

SITE MAPS

THYNK ACADEMY ERINA
PRIMARY SCHOOL & CHILDCARE
110-112 CHETWYND RD, ERINA

3 DECEMBER 2019



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1 Regional Context

The site is located at 110-112 Chetwynd Rd, Erina, approximately 5kms east of the Gosford Town Centre (see Figure 1 – Regional Context). The property comprises 2 existing allotments with legal title Lot 4 and Lot 5 DP22536. The site is rectangular in shaped with a 40m frontage to Chetwynd Road and a total site area of 4,047sqm.

Figure 1 – Regional Context Plan



Map Source: Google

2 Local Context

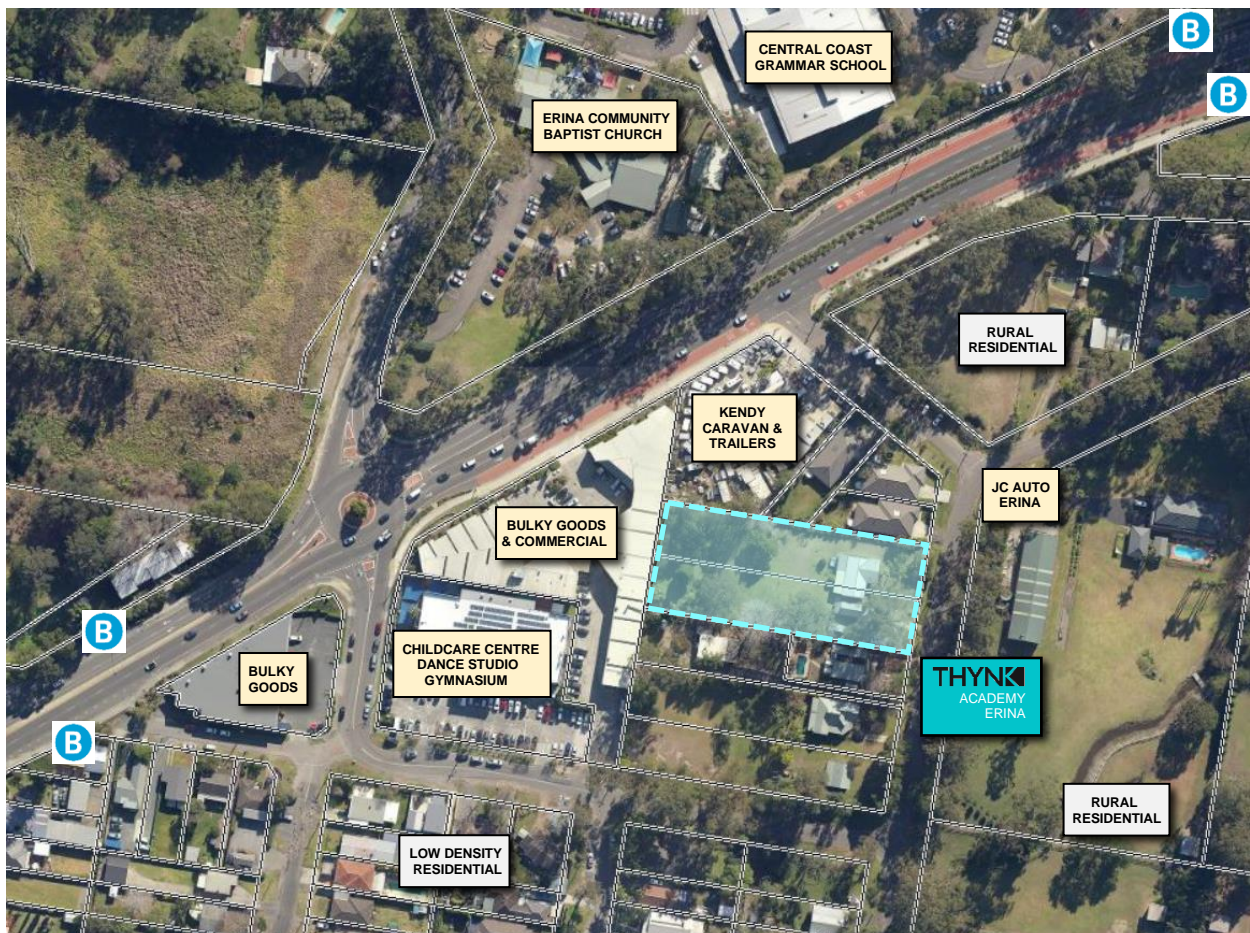
Although the site is zoned R2 low density residential, the site is located at the transition between a variety of different land uses (see Figure 2 – Local Context and photos provided in Annexure A).

To the west of the site is a significant commercial development, whose tenants include, a gymnasium (currently vacant), dance studio, childcare centre as well as a mix of business and bulky good uses. The concrete western wall of the adjacent commercial buildings have been constructed on the boundary of the site.

Kendy Caravans and Trailers is located to the north of the site. Although the Kendy site is zoned R2 Low Density Residential, we understand that the business is approved through existing use rights and there have been discussions in relation to the potential to rezoning of this site to commercial, similar to zoning of the properties to the west.

Residential homes are located to the north east and south of the site. Small rural properties are located to east of Chetwynd Road. The 1.57Ha rural property immediately to the east of the site includes a 550sqm industrial shed, directly opposite the site. The shed houses a family owned car mechanics business, JC Auto Erina.

Figure 2 – Local Context Plan



3 Local School Context

3.1 Existing Public Schools

The THYNK Academy mission is provide a high-quality education for the children in local neighbourhood and positively contribute to the local community as a whole. To facilitate this mission, the proposed Site is located in between the existing local primary schools and at the outer edge of their enrolment catchments (see Figure 3 – Local School Context Plan).

3.2 Existing Private Schools

There are 3 independent schools in the local area as shown in Figure 3. These schools provide education services to select group of families based upon religion and/or ability to afford relatively high enrolment fees.

3.3 The THYNK Academy Difference

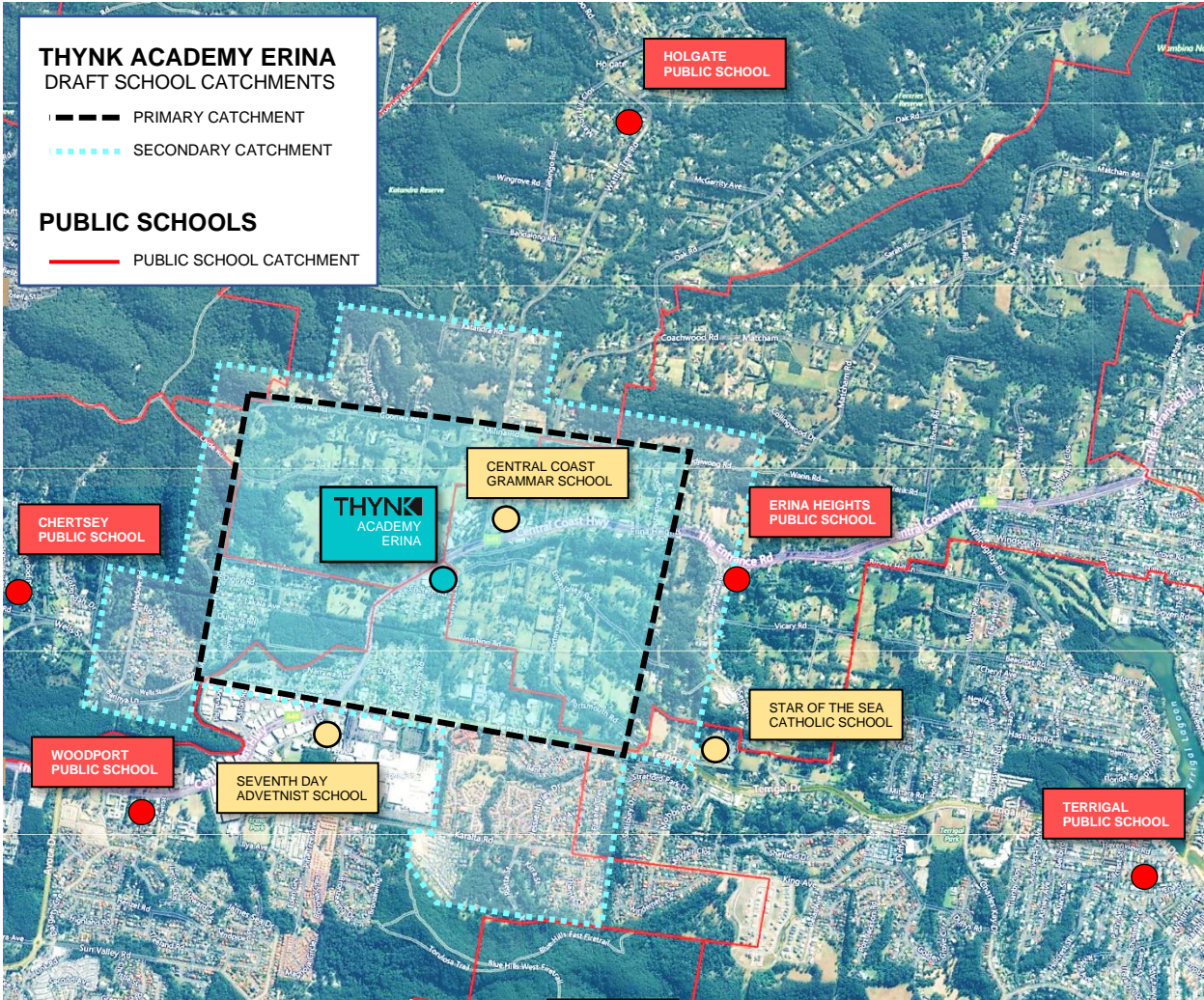
THYNK Academy will be a unique independent school as it will be designed and operated to be as inclusive as possible for the children in the local community. The inclusive nature of THYNK Academy means that unlike traditional independent schools, which relying on drawing a select group of students from a large area, THYNK Academy will be implementing policies to attract students from the local area.

THYNK Academy will prioritise the enrolment of local students by adopting a series of catchment boundaries (shown indicatively in Figure 3). First enrolment priority will be offered to families living within the Primary Catchment. Places will only be offered to children living within the Secondary Catchment if vacancies can't be filled from the Primary Catchment. The only exemption to the Priority Catchment enrolment system will be for staff directly employed at the school. Prioritising the children of staff will help meet the THYNK Academy objectives of attracting and retaining the highest quality teachers and staff, creating an inclusive community and minimising school commuting trips.

In the event that the enrolment applications from families within the Primary Catchment exceed the available places in a given year, new students will be randomly selected from the list of new Primary Catchment enrolment applications.

Not only does the focus on the local children provide the opportunity for THYNK Academy to become embedded in the physical and social fabric of the community, it also provides improved community health and urban amenity outcomes by facilitating a larger number of children that are able to walk or ride to school. It will also facilitate local community connections.

Figure 3 – Local School Context Plan



4 Proposed Development

The **THYNK** Academy Erina, Primary School and Childcare Centre comprises the staged development of a small independent primary school and childcare centre at 110-112 Chetwynd Road Erina.

The ultimate development will educate a maximum of 210 primary school students (Kindergarten to Year 6) and 20 pre-school children (3 to 5 years of age). The proposed development will be completed in 3 stages as described in the following sections:

4.1 Stage 1 – Primary School (30 students, K-2)

Stage 1 of the development will comprise the adaptive reuse of the existing residential dwelling to create the classroom and administration areas required to educate a maximum of 30 students (see Figure 4).

Car parking and kiss and ride areas will be provided within the front setback of the Site. Play areas will be provided behind the school building.

Figure 4 – Proposed Development, STAGE 1



4.7 Stage 2 – Primary School (110 students, K-6) & Childcare (20 children, 3-5 years old)

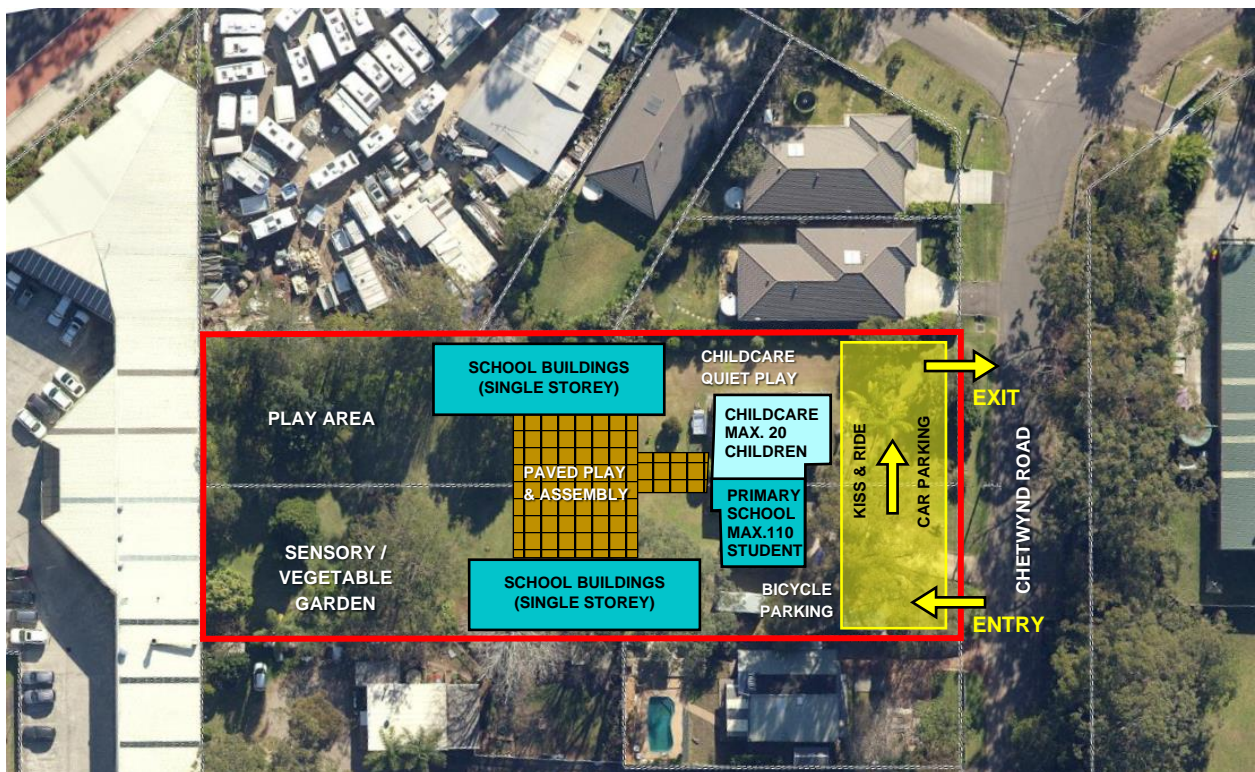
Stage 2 of the development will include the construction of new school buildings along the northern and southern boundaries of the Site. The buildings will be single storey in height. The facades adjacent to the boundaries will be designed to maintain visual and acoustic privacy for the adjoining properties.

Extensive glazing will be provided to the building facades facing the paved play area. This will provide light filled learning areas within the classrooms and visual connection with the outdoor play spaces.

The location of the new buildings will provide an acoustic buffer between the main paved play area and the adjoining residential properties. The landscaping design at the rear of the site will locate quiet spaces, such as a sensory garden, to the south of the site in order to limit the impacts on the existing house to the south. Active play areas will be located in the north west corner, where there are adjoining commercial land uses.

The car parking in the front setback of the property will be expanded to provide the required parking for the school and childcare as well as the kiss & ride areas within the site. To maximise the safety and efficiency of vehicular movements, separate car park entry and exit points will be provided at the southern and northern end of the site respectively.

Figure 5 – Proposed Development, STAGE 2



4.8 Stage 3 – Primary School (210 students, K-6) & Childcare (20 children, 3-5 years old)

Stage 3 of the development will include the construction of a new two storey school building in the north west corner of the site (see Figure 6). This location is adjacent to non-sensitive commercial land uses; the solid concrete wall of the bulky goods buildings to the west and the caravan/trailer storage area to the north.

The car parking in the front setback of the property will be expanded to provide the required parking for the school and childcare as well as the kiss & ride areas within the site.

Figure 6 – Proposed Development, STAGE 3

