

# Redlands Senior Campus Master Plan: 2015 & beyond

## Additional Consultation

The Board of SCECGS Redlands has endorsed a Master Plan for the Senior Campus of Redlands and is seeking to secure a Development Application consent for the plan.

This plan was developed in 2014, in consultation with parents, students and teachers. In April 2014, a community information and feedback session was held to share these plans with nearby residents and to provide them with an opportunity to give feedback on the proposal.

A number of residents of 19 Waters Road provided submissions to the Department of Planning and Environment objecting to elements of the Master Plan. Key concerns related specifically to Stage 4 of the proposal, in particular perceived impacts relating to the built form and operation of the Stage 4 Humphery Learning Hub.

Redlands subsequently proceeded to amend the Master Plan to respond to these concerns and a range of other issues raised during consultation. In September 2015, Redlands and their project team sought an additional meeting with the residents of 19 Waters Road in order to share the updated plans.

The following notes detail the outcomes of this meeting. The presentation from this meeting has been attached as an appendix to these notes.

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### Meeting location:

Redlands Senior Campus

**Meeting date:** 24 September 2015

**Meeting time:** 6:30pm to 7:30pm

### Attendees:

Elton Consulting (facilitation and note taking)

Representatives from SCECGS Redlands

TKD Architects, project architects

Bloompark, project managers

Urbis, urban planners

Four residents of 19 Waters Road (two residents were an apology)

## Introduction

Introduction and welcome to the school offered by Arron Boyd, Redlands. It was noted that School Principal Dr Peter Lennox, was an apology for this evening's meeting.

Following this introduction, Oliver Young, Elton Consulting, outlined the agenda and the purpose of the meeting – to share and discuss the updated Redlands Senior Campus Master Plan with residents of 19 Waters Road.

## Presentation

Robert Denton, TKD Architects, provided a short presentation regarding the changes that have been made to the Master Plan in response to feedback received from residents and North Sydney City Council. The presentation outlined proposed amendments to the plan, primarily the Stage 2 – Sports Centre Building, Stage 5 – New Dance Centre, Stage 1B Gerard Street Car Park and particularly Stage 4 – Humphery Learning Hub.

The presentation outlined the key changes that have been made to the proposed Stage 4 – Humphery Learning Hub plans to address concerns raised by the residents of 19 Waters Road:

- » Increased and graded set back and reduction of building height and bulk to improve solar access, visual amenity and privacy.
- » Relocation of the proposed roof top pool to be one floor underground in an enclosed space to improve privacy and address the potential for noise impacts.
- » Bladed window shades on the rear of the built form facing the rear of 19 Waters Roads properties to address privacy concerns.

A copy of the presentation is included in Appendix 1 of this report.

## Discussion

Following the presentation, a question and answer session was held with residents. The following table outlines the key issues and questions raised in this discussion and the responses given by the project team.

Question/Issues Raised	Response
Has the building set back on the side of Waters Road been changed?	<ul style="list-style-type: none"><li>» No this has not changed.</li></ul> <p><i>Note: subsequent advice from the design team confirms the setback has increased</i></p>
Does the plan still include undercover parking along Waters Road?	<ul style="list-style-type: none"><li>» No this is no longer part of the design.</li><li>» Visitors will be asked to park in a car park along Gerard st and enter the building via reception.</li></ul>
Have there been any changes to the proposed waste collection point on the Waters Road side of the school? Concerns raised about the noise from trucks and odour.	<ul style="list-style-type: none"><li>» Redlands will be doing further investigation into options of where to place the waste collection point and subsequent access by collection vehicles, including potentially moving this further along the road.</li><li>» Waste collection includes general waste and recycling.</li><li>» The waste collection point would be a mechanically ventilated space and would be required to meet certain standards regarding odour.</li><li>» Waste collection is under Council restriction and prohibited</li></ul>

Question/Issues Raised	Response
	between the hours of 10pm and 6am.
Will there be school buses driving through Waters Road? Concerns about the use of a residential street for large school buses and bus parking along the street.	<ul style="list-style-type: none"> <li>» Yes there will be school buses that will use Waters Road at key times during the week (e.g. Tuesday and Thursday afternoons).</li> <li>» There may be some mini buses using the road during the week.</li> <li>» Traffic engineers have confirmed that school buses will be able to enter and leave Waters Road with no issues.</li> <li>» The main area for student pick up and drop off is near the sports hall.</li> <li>» Redlands will do further investigation into the operational logistics of bus movement through Waters Road.</li> </ul>
Do the new building heights comply with Council regulations?	<ul style="list-style-type: none"> <li>» No, these heights exceed the Council's Local Environmental Plan and will be supported by a clause 4.6 variation. The non-compliance is considered appropriate in terms of amenity and will be assessed by the department on merit.</li> </ul>
Is the pool area completely enclosed?	<ul style="list-style-type: none"> <li>» Yes this will be a completely enclosed area, with the pool deck placed one storey below ground.</li> <li>» Some natural light will be provided through frosted glass windows at ground level, with acoustic glass glazing.</li> </ul>
Queries about controls and mitigation methods for building construction impacts.	<ul style="list-style-type: none"> <li>» The local Council will set the approved hours of work for construction as part of the Development Application consent. Approved work hours are expected to be between 7am and 5pm on week days and 8am and 1pm on Saturday.</li> </ul>

## Outstanding Issues

It was acknowledged that changes to Stage 4 – Humphery Learning Hub has gone some way to reducing residents' concerns for privacy, noise, overshadowing and visual amenity. However a number of key issues were noted as remaining a concern for residents. These included:

- » Concerns about the operational use of the area directly behind the residences of 19 Waters Road for school bus pick up and drop offs and waste collection
- » Continued privacy and overshadowing concerns
- » Concerns around height compliance
- » A request for additional information regarding overshadowing (earlier in the morning and later in the afternoon) and operating conditions for buses and garbage pick up

## Next Steps

At the conclusion of the discussion, Elaine Roff, Urbis, outlined the next steps in the planning process.

Redlands would like to submit their finalised updated proposal to the Department of Planning and Environment in mid-October 2015. It was indicated that, based on current timeframes, Redlands anticipates receiving draft conditions from the Department of Planning and Environment by the end of February 2016 and a determination to be made in March 2016.

It was noted that Redlands is unsure if additional consultation or a re-notification of the updated plans will be required.

### **Reporting Back**

It was agreed that the Outcomes Report regarding this meeting, which will be submitted to the Department of Planning and Environment, would also be provided to residents of 19 Waters Road, including the presentation (see Appendix).

Residents requested that Redlands provide updated shadow impact assessments, directly comparable to the times/images provided in the original submission, with the Outcomes Report.

Residents requested further details be provided about the operational use of Waters Road for school buses and waste collection vehicles, including vehicle numbers, timing and if buses will be doing pick up and drop off in Waters Road.

## Appendix – Meeting Presentation