

9th September 2022
Adrien Clements
Zauner Construction
Suite 10
132 Princes Highway
Ulladulla NSW 2539

Dear Adrien

1. Budawang School – SSDA Design Modification (SSD-8845345)

ptc. has been engaged by Zauner Construction to prepare a statement in relation to the Design Modification associated with the Budawang School (the School) located at 17 Croobyar Road, Milton. This letter has been prepared to confirm any changes to the key findings of the original TIA (dated 13th April 2021) which was included as part of the SSDA submission.

Reference has been made to the following documents and drawings as part of this review:

- *Budawang School SSDA – Traffic Impact Assessment (prepared by ptc., dated 13th April 2021);*
- *Budawang School for Specific Purposes – Car Park Construction Certification Assessment [Condition B25 and D15] (prepared by ptc., dated 3rd May 2022);*
- *Drawing No. SSDA-2000 – Budawang School Site Plan [Issue J] (prepared by GroupGSA, dated 22nd June 2022); and*
- *Drawing No. SSDA-1110 – Budawang School Site Location Plan [Issue F] (prepared by GroupGSA, dated 22nd June 2022).*

The modifications are generally minor in nature and can be summarised as follows:

- Adjustment of carpark layout,
- Updating the Central Courtyard, and;
- Adjusting the boundary to the South to accommodate a future building

Modifications relevant to traffic and parking are listed below:

Carpark

- Relocation of MSB to sit adjacent to the carpark and construction of enclosure for MSB
- Removal of 2 landscaped areas adjacent to carpark spaces and relocation of trees
- Additional 5 new car spaces
- Relocation of disabled car spaces
- Removal of 2 x of zebra crossings

- Removal of fence and gate 'airlock' to the drop off area
- Additional fence around the waste bin and hydrotherapy path
- New path along the Northern Edge
- Increase in Waste Bin Storage Size
- Change from swing to sliding main entry gate
- Hydrant booster located on Croobyar Rd
- Removal of path in carpark island area which ran North to South

A review of the changes against the findings in the approved SSDA Traffic Impact Assessment is outlined below.

It is noted that this letter provides high-level commentary on the amendments associated with the SSDA Design Modification, rather than a detailed compliance assessment.

1.1. Parking Provisions

A comparison of the parking provisions associated with the Original SSDA Scheme and the Design Modification Scheme is provided in Table 1.

Table 1 – Parking Provision Summary

Use Type	Minimum Parking Provision Requirement per original TIA / SSDA Conditions	Proposed Parking Provision per Original TIA	Proposed Parking Provision SSDA Design Modification as per CC Assessment	Net Change
Staff Car Parking	29	30	32	+2
Accessible Car Parking (allocation included within staff parking provision)	1	2	2	No change
Pick-up/Drop-off	3	3	3	No change
Bus Zone	1	Allocation of space for 1 bus stop in the future along Croobyar Road	2 spaces for mini buses for school use within the internal car park	+2
Bicycle Provision (requirements as per SSDA Condition D15)				
Staff Bicycle Parking (Class A)	2	2	2	No change
Visitor Bicycle Parking (Class C)	2	4	5	+1
EOTF Provision (requirements as per Original TIA)				
Personal Staff Lockers	1	1	8	+7
Staff Toilets/Shower/Change rooms	2	3	2	-1
Loading and Servicing				
Loading Bay (accommodating up to an 11.3m hydrotherapy vehicle)	No specific DCP requirement	1	1	No change
B99 Minibus Parking	No specific DCP requirement	0	2	+2

As outlined in Table 1, the SSDA Design Modification for the proposed SSDA Design Modification Scheme is still capable of satisfying the relevant planning policies with regards to parking provision.

1.2. Vehicular Circulation and Access Control within Car Park

The access arrangements will remain as per the original SSDA Scheme. However, there have been minor design changes which include the addition of access control in the form of an intercom and a sliding gate to provide security for the car park. The location of the access control equipment has been designed to allow for the largest vehicle expected to access the site, being an 11.3m hydrotherapy truck.

The vehicular circulation within the car park is illustrated in Figure 1.

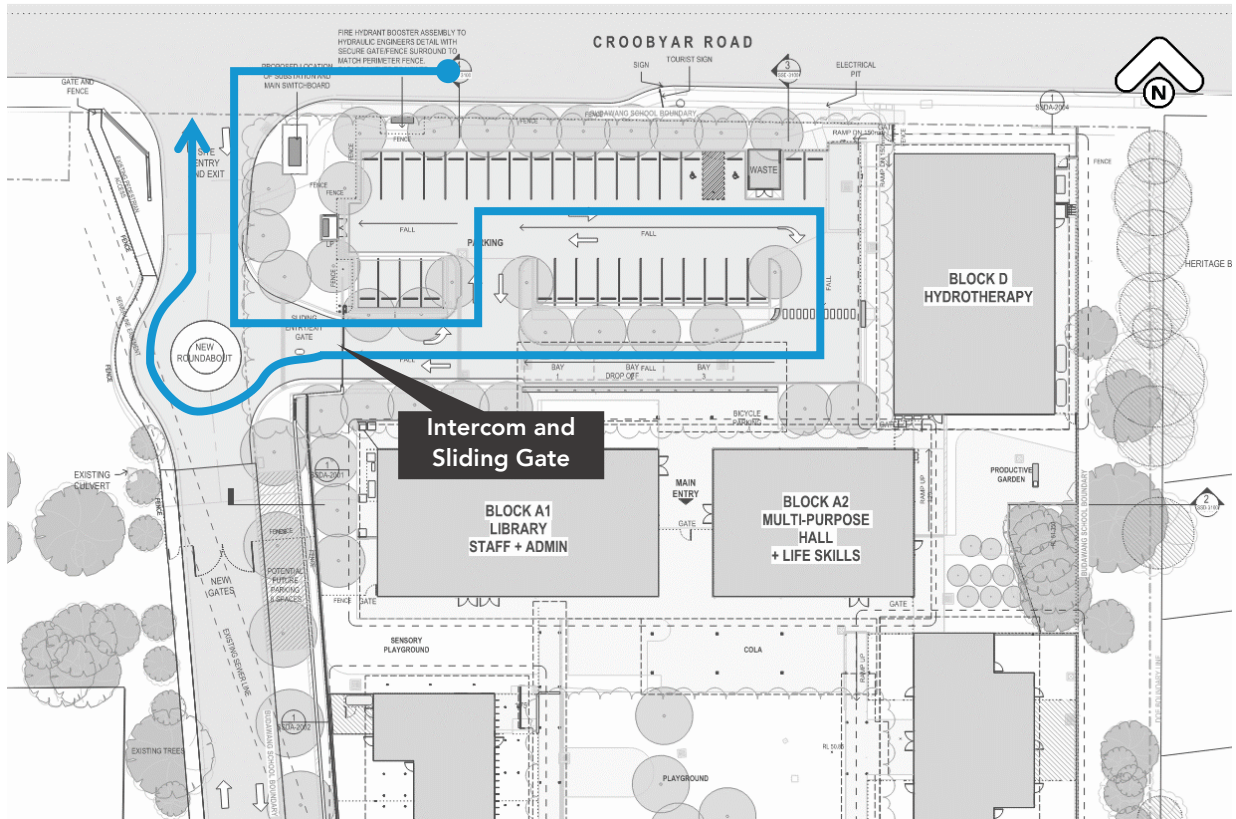


Figure 1 - Vehicular Circulation in Car Park (Source: GroupGSA, 2022)

1.3. New Temporary Access Road

As part of the SSDA Design Modification, a new temporary access road is proposed to be constructed to provide access to the SINSW site located to the south of the Budawang School as shown in Figure 2. It is noted that this SINSW site was not within the scope of the SSDA.



Figure 2 - Budawang School Site Location Plan (Source: GroupGSA, 2022)

The new temporary access road is anticipated to provide a service corridor for vehicles up to 6.4m Small Rigid Vehicles (SRVs). There is currently an existing turning area (refer to Figure 2) which facilitates a three-point turn for an SRV to enable forward-in/forward-out movements to and from the site.

The details of the design of the temporary access road are currently undergoing design development but an initial review of the concept layout has found that the temporary access road is capable of accommodating two-way access and egress for a standard 6.4m SRV.

2. Traffic Impact Assessment

With regards to development traffic generation, there are no changes to the proposed student enrolment capacity or staff population as a result of the SSDA Design Modification. In this regard, there are no anticipated changes to the estimated traffic activity previously assessed as part of the original TIA.

3. Summary

Overall, from the perspective of traffic and parking, the modification is considered to be minor in nature and any changes have been assessed to be generally in line with the intent of the approved application.

We trust that the information outlined within this letter will assist the relevant authorities in their assessment of the SSDA Design Modifications associated with the Budawang School. Should you have any queries relating to a parking or traffic matter, please do not hesitate to contact our office on (02) 8920 0800.

Yours faithfully,



Kasia Balsam

Team Leader

Document Control: Prepared by *HL* on *8 September 2022*. Reviewed by *KB/SW* on *9 September 2022*.

Attachment 1. Architectural Drawings

CROOBYAR ROAD

Amendments

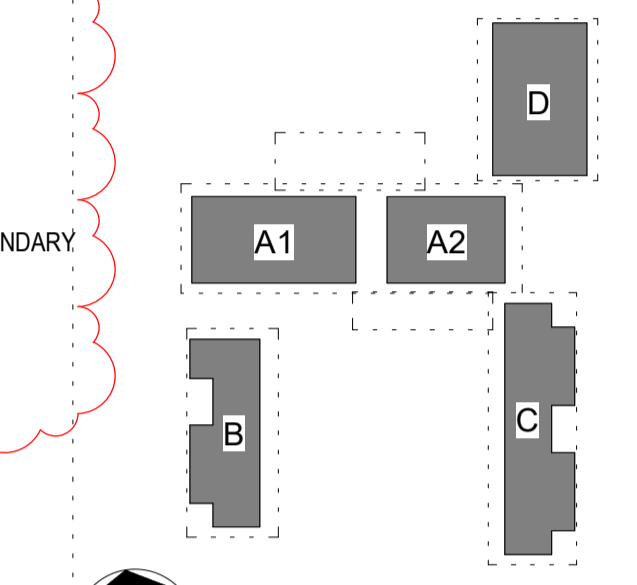
Issue	Description	Date
A	ISSUE FOR INFORMATION	12/03/2021
B	ISSUE FOR INFORMATION	23/03/2021
C	ISSUE FOR INFORMATION	25/03/2021
D	ISSUE FOR SSDA	08/04/2021
E	ISSUE FOR INFORMATION	20/07/2021
F	ISSUE FOR INFORMATION	21/07/2021
G	ISSUE FOR INFORMATION	21/07/2021
H	ISSUE FOR SSDA	28/07/2021
I	ISSUE FOR SSDA - TREES AMENDED	08/09/2021
J	MODIFICATION SUBMISSION	22/06/2022

NOTE:
 BUDAWANG SCHOOL SITE ON CROOBYAR ROAD,
 MILTON SURVEYED BY PHILLIP BROWN LAND
 SURVEYORS FOR SCHOOLS INFRASTRUCTURE NSW.

INFORMATION WITHIN THIS DRAWING IS DERIVED
 FROM THE FOLLOWING DOCUMENTATION PROVIDED
 BY PHILLIP BROWN SURVEYORS DATED 10/11/2020:
 FILE: 5647CONT1DWG
 DRAWINGS: 5647.SITE1, 5647.SITE2, 5647.SITE3,
 5647.SITE4.

SITE LOCATION LEGEND

- EXISTING BUILDINGS
- NEW BUILDINGS
- EXISTING ROADS
- NEW ROADS
- NEW PATHS
- BUDAWANG SCHOOL BOUNDARY
- DOE BOUNDARY
- EXISTING TREES
- PROPOSED TREES
- EXISTING TREES OUTSIDE DOE BOUNDARY
- EXISTING SEWER EASEMENT

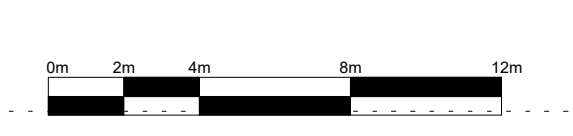
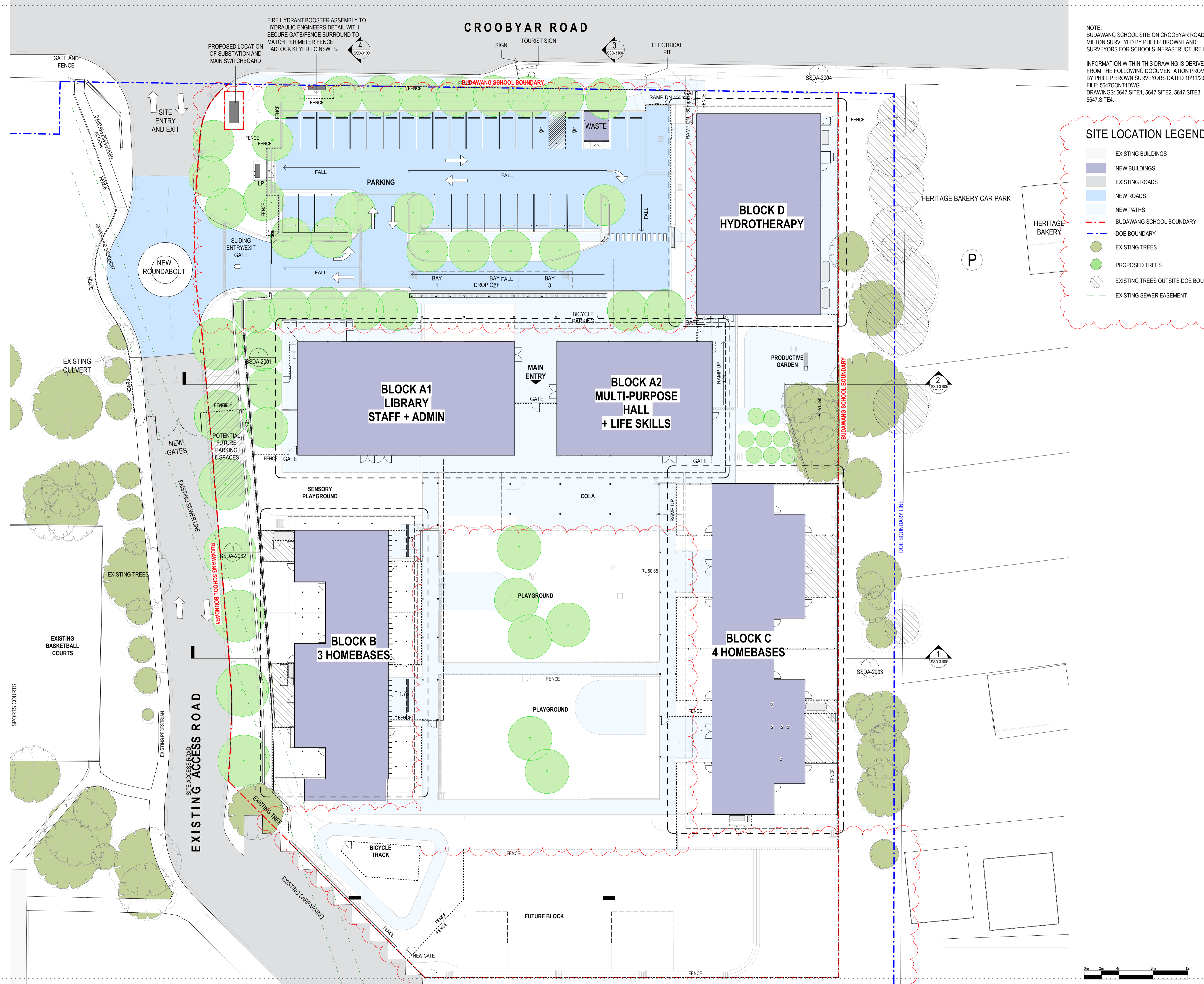


DA SUBMISSION

Project Management	
SJA	Level 1, 109 Pitt Street, NSW, 2000 02 9236 5000
Structural and Civil	
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STEVE WATSON & PARTNERS	Level 17, 456 Kent Street, Sydney, NSW, 2000 02 9283 6555
Contractor	
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Client	
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architecture interior design urban design landscape nom architect Lisa-Maree Carrigan 20773	
Project Title	
BUDAWANG SCHOOL	
Drawing Title	
SITE PLAN	
Scale	1 : 250
Drawing Created (date)	02/24/21
Drawing Created (by)	TKD
Plotted and checked by	RF
Verified	RF
Approved	RK
Project No	Drawing No
190941	SSDA-2000
	J

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 Do not scale drawings. Use figured Dimensions.

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Attachment 2. Car Park Layout Drawings

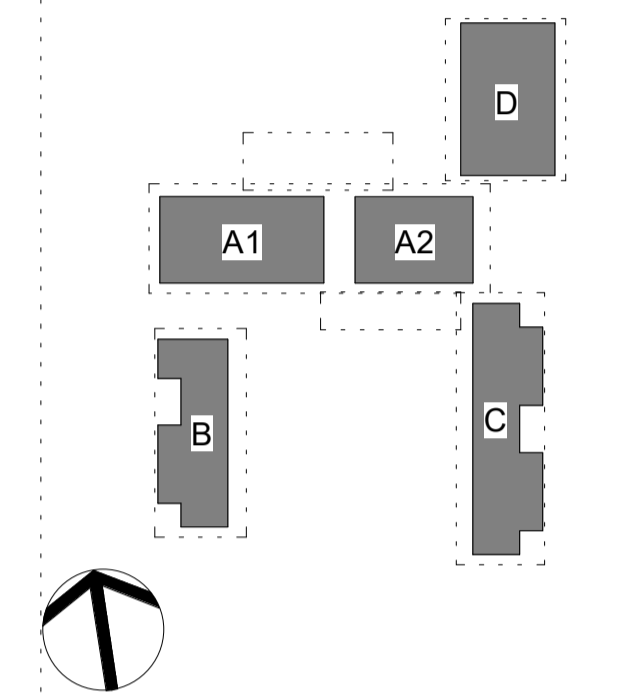


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BUDAWANG SCHOOL	
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Verified	RF
Approved	RK
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190941	SSDA-1110 F

1 SITE PLAN
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