

24 May 2019

211 PACIFIC HIGHWAY, ST LEONARDS – INTERNATIONAL CHINESE SCHOOL GORE HILL OVAL AND CAR PARK DATA COLLECTION

Ethos Urban are working on behalf of The Anglo Australian Christian and Charitable Trust who are proposing to convert an existing office premises at 211 Pacific Highway, St Leonards, into an International Chinese School.

The International Chinese School is currently operating at Chatswood; however, their lease expires at the end of 2019 and the need to begin operating out of a new site in 2020.

The school currently teaches 35 students from Kindergarten to Year 4, however, intends to accommodate up to 210 at the new location from Kindergarten to Year 6.

The site they have identified at 211 Pacific Highway St Leonards is one of the few locations suitable for being converted to a school that remains relatively close to Sydney's Chinese community on the North Shore.

Key issues emerging for the forthcoming State significant development application are traffic and open space. In order to understand and develop a proactive response to these issues, a study was commissioned to determine the operation of the existing site and its adjacent open space. The study was undertaken in order to:

- develop a strategy for school use of the facilities with minimal impact;
- understand the extent of impact or conflict that school use of the facilities will have on the community by understanding times of peak use;
- negotiate with relevant stakeholders, including Council, for how to book school use of the facilities; and
- inform the SSD Application and assure the Department of Planning and Environment that the site is suitable for a school use.

1.0 Methodology

Surveys were undertaken by Ethos Urban staff regarding the use of the car park and open space at Gore Hill Oval between 8.00am and 4.00pm on the following days:

- Monday 1 April;
- Tuesday 2 April;
- Wednesday 3 April;
- Friday 5 April; and
- Thursday 11 April.

It was originally intended to be on site on Thursday 4 April, however, this was delayed by one week to Thursday 11 April due to inclement weather which may have affected the survey results. The weather on 1-3 April was fine and sunny, however, scattered showers were experienced on 5 April and 11 April.

For the Open Space study, staff collected data on the following attributes:

- Time of arrival;
- Group size;
- Gender;
- Age;

- Method of arrival (e.g. oval carpark, hospital carpark, walk, other);
- Facilities used (e.g. oval, playground, adjacent open space, other);
- Time left; and
- Other general comments.

For the car park study, staff collected data on the following attributes:

- Number of cars in carpark at the commencement of the survey;
- Time of arrival;
- Registration/car type (to track the movements of the vehicles);
- Number of passengers in the car;
- Facilities used (e.g. cemetery, oval, playground, nearby offices, other);
- Time left; and
- Other general comments.

The location of areas in which data was collected as referred to in this report are annotated in **Figure 1** below.

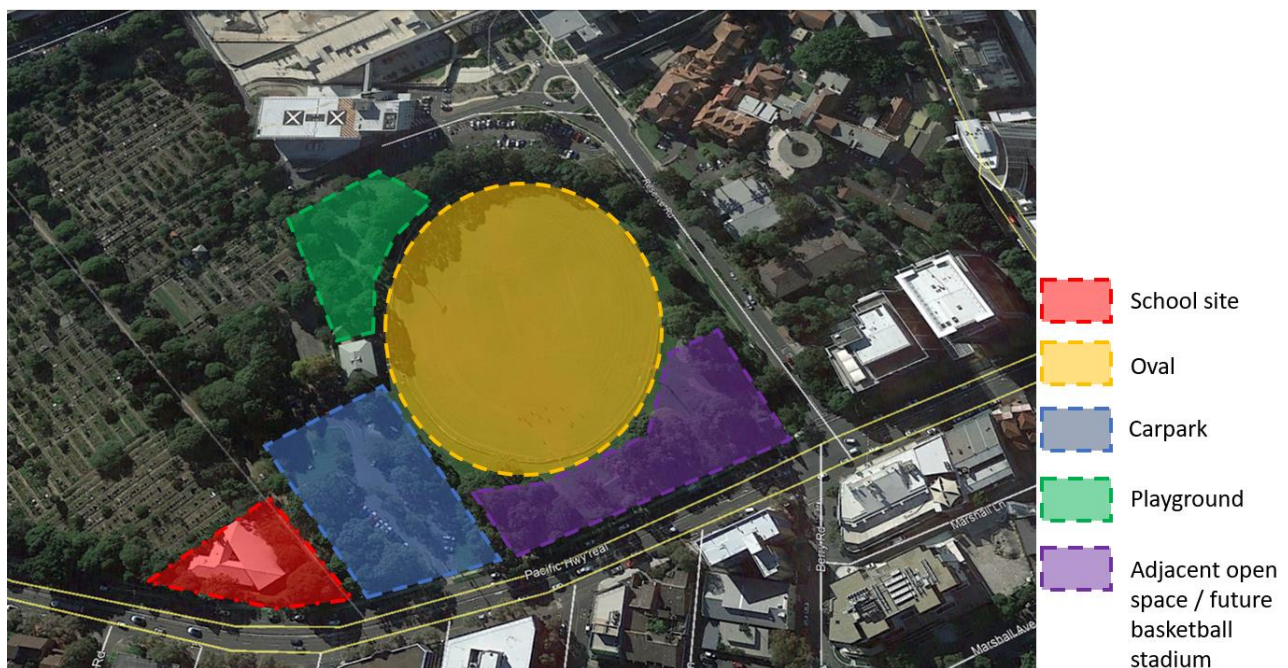


Figure 1 Site Plan

2.0 Car Park Summary

For the purposes of the International Chinese School the anticipated hours in which the carpark will need to be used the most would be between usual school drop off and pick up times (8:00-9:30 and 14:30-16:00).

The school is proposing to utilise the existing car park off the Pacific Highway as the main entry to the school. A loop road is proposed to connect through to the front of the school to allow for drop off and pick up of students. Two car spaces will be lost in the car park to construct the loop road.

Council is concerned about the existing capacity of the car park and is already fielding complaints from local AFL teams about lack of parking.

Our findings over a five-day data collection period concluded that the use of the car park for school drop off and pick up will have minimal impact on public use and capacity of the car park especially if the proposed loop road is constructed. This is based on the findings that the car park on average had greater than 70% capacity during school pick up and drop off periods over the five days.

2.1 Key Findings

- The number of cars utilising the car park between school drop off and pick up times is typically low, and the car park has an exceptional amount of capacity.
- The peak hour times identified in the car park are between 10:00 and 12:00 with a total of 66 cars parking here between these hours over the 5 days.
- There were 37 car parking spaces (including 2 accessible spaces) identified in the car park. The average capacity of the car park was generally greater than 70% during school pick up and drop off times (except for Wednesday which fell to 56.8%). The only time in which the car park fell below 50% capacity was during the peak hour times between 11:00 and 14:00.
- The car park provides for a maximum stay of 2 hours.
- Often cars were parked in the car park for up to 2-3 hours.
- Majority of cars arriving at the car park had more than one person (usually a parent and child) and mostly used the adjacent playground.
- The total average length of stay in the car park is 1 hour and 3 minutes per car. The longest time a single car remained in the car park was approximately 4 hours.

Tables 1 and 2 outline the car park capacity each hour

Table 1 Average car park capacity per hour

| Time period (hour) | Car park capacity (%) |
|--------------------|-----------------------|
| 8:00-9:00 | 89.2 |
| 9:00-10:00 | 79.5 |
| 10:00-11:00 | 80.5 |
| 11:00-12:00 | 74.6 |
| 12:00-13:00 | 68.1 |
| 13:00-14:00 | 71.9 |
| 14:00-15:00 | 81.6 |
| 15:00-16:00 | 78.9 |

Table 2 Car park arrival and capacity summary per day

| Hour of Arrival | Number of Cars (No.) | Capacity (No.) | Capacity (%) |
|------------------|----------------------|----------------|--------------|
| Monday | | | |
| 8:00-9:00 | 4 | 33 | 89.2 |
| 9:00-10:00 | 7 | 30 | 81.1 |
| 10:00-11:00 | 10 | 27 | 73.0 |
| 11:00-12:00 | 10 | 27 | 73.0 |
| 12:00-13:00 | 11 | 26 | 70.3 |
| 13:00-14:00 | 10 | 27 | 73.0 |
| 14:00-15:00 | 5 | 32 | 86.5 |
| 15:00-16:00 | 9 | 28 | 75.7 |
| Tuesday | | | |
| 8:00-9:00 | 6 | 31 | 83.8 |
| 9:00-10:00 | 9 | 28 | 75.7 |
| 10:00-11:00 | 6 | 31 | 83.8 |
| 11:00-12:00 | 7 | 30 | 81.1 |
| 12:00-13:00 | 4 | 33 | 89.2 |
| 13:00-14:00 | 3 | 34 | 91.9 |
| 14:00-15:00 | 3 | 34 | 91.9 |
| 15:00-16:00 | 2 | 35 | 94.6 |
| Wednesday | | | |
| 8:00-9:00 | 2 | 35 | 94.6 |
| 9:00-10:00 | 7 | 30 | 81.1 |
| 10:00-11:00 | 5 | 32 | 86.5 |
| 11:00-12:00 | 10 | 27 | 73.0 |
| 12:00-13:00 | 21 | 16 | 43.2 |
| 13:00-14:00 | 19 | 18 | 48.6 |
| 14:00-15:00 | 14 | 23 | 62.2 |
| 15:00-16:00 | 16 | 21 | 56.8 |
| Thursday | | | |
| 8:00-9:00 | 3 | 34 | 91.9 |
| 9:00-10:00 | 11 | 26 | 70.3 |
| 10:00-11:00 | 12 | 25 | 67.6 |
| 11:00-12:00 | 19 | 18 | 48.6 |
| 12:00-13:00 | 22 | 15 | 40.5 |
| 13:00-14:00 | 16 | 21 | 56.8 |
| 14:00-15:00 | 8 | 29 | 78.4 |
| 15:00-16:00 | 6 | 31 | 83.8 |
| Friday | | | |
| 8:00-9:00 | 5 | 32 | 86.5 |
| 9:00-10:00 | 4 | 33 | 89.2 |

| Hour of Arrival | Number of Cars (No.) | Capacity (No.) | Capacity (%) |
|-----------------|----------------------|----------------|--------------|
| 10:00-11:00 | 3 | 34 | 91.9 |
| 11:00-12:00 | 1 | 36 | 97.3 |
| 12:00-13:00 | 1 | 36 | 97.3 |
| 13:00-14:00 | 4 | 33 | 89.2 |
| 14:00-15:00 | 4 | 33 | 89.2 |
| 15:00-16:00 | 6 | 31 | 83.8 |



Figure 2 Gore Hill car park between 12:00 and 13:00

3.0 Open Space Study

The proposed site for the International Chinese School has limited open space for the students and negotiation with Council has commenced to allow the school to access Gore Hill Oval and possibly the adjacent spaces including the playground.

Council has indicated it would be open to the school using Gore Hill Oval and surrounds under the condition that the booking concludes before Midday as they have existing corporate bookings for the oval use after this time.

The purpose of the open space study is to confirm the extent or conflict that the school use of the facilities will have on the public by understanding the peak times of use. By identifying peak times, we can best inform the most suitable time for the school to use the open space facilities that will have a negligible impact on the community.

Our studies over a five-day data collection period concluded that the use of the oval prior to midday would have no detrimental impact on the public use.

3.1 Key Findings

- The most used open space facility is the playground, which proved to be consistently busy between the hours of 10:00 and 14:00.
- The peak times identified for the oval are between 12:00 and 14:00. Corporate bookings occurred during this time period as well as a large amount of people using the track for running etc.
- Outside of the peak hours identified for the oval, people were seen running around the outside of the oval. The use of the oval by the school would not impact this activity.
- After 15:00, school sports teams had made bookings for training sessions. Both public and private schools were identified to be using the oval for this purpose.
- The basketball court is usually vacant outside of business lunch hours (12:00-14:00).
- Occasionally, people were identified bringing their dogs to the oval to play with them.
- The highest recorded method of arrival is walking
- Most people arriving by use of the car park used the adjacent playground.
- The adjacent open space parklands are usually vacant outside of business lunch hours however it is noted that it is close to a major road with no boundaries.

Tables 3 and 4 provide a summary of the use of each facility at Gore Hill Oval.

Table 3 Average number of people using each facility per hour

| Hour of Arrival | Oval (No.) | Playground (No.) | Adjacent Open Space (No.) | Other (No.) |
|-----------------|------------|------------------|---------------------------|-------------|
| 8:00-9:00 | 4 | 4 | 2 | 1 |
| 9:00-10:00 | 4 | 9 | 3 | 0 |
| 10:00-11:00 | 3 | 19 | 5 | 0 |
| 11:00-12:00 | 14 | 12 | 3 | 1 |
| 12:00-13:00 | 26 | 14 | 8 | 1 |
| 13:00-14:00 | 6 | 7 | 5 | 0 |
| 14:00-15:00 | 4 | 7 | 1 | 0 |
| 15:00-16:00 | 16 | 10 | 1 | 0 |

Table 4 Number of arrivals at each facility per hour

| Hour of arrival | Oval (No.) | Playground (No.) | Adjacent Open Space (No.) | Other (No.) |
|------------------|------------|------------------|---------------------------|-------------|
| Monday | | | | |
| 8:00-9:00 | 4 | 4 | 0 | 0 |
| 9:00-10:00 | 1 | 6 | 0 | 0 |
| 10:00-11:00 | 0 | 27 | 6 | 0 |
| 11:00-12:00 | 40 | 25 | 6 | 3 |
| 12:00-13:00 | 24 | 13 | 14 | 0 |
| 13:00-14:00 | 9 | 4 | 7 | 0 |
| 14:00-15:00 | 6 | 1 | 1 | 0 |
| 15:00-16:00 | 45 | 8 | 0 | 0 |
| Tuesday | | | | |
| 8:00-9:00 | 4 | 11 | 2 | 0 |
| 9:00-10:00 | 1 | 19 | 2 | 0 |
| 10:00-11:00 | 2 | 17 | 4 | 0 |
| 11:00-12:00 | 0 | 2 | 0 | 0 |
| 12:00-13:00 | 20 | 2 | 4 | 0 |
| 13:00-14:00 | 3 | 7 | 3 | 0 |
| 14:00-15:00 | 4 | 6 | 5 | 2 |
| 15:00-16:00 | 5 | 7 | 6 | 0 |
| Wednesday | | | | |
| 8:00-9:00 | 0 | 0 | 6 | 0 |
| 9:00-10:00 | 0 | 14 | 5 | 0 |
| 10:00-11:00 | 0 | 24 | 7 | 0 |
| 11:00-12:00 | 3 | 23 | 2 | 2 |
| 12:00-13:00 | 43 | 14 | 22 | 3 |
| 13:00-14:00 | 5 | 14 | 9 | 0 |
| 14:00-15:00 | 1 | 13 | 1 | 0 |
| 15:00-16:00 | 24 | 12 | 0 | 0 |

| Hour of arrival | Oval (No.) | Playground (No.) | Adjacent Open Space (No.) | Other (No.) |
|-----------------|------------|------------------|---------------------------|-------------|
| Thursday | | | | |
| 8:00-9:00 | 10 | 3 | 0 | 5 |
| 9:00-10:00 | 15 | 6 | 2 | 1 |
| 10:00-11:00 | 11 | 17 | 6 | 0 |
| 11:00-12:00 | 24 | 2 | 4 | 0 |
| 12:00-13:00 | 45 | 37 | 0 | 1 |
| 13:00-14:00 | 10 | 4 | 5 | 2 |
| 14:00-15:00 | 7 | 8 | 0 | 0 |
| 15:00-16:00 | 6 | 3 | 0 | 1 |
| Friday | | | | |
| 8:00-9:00 | 1 | 0 | 1 | 0 |
| 9:00-10:00 | 1 | 0 | 4 | 0 |
| 10:00-11:00 | 1 | 12 | 3 | 2 |
| 11:00-12:00 | 3 | 8 | 2 | 0 |
| 12:00-13:00 | 0 | 3 | 1 | 0 |
| 13:00-14:00 | 4 | 4 | 3 | 0 |
| 14:00-15:00 | 0 | 7 | 0 | 0 |
| 15:00-16:00 | 1 | 22 | 1 | 0 |



Figure 1 Gore Hill Oval and playground at 12:30pm



Figure 2 Gore Hill playground at 9:30am



Figure 3 Gore Hill adjacent facilities at 12:30pm