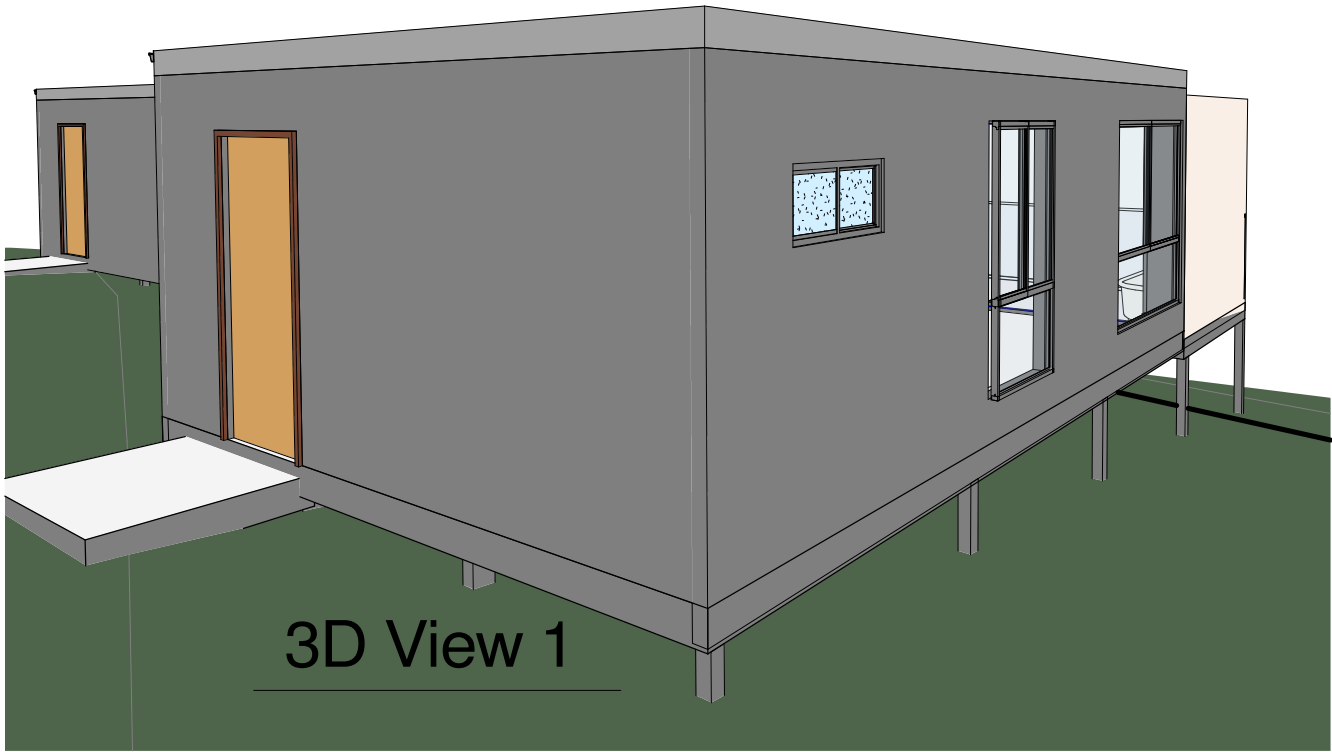
No.	Date	Description	Issued By
E	27.05.24	Issued for DA	RK
D	06.02.24	Existing Building - Villa 8	AS
C	18.12.23	Changes as per client's email dated 12/12/23	RK
B	27.11.23	Changes as per client's request	RK
A	30.10.23	Concept plan issued to client for review	RK

client :
Mr. Frank Hupp

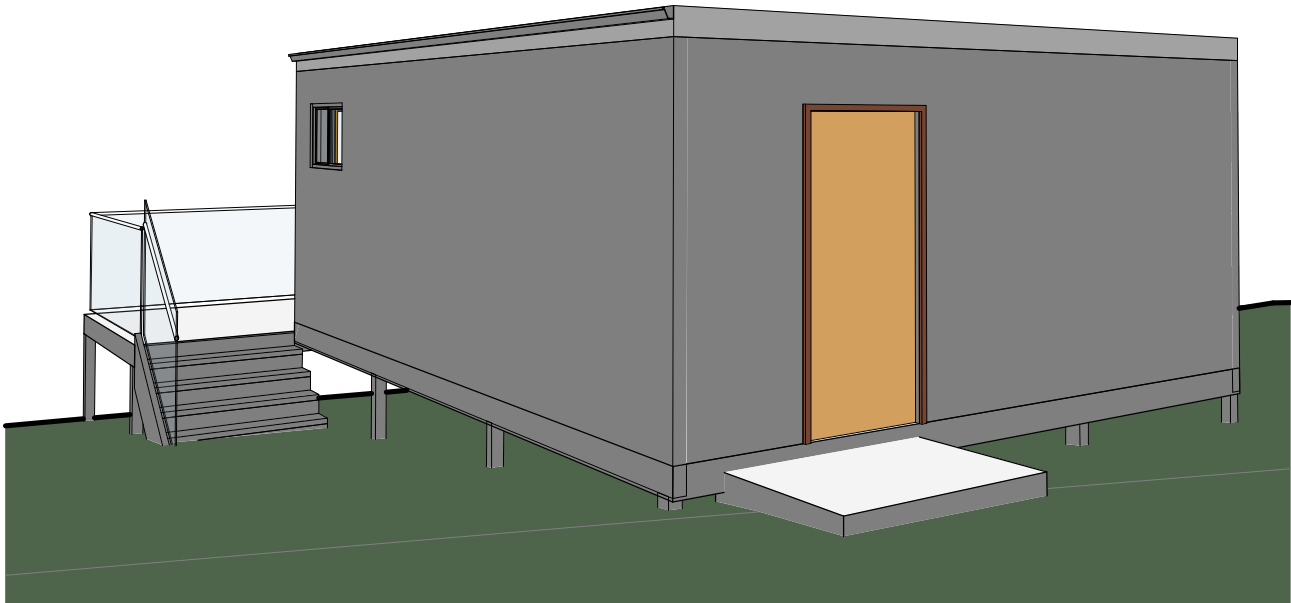
project :
Lot 1, No.423 Maitland Vale Road
Maitland Vale, NSW 2320 (DP185763)

drawn by : RK	job no : AMS-23-063
checked by : AS	sheet no : A05.02
date : 30.10.23	scale : 1 : 100 on A3
sheet title : 3D Views	

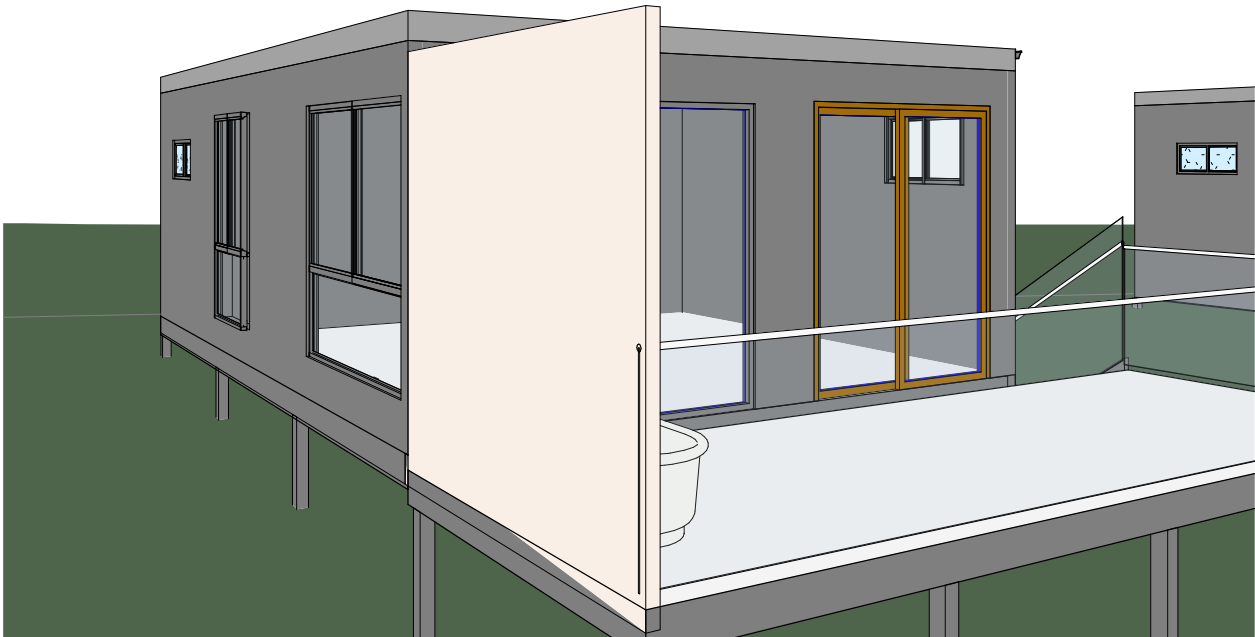
Note: 3D views are indicative only and is not to be used for construction purposes. Also, views may not represent the final colours and landscape.



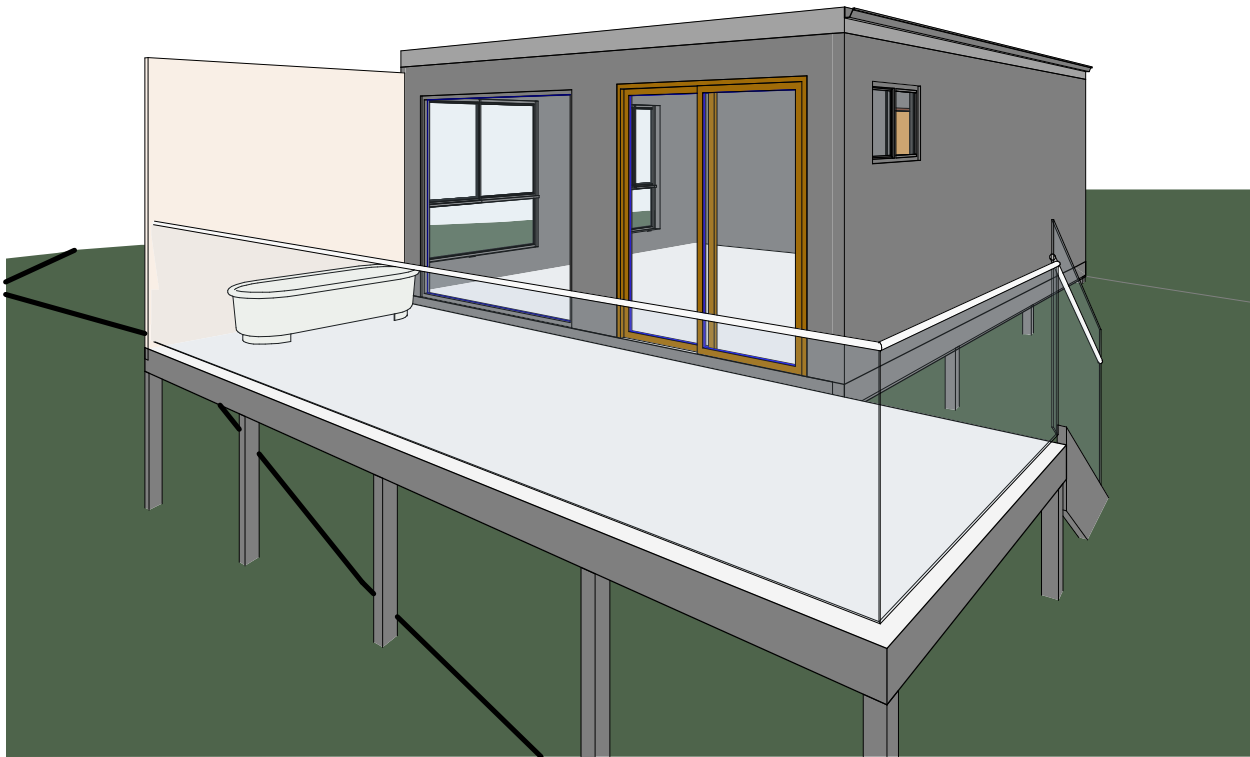
3D View 1



3D View 2



3D View 3

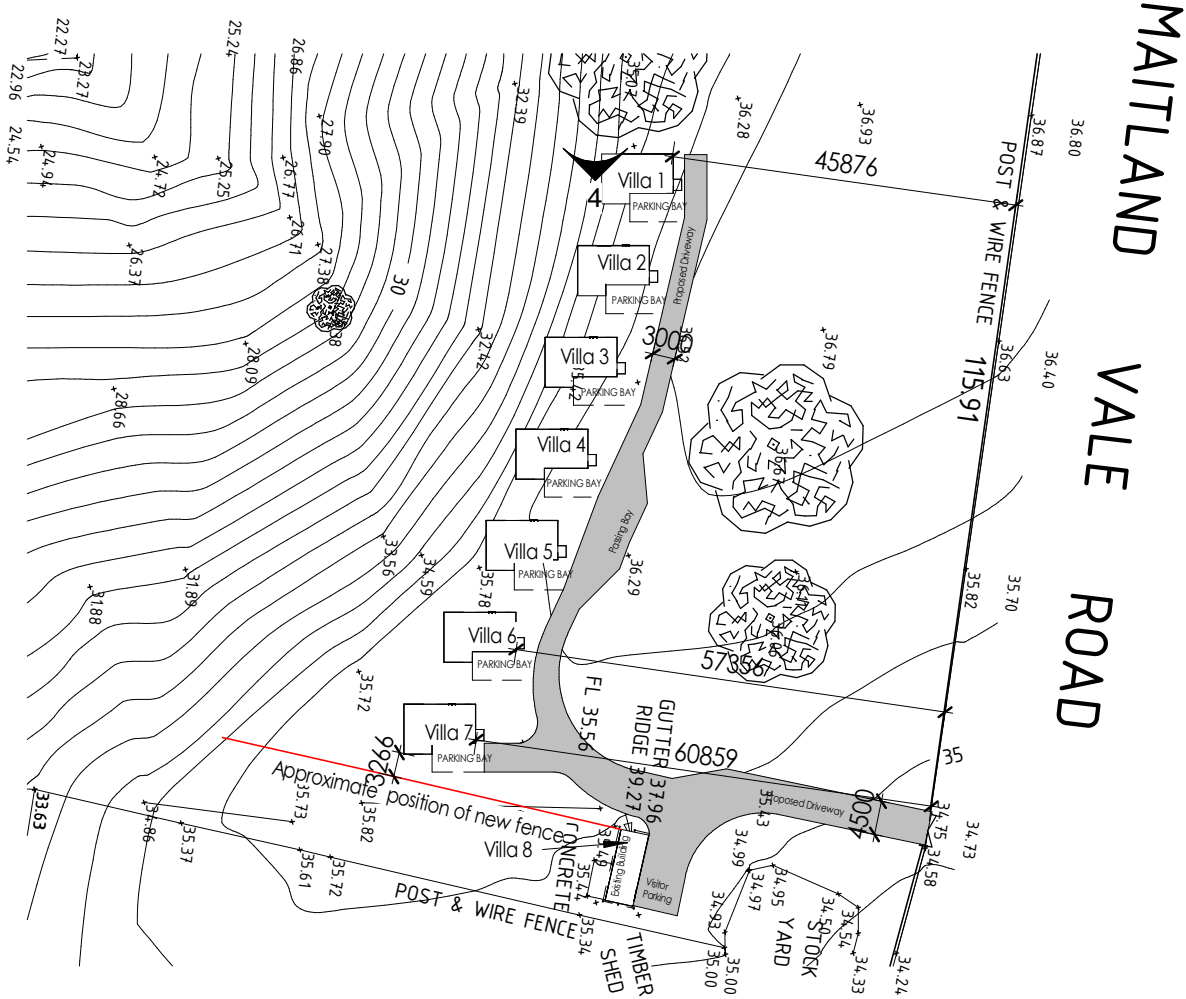


3D View 6

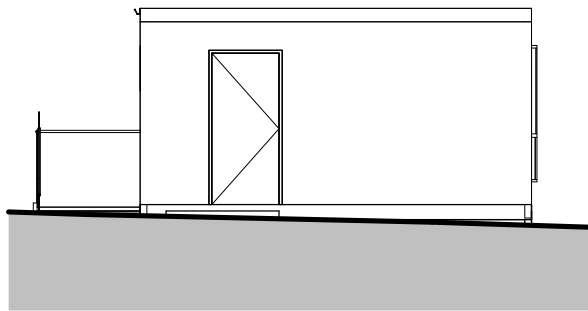
NOT FOR CONSTRUCTION

E	27.05.24	Issued for DA			RK
D	06.02.24	Existing Building - Villa 8			AS
C	18.12.23	Changes as per client's email dated 12/12/23			RK
B	27.11.23	Changes as per client's request			RK
A	30.10.23	Concept plan issued to client for review			RK
No.	Date	Description			Issued By

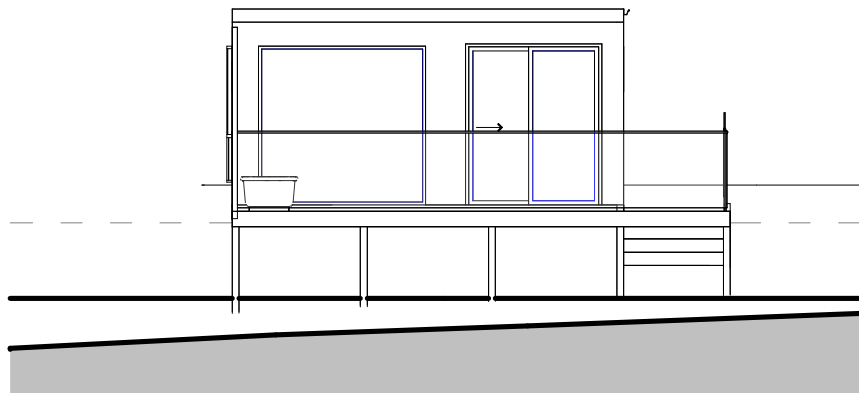
client : Mr. Frank Hupp	drawn by : RK	job no : AMS-23-063
project : Lot 1, No.423 Maitland Vale Road Maitland Vale, NSW 2320 (DP185763)	checked by : AS	sheet no : A05.03
	date : 30.10.23	scale : 1 : 100 on A3
	sheet title : 3D Views BnB Villa	



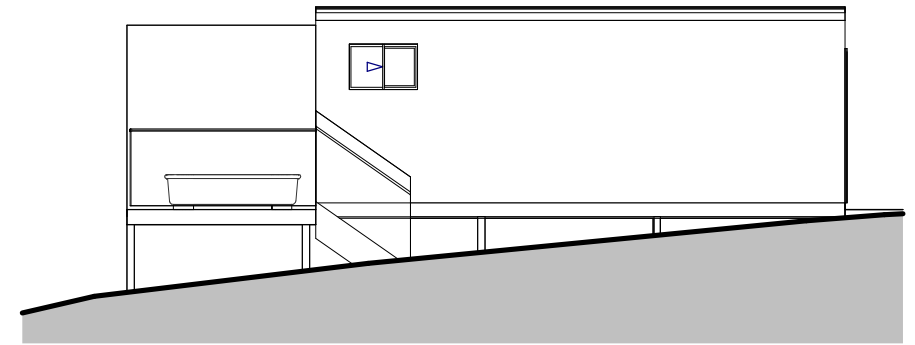
1 Site Plan
Scale : 1 : 1000



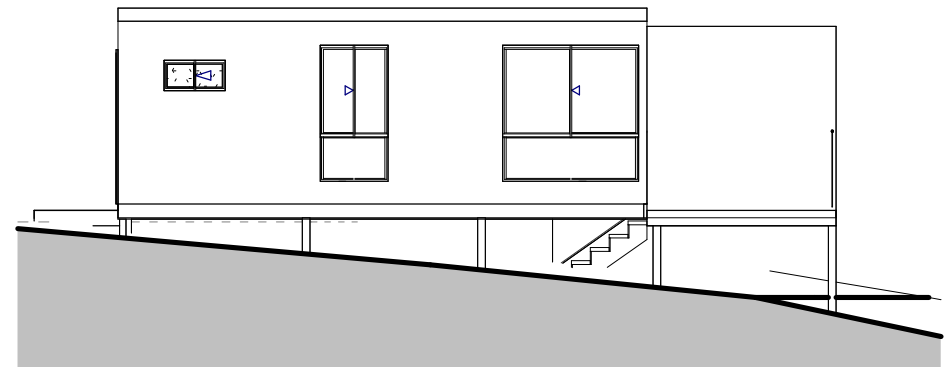
2 Front Elevation (North East)
Scale : 1 : 100



3 Rear Elevation (South West)
Scale : 1 : 100



5 Side Elevation (South East)
Scale : 1 : 100



4 Side Elevation (North West)
Scale : 1 : 100

NOT FOR CONSTRUCTION

Appendix B

Traffic and Speed Counts

Time		Vehicle Counts		Eastbound		Westbound		Both Directions	
From	To	Eastbound	Westbound	Average Speed	85%tile Speed	Average Speed	85%tile Speed	Average Speed	85%tile Speed
7:00	7:15	5	5	87.7	97.7	79.3	81.1	83.5	93.3
7:15	7:30	6	3	93.3	98.8	84.5	87.9	90.3	97.3
7:30	7:45	12	10	88.9	99.3	76.6	89.3	83.4	92.9
7:45	8:00	17	1	82.8	89.9	86.3	86.3	83.0	89.8
8:00	8:15	6	7	80.4	90.4	76.2	90.2	78.1	90.2
8:15	8:30	7	1	89.5	95.0	81.3	81.3	88.5	94.6
8:30	8:45	10	4	88.6	101.9	86.0	89.6	87.9	98.6
8:45	9:00	8	6	85.1	89.7	74.5	81.4	80.6	89.2
9:00	9:15	9	5	93.2	106.1	86.4	95.1	90.8	106.7
9:15	9:30	11	4	88.7	104.5	73.6	84.0	84.7	104.0
9:30	9:45	7	6	88.5	94.3	78.6	82.7	83.9	90.7
9:45	10:00	9	7	81.2	88.9	80.9	84.8	81.0	88.5
7:00	10:00	107	59	87.1	98.0	79.2	88.4	84.3	95.9
15:00	15:15	10	10	86.1	89.2	84.2	94.1	85.1	89.4
15:15	15:30	8	5	78.7	82.2	78.3	86.2	78.6	86.2
15:30	15:45	6	9	92.6	103.6	81.2	88.7	85.8	95.9
15:45	16:00	1	4	76.7	76.7	82.2	93.8	81.1	92.7
16:00	16:15	3	6	87.9	90.3	82.5	88.8	84.3	89.8
16:15	16:30	8	10	85.1	88.0	83.5	89.2	84.2	88.7
16:30	16:45	1	5	95.4	95.4	78.7	82.3	81.5	87.5
16:45	17:00	2	6	87.8	97.8	85.6	90.5	86.2	94.9
17:00	17:15	5	5	81.6	89.4	83.2	86.5	82.4	86.7
17:15	17:30	3	10	87.7	88.4	81.0	90.1	82.6	89.3
17:30	17:45	7	15	87.3	94.0	85.0	91.4	85.7	93.6
17:45	18:00	8	7	82.9	83.7	75.6	82.1	79.5	83.7
15:00	18:00	62	92	85.2	93.5	82.2	89.7	83.4	90.4
7:00	18:00	169	151	86.4	96.8	81.0	89.2	83.8	93.4

Time	Direction	Speed	Class	Date: 27/2/2025
7:00:28	Westbound	81.19	1	
7:01:57	Eastbound	94.47	1	
7:02:15	Westbound	73.32	1	
7:02:48	Eastbound	91.17	3	
7:02:52	Westbound	81.09	1	
7:02:53	Westbound	80.84	1	
7:03:32	Eastbound	75.44	1	
7:09:50	Eastbound	75.04	1	
7:10:14	Eastbound	102.48	1	
7:12:37	Westbound	80.03	1	
7:17:54	Westbound	88.52	3	
7:18:07	Eastbound	89.08	1	
7:19:00	Eastbound	97.64	1	
7:19:50	Westbound	86.39	1	
7:22:18	Eastbound	95.81	1	
7:25:39	Eastbound	87.58	1	
7:26:25	Westbound	78.61	1	
7:27:41	Eastbound	102.09	3	
7:29:33	Eastbound	87.31	3	
7:30:15	Westbound	81.11	1	
7:31:41	Westbound	81.58	1	
7:31:44	Westbound	82.46	1	
7:32:23	Eastbound	87.38	1	
7:32:30	Eastbound	89.68	1	
7:32:30	Westbound	81.99	1	
7:32:32	Westbound	16.27	1	
7:32:55	Eastbound	82.73	1	
7:33:49	Eastbound	79.87	1	
7:33:50	Eastbound	85.97	3	
7:34:19	Eastbound	112.98	3	
7:34:35	Eastbound	73.22	1	
7:37:27	Westbound	76.02	1	
7:37:40	Eastbound	81.3	1	
7:38:35	Eastbound	80.33	1	
7:39:24	Eastbound	93.36	1	
7:40:20	Westbound	89.87	1	
7:41:22	Eastbound	103.55	1	
7:41:48	Westbound	78.85	1	
7:42:00	Westbound	90.02	1	
7:43:34	Eastbound	96.98	3	
7:43:45	Westbound	88.27	1	
7:45:29	Eastbound	88.03	1	
7:45:39	Eastbound	90.06	1	
7:48:20	Eastbound	85.83	3	
7:48:41	Eastbound	41.87	1	
7:48:53	Eastbound	80.17	1	
7:48:54	Eastbound	83.56	1	
7:49:44	Westbound	86.28	1	
7:51:46	Eastbound	90.91	3	
7:54:00	Eastbound	85.59	2	
7:54:03	Eastbound	86.94	1	
7:54:04	Eastbound	88.91	1	
7:55:48	Eastbound	82.44	1	
7:55:51	Eastbound	81.42	1	
7:56:12	Eastbound	89.56	1	
7:56:31	Eastbound	78.82	1	
7:56:55	Eastbound	97.98	1	
7:59:08	Eastbound	78.72	1	
7:59:44	Eastbound	77.29	6	
8:00:06	Westbound	47.06	1	
8:00:35	Eastbound	93.16	1	
8:01:24	Westbound	102.85	1	
8:03:04	Westbound	82.32	1	
8:03:36	Eastbound	45.3	1	
8:05:06	Eastbound	88.17	2	
8:07:51	Westbound	82.17	1	

Time	Direction	Speed	Class	Date: 27/2/2025
8:08:24	Westbound	78.19	1	
8:08:26	Westbound	51.75	1	
8:09:05	Eastbound	89.5	3	
8:13:21	Eastbound	82.75	1	
8:13:24	Westbound	88.75	1	
8:14:51	Eastbound	83.59	3	
8:15:09	Eastbound	90.58	1	
8:20:04	Westbound	81.25	1	
8:24:29	Eastbound	94.74	1	
8:26:57	Eastbound	97.78	1	
8:28:23	Eastbound	86.76	1	
8:28:40	Eastbound	76.37	1	
8:28:56	Eastbound	92.38	1	
8:29:49	Eastbound	88.2	1	
8:30:04	Eastbound	70.73	1	
8:30:24	Eastbound	103.84	1	
8:30:41	Westbound	76.53	1	
8:34:30	Eastbound	86.07	1	
8:35:06	Eastbound	77.6	1	
8:36:21	Eastbound	83.97	1	
8:36:57	Eastbound	80.86	1	
8:40:18	Westbound	89.46	1	
8:40:20	Westbound	88.38	1	
8:40:46	Westbound	89.69	1	
8:41:51	Eastbound	79.14	1	
8:41:52	Eastbound	98.31	1	
8:44:08	Eastbound	109.49	3	
8:44:54	Eastbound	96.2	1	
8:47:02	Eastbound	78.79	1	
8:47:56	Eastbound	92.79	1	
8:48:50	Westbound	81.13	1	
8:50:16	Eastbound	89.74	1	
8:52:21	Westbound	82.14	1	
8:54:47	Westbound	68.12	1	
8:55:19	Westbound	78.48	1	
8:55:23	Eastbound	80.19	1	
8:57:02	Eastbound	88.27	1	
8:58:24	Eastbound	89.22	1	
8:58:25	Eastbound	89.2	1	
8:59:10	Eastbound	72.42	1	
8:59:28	Westbound	71.09	2	
8:59:31	Westbound	66.25	1	
9:00:30	Eastbound	104.21	1	
9:01:06	Westbound	71.33	1	
9:01:10	Eastbound	113.23	3	
9:02:00	Eastbound	89.78	1	
9:02:06	Westbound	86.2	1	
9:02:23	Eastbound	82.33	1	
9:03:18	Eastbound	76.86	1	
9:04:21	Eastbound	88.49	1	
9:05:12	Eastbound	86.72	1	
9:06:23	Eastbound	106.58	3	
9:07:13	Eastbound	90.85	3	
9:07:35	Westbound	85.59	1	
9:10:32	Westbound	80.47	1	
9:11:25	Westbound	108.5	3	
9:16:14	Eastbound	104.72	3	
9:16:23	Eastbound	100.77	1	
9:17:07	Westbound	74.1	1	
9:17:48	Eastbound	79.56	1	
9:17:51	Eastbound	98.68	3	
9:21:22	Eastbound	84.01	1	
9:22:04	Eastbound	106.9	1	
9:22:07	Eastbound	104.31	1	
9:23:49	Eastbound	101.16	1	
9:23:49	Westbound	84.49	1	

Time	Direction	Speed	Class	Date: 27/2/2025
9:24:45	Westbound	52.57	2	
9:26:05	Westbound	83.37	1	
9:27:01	Eastbound	74.54	1	
9:27:35	Eastbound	78.13	1	
9:28:46	Eastbound	43.38	2	
9:31:16	Eastbound	83.79	1	
9:34:37	Eastbound	93.88	3	
9:34:46	Westbound	75.95	1	
9:34:46	Eastbound	83.68	1	
9:35:33	Westbound	81.45	1	
9:37:08	Eastbound	82.26	1	
9:38:58	Westbound	81.09	1	
9:39:07	Eastbound	97.96	2	
9:40:27	Westbound	65.91	1	
9:40:42	Westbound	81.81	1	
9:41:55	Eastbound	89.85	3	
9:43:51	Westbound	85.25	1	
9:44:45	Eastbound	87.87	1	
9:46:41	Westbound	80.22	1	
9:48:24	Eastbound	69.11	1	
9:48:43	Westbound	105.83	1	
9:49:26	Westbound	77.58	1	
9:49:35	Eastbound	82.84	1	
9:50:17	Eastbound	78.62	1	
9:50:53	Eastbound	81.84	1	
9:51:00	Westbound	74.4	1	
9:51:01	Eastbound	77.95	1	
9:51:02	Eastbound	79	1	
9:51:38	Eastbound	90.45	1	
9:51:58	Eastbound	78.36	1	
9:53:29	Eastbound	92.35	1	
9:55:12	Westbound	78.31	1	
9:56:37	Westbound	82.47	1	
9:57:31	Westbound	67.29	1	
15:00:41	Eastbound	87.98	1	
15:01:10	Westbound	75.48	1	
15:02:05	Eastbound	88.5	1	
15:02:46	Eastbound	87.58	1	
15:02:50	Westbound	80.54	1	
15:03:41	Eastbound	89.17	1	
15:04:33	Eastbound	88.97	1	
15:05:18	Eastbound	89.26	3	
15:05:47	Eastbound	85.52	3	
15:05:51	Eastbound	84.17	1	
15:07:03	Eastbound	69.54	1	
15:07:28	Westbound	82.1	1	
15:09:08	Westbound	80.31	1	
15:10:26	Westbound	98.86	1	
15:10:39	Westbound	74.42	3	
15:11:02	Westbound	79.52	1	
15:11:05	Eastbound	90.1	1	
15:11:08	Westbound	106.59	1	
15:11:36	Westbound	85.18	1	
15:13:31	Westbound	78.99	1	
15:15:01	Eastbound	80.37	1	
15:15:37	Eastbound	60.06	1	
15:15:43	Westbound	62.09	1	
15:19:48	Eastbound	97.9	3	
15:20:03	Westbound	86.27	1	
15:20:06	Eastbound	77.57	1	
15:22:58	Eastbound	79.16	3	
15:23:22	Westbound	74.97	1	
15:24:03	Westbound	81.97	6	
15:24:26	Eastbound	76.52	1	
15:24:31	Eastbound	82.25	1	
15:28:19	Eastbound	76.09	1	

Time	Direction	Speed	Class	Date: 27/2/2025
15:28:49	Westbound	86.23	1	
15:32:28	Westbound	92.9	1	
15:33:01	Eastbound	87.23	3	
15:33:04	Eastbound	84.48	1	
15:33:19	Westbound	79.41	1	
15:34:07	Westbound	76.49	1	
15:36:01	Westbound	70.09	1	
15:36:23	Westbound	79.26	3	
15:36:26	Westbound	74.88	1	
15:37:54	Eastbound	102.44	1	
15:38:28	Eastbound	77.71	1	
15:40:05	Eastbound	107.19	1	
15:41:18	Eastbound	96.28	3	
15:43:57	Westbound	89.14	1	
15:43:58	Westbound	87.01	1	
15:44:47	Westbound	81.94	1	
15:52:58	Eastbound	76.69	1	
15:54:58	Westbound	71.08	1	
15:59:08	Westbound	70.67	1	
15:59:21	Westbound	89.56	2	
15:59:30	Westbound	97.3	1	
16:00:07	Westbound	88.4	1	
16:02:18	Eastbound	83.49	1	
16:05:45	Westbound	75.59	3	
16:07:35	Eastbound	89.44	1	
16:11:17	Westbound	80.74	1	
16:12:26	Westbound	89.9	1	
16:14:18	Eastbound	90.73	1	
16:14:44	Westbound	77.83	1	
16:14:47	Westbound	82.33	2	
16:15:16	Eastbound	84.51	1	
16:16:44	Eastbound	89.53	1	
16:17:07	Westbound	73.56	2	
16:17:56	Eastbound	85.12	1	
16:19:26	Westbound	86.62	1	
16:19:33	Westbound	90.4	1	
16:21:45	Eastbound	80.93	1	
16:21:58	Westbound	79.67	1	
16:22:26	Eastbound	88	2	
16:23:18	Westbound	79.3	1	
16:24:21	Eastbound	87.78	1	
16:24:35	Westbound	85.19	1	
16:24:59	Westbound	77.54	1	
16:25:28	Westbound	82.02	1	
16:25:31	Westbound	93.65	1	
16:28:41	Westbound	87.04	1	
16:28:55	Eastbound	78.98	1	
16:29:34	Eastbound	86.04	1	
16:31:56	Eastbound	95.39	3	
16:32:52	Westbound	78.42	1	
16:33:39	Westbound	80.55	1	
16:38:45	Westbound	75.02	1	
16:42:22	Westbound	84.82	2	
16:44:32	Westbound	74.65	1	
16:46:49	Westbound	95.22	1	
16:47:51	Westbound	80.98	1	
16:48:30	Westbound	81.08	1	

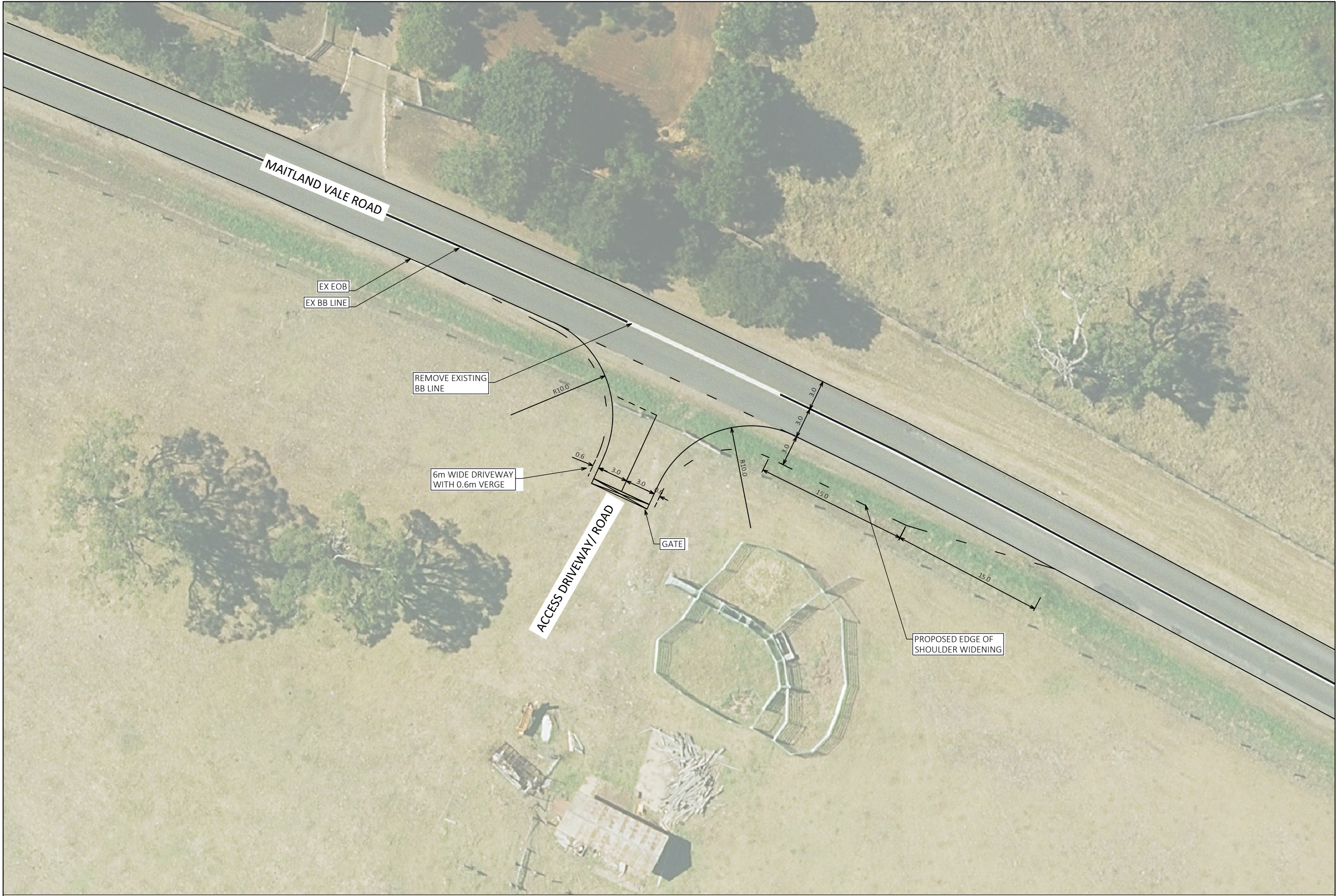
Time	Direction	Speed	Class	Date: 27/2/2025
16:51:15	Eastbound	73.56	1	
16:54:55	Westbound	81.87	3	
16:57:00	Westbound	85.81	1	
16:57:12	Eastbound	102.02	1	
16:58:31	Westbound	88.87	1	
17:01:27	Eastbound	96.26	1	
17:02:09	Westbound	77.94	1	
17:04:07	Eastbound	84.86	1	
17:05:36	Eastbound	71.57	1	
17:06:01	Westbound	80.39	1	
17:08:14	Eastbound	79.68	1	
17:09:18	Westbound	87.01	1	
17:13:42	Westbound	84.64	1	
17:13:52	Eastbound	75.57	1	
17:14:08	Westbound	86.16	1	
17:16:27	Westbound	84.65	1	
17:16:43	Westbound	79.17	2	
17:19:01	Westbound	88.29	1	
17:19:42	Westbound	75.21	1	
17:20:35	Eastbound	87.15	1	
17:21:34	Eastbound	88.89	1	
17:23:34	Westbound	64.95	1	
17:24:02	Westbound	82.06	1	
17:25:39	Westbound	75.04	1	
17:26:16	Westbound	91.01	1	
17:28:27	Eastbound	87.03	1	
17:29:01	Westbound	94.9	1	
17:29:07	Westbound	74.9	1	
17:31:58	Westbound	95.83	1	
17:32:02	Westbound	82.27	1	
17:32:35	Eastbound	82.86	6	
17:33:31	Westbound	79.65	1	
17:33:38	Westbound	86.03	1	
17:34:54	Westbound	80.67	3	
17:37:19	Eastbound	80.74	3	
17:37:20	Westbound	75.07	1	
17:37:37	Westbound	78.43	1	
17:38:36	Westbound	85.17	1	
17:39:08	Eastbound	93.96	3	
17:39:09	Eastbound	94.18	1	
17:39:20	Westbound	91.63	1	
17:40:36	Westbound	119.54	1	
17:40:47	Westbound	74.23	1	
17:41:22	Eastbound	85.4	1	
17:41:57	Eastbound	87.86	1	
17:42:25	Westbound	77.38	1	
17:42:34	Westbound	85.59	1	
17:42:46	Eastbound	85.93	2	
17:43:26	Westbound	89.3	1	
17:44:15	Westbound	73.99	1	
17:45:01	Westbound	80.61	1	
17:45:48	Eastbound	83.54	1	
17:49:14	Westbound	79.47	1	
17:49:37	Westbound	76.34	1	
17:52:25	Eastbound	81.96	1	
17:52:53	Westbound	95.2	3	
17:53:11	Westbound	61.03	3	
17:54:22	Eastbound	83.67	1	
17:55:17	Westbound	71.41	1	
17:56:37	Westbound	65.11	1	
17:57:54	Eastbound	83.22	1	
17:58:14	Eastbound	77.27	3	
17:58:15	Eastbound	76.64	1	
17:59:19	Eastbound	79.18	1	
17:59:48	Eastbound	97.33	1	

Appendix C

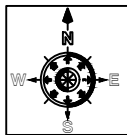
Concept Layout Access Driveway

C:\Users\jved\Transport Strategies\Dropbox\TPS Main\N451-423 Maitland Vale Rd, Maitland Vale\N451-01-V1-TPPS.dwg

Plotted by Sali Ali



A	CONCEPT DESIGN	04/03/2025
REV	DESCRIPTION	DATE



423 MAITLAND VALE ROAD, MAITLAND
CONCEPT INTERSECTION DESIGN FOR SITE ACCESS

DRAWING REF NO. N451-SP01

DESIGNED BY S.ALI	REVIEWED BY S.ALI
SCALE A3	1:335

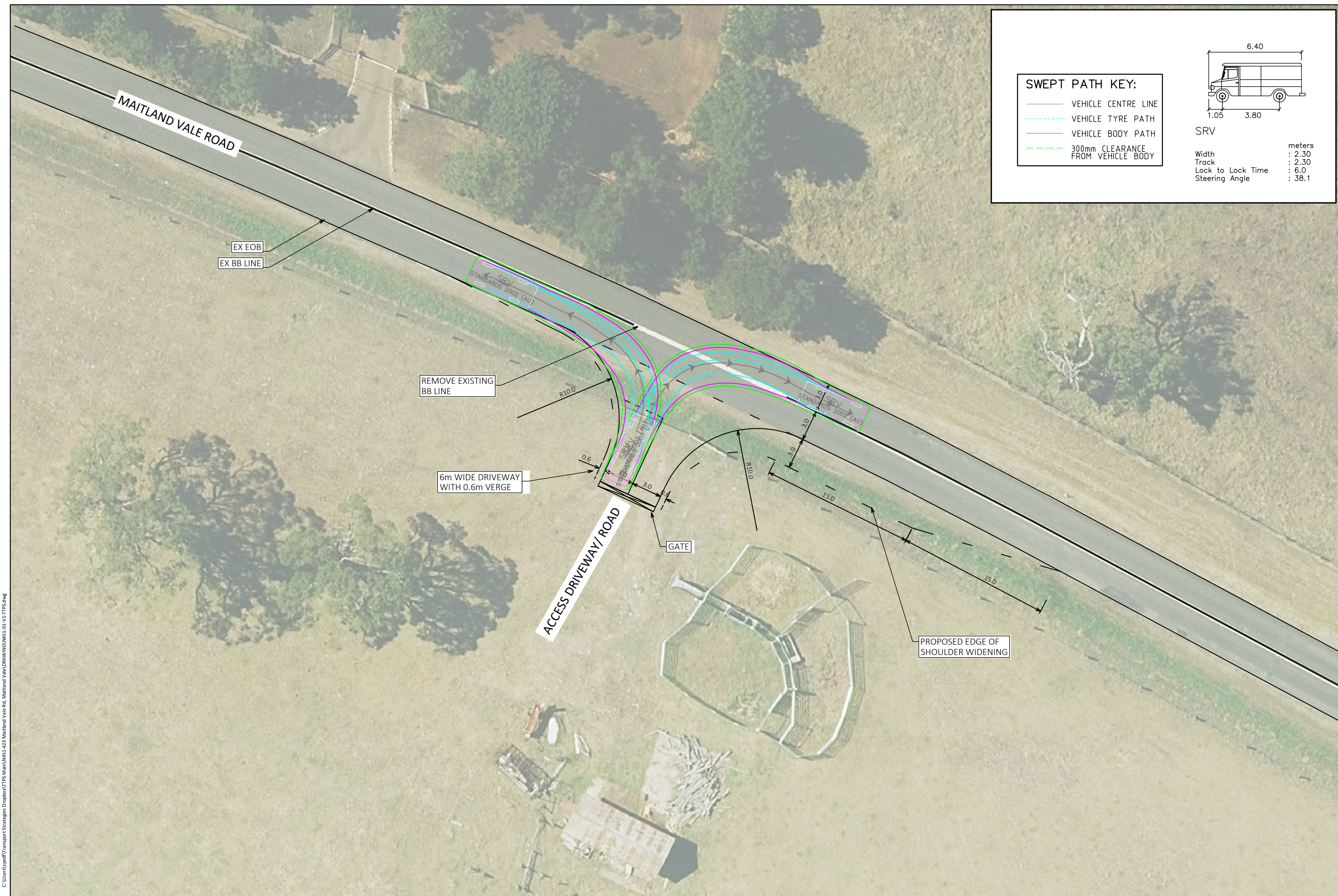


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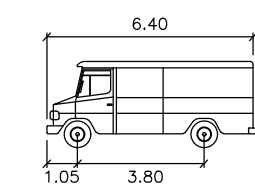
Email: info@myttps.com

Phone: 02 8005 8042

C:\Users\jved\Transport Strategies\Dropbox\TPS Main\N451-423 Maitland Vale Rd, Maitland Vale\N451-03-1\1-TPPS.dwg
Plotted by Sali Ali

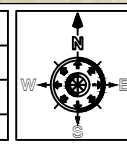


SWEPT PATH KEY:	
	VEHICLE CENTRE LINE
	VEHICLE TYRE PATH
	VEHICLE BODY PATH
	300mm CLEARANCE FROM VEHICLE BODY




SRV	
Width	2.30 meters
Track	2.30
Lock to Lock Time	6.0
Steering Angle	38.1

A	CONCEPT DESIGN	04/03/2025
REV	DESCRIPTION	DATE



423 MAITLAND VALE ROAD, MAITLAND
CONCEPT INTERSECTION DESIGN FOR SITE ACCESS
DRAWING REF NO. N451-SP03

DESIGNED BY S.ALI	REVIEWED BY S.ALI
SCALE A3	1:335



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