

THE SCOTS COLLEGE - MCINTYRE COURTS & PARKING + GINAHGULLA STUDENT DROP OFF

PRE-DEVELOPMENT APPLICATION TO WOOLLAHRA COUNCIL

DECEMBER 2018

COVER



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PRE-DEVELOPMENT
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CONTEXT PLAN

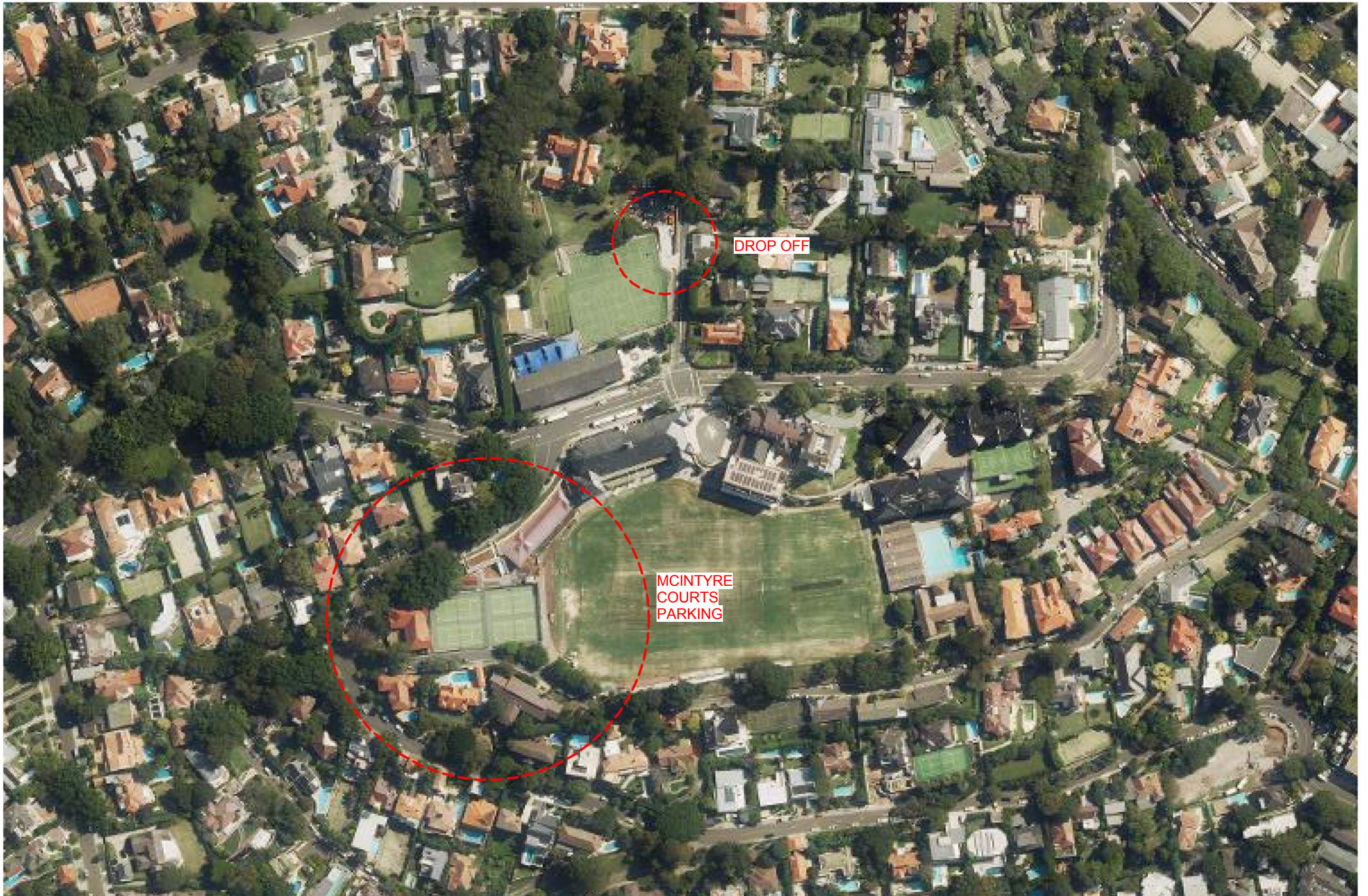
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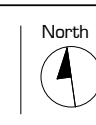


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AERIAL 1-2000

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The Scots College McIntyre Courts & Car-parking + Ginahgulla Drop-off December 2018

An Overview of the Proposal

Background

The College has been reviewing the Master-plan of the senior school campus for short and long term future requirements, one aspect of this review has been to identify car-parking and drop-off locations.

The preferred locations identified for car parking are :

1. Beneath the Tennis Courts north of McIntyre Boarding House, with access off Cranbrook Lane
2. Integrated into the future development of the Fairfax Ginahgulla site.

It is acknowledged that the College has an onsite shortfall of in excess of 100 cars; it is anticipated that this will be addressed between both of the sites above with a fairly even split in capacity between them.

The preferred locations for Drop-off are;

1. Initially on the existing Fairfax Ginahgulla site, equivalent to the lapsed approved DA.
2. Integrated into the future development of the Fairfax Ginahgulla site.
3. The upper portion of Cranbrook Rd near Victoria Rd, incorporating two roundabouts.

Note: it has been agreed (through discussions by the College with Woollahra with Council) that providing a drop-off area in the car-parking beneath The Tennis Courts accessed from Cranbrook Lane is not a good outcome, for three main reasons:

- a. The location is not ideal for the major drop-off cohort (younger students)
- b. The access to the car-park is best suited to a "Tidal Flow" entering /exiting.
- c. A drop-off would cause considerable traffic issues within Cranbrook Lane.

It is important to note that the Student Drop-off/collection is an activity that must be co-ordinated with the College Bus Fleet management. This is currently managed by a team traffic managers on Victoria Rd.

As a result of the Masterplan Process, and of specific investigation of the Fairfax Ginahgulla site, it is clear that the Fairfax Ginahgulla site has significant development potential, that will be the subject of a significant budget, that will not be achievable in the immediate future.

The College, following discussions with Woollahra Council, has agreed to pursue the option of Car-parking beneath the Tennis Courts adjacent to McIntyre Boarding House in tandem with a Student Drop-off/ Collection point accessed from Ginahgulla Rd. for the following main reasons:

- i. The location of the drop-off is well positioned for the predominant cohort (younger students)
- ii. A practical capacity of nom 80 vehicles addresses a significant proportion of the shortfall.
- iii. The budget and impact are practical within the immediate future.
- iv. The Tennis Courts and associated facilities are due for refurbishment and up-grading.

It has been agreed with Council that the best approach is for two separate but Linked DAS, ie:

DA 1 : McIntyre Courts and Car-Parking
DA 2: Ginahgulla Road Student Drop-off

It was further agreed by Council that a single Pre- DA could cover both items.

The Proposal

The Project can be broken up into the following major components:

1. **Tennis Courts.** The existing Tennis courts are not competition standard, particularly in their length. The extension of the existing courts to within 5m of the rugby dead ball line (Green on Plan), this extends the courts by nominally 9m, providing a little over 2m extra length to the baseline distance at each end of the courts. Currently the base line distance at each end is a little over 3m, which while just adequate for a domestic court, it is inadequate for a competition court. By extending each base line distance to a little over 5m we are creating courts within acceptable parameters for competition. (Full open competition length is 6+metres.) The GPS surface requirement for competition courts is a hard surface

The courts will be configured to have 4 tennis courts plus a warm-up area in Summer, and two tennis courts (south end) plus a multi-purpose sports space with an overlay of artificial turf in winter, suitable for rugby and soccer drills and Futsal etc. It is intended that the fencing at the northern end be retractable.

2. **Car- Parking.** The provision of nom. 80 subterranean car- spaces, beneath the majority of the court area (Brown on Plan). In order to facilitate vehicular access to the car-park the street access to the oval and car-park on Cranbrook Lane will need to be relocated to the north of its current location. The location and access to this car-park suits staff parking and other "tidal Flow" users.

3. **Tennis Pavilion etc.** The replacement of the existing Tennis Pavilion and BSC A/C Plant. We are proposing the demolition and replacement of the existing tennis pavilion and attached BSC A/C Plant room with a new tennis pavilion with a trafficable spectator roof, with change rooms, service areas and plant rooms below. (Blue on Plan)

4. **Service Area.** The utilisation of the remaining space under the courts for other uses including plant, storage and multi-use spaces. To the north of the car-park area beneath the extended tennis courts above there is an area of approximately 300m2+ for - service rooms , plant, storage, grounds equipment, waste processing, ancillary and support spaces. (Pink on Plan)

5. **Future Proofing.** The McIntyre Car-parking is part of a suite of parking facilities across the site, including that currently accessed from Aston Gardens, and the future capacity afforded by the development of the Fairfax Ginahgulla component of the campus. We have made provision in circulation pattern, height and span that enable the re-purposing of portions of the facility to other functions when the demand on car-parking in this area of the site is reduced.

6. **Ginahgulla Rd Student Drop-off/Collection.** The creation of the, in the immediate time frame, of a main school drop-off at Ginahgulla Road. It is recognised by Woollahra Council that a school drop-off located at or near Cranbrook lane is not ideal. The council have indicated support for an independent drop-off located off Ginahgulla Rd, utilising the existing entry, supplemented with a new exit. A previous DA, now lapsed, had been previously approved by Council in this location. This location also supports surface car-parking that can also act as overflow for drop-off. This location is well suited to the main "drop-off" cohort, being the younger students

In Summary

The McIntyre car-parking supplemented by the Ginahgulla "Drop- off" is an achievable medium term solution , due to its impact, budget and ability to address significant initial capacity. This will be later balanced by further provision on the Fairfax Ginahgulla site. The format is appropriately "future proofed" to address the on going evolution of the campus.

It is possible for the Ginahgulla "Drop-off" to be put in place in the immediate (post approval) future, and for the McIntyre Car-parking to follow the completion of the Library project, currently under review by the State Government.

As per Councils suggestion, it is intended to lodge two separate DAs, DA1 for McIntyre Courts and Car-parking , and DA2 for Ginahgulla Rd Student Drop -Off., and, a single Pre DA covering both.



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DESIGN STATEMENT

Drawing Number

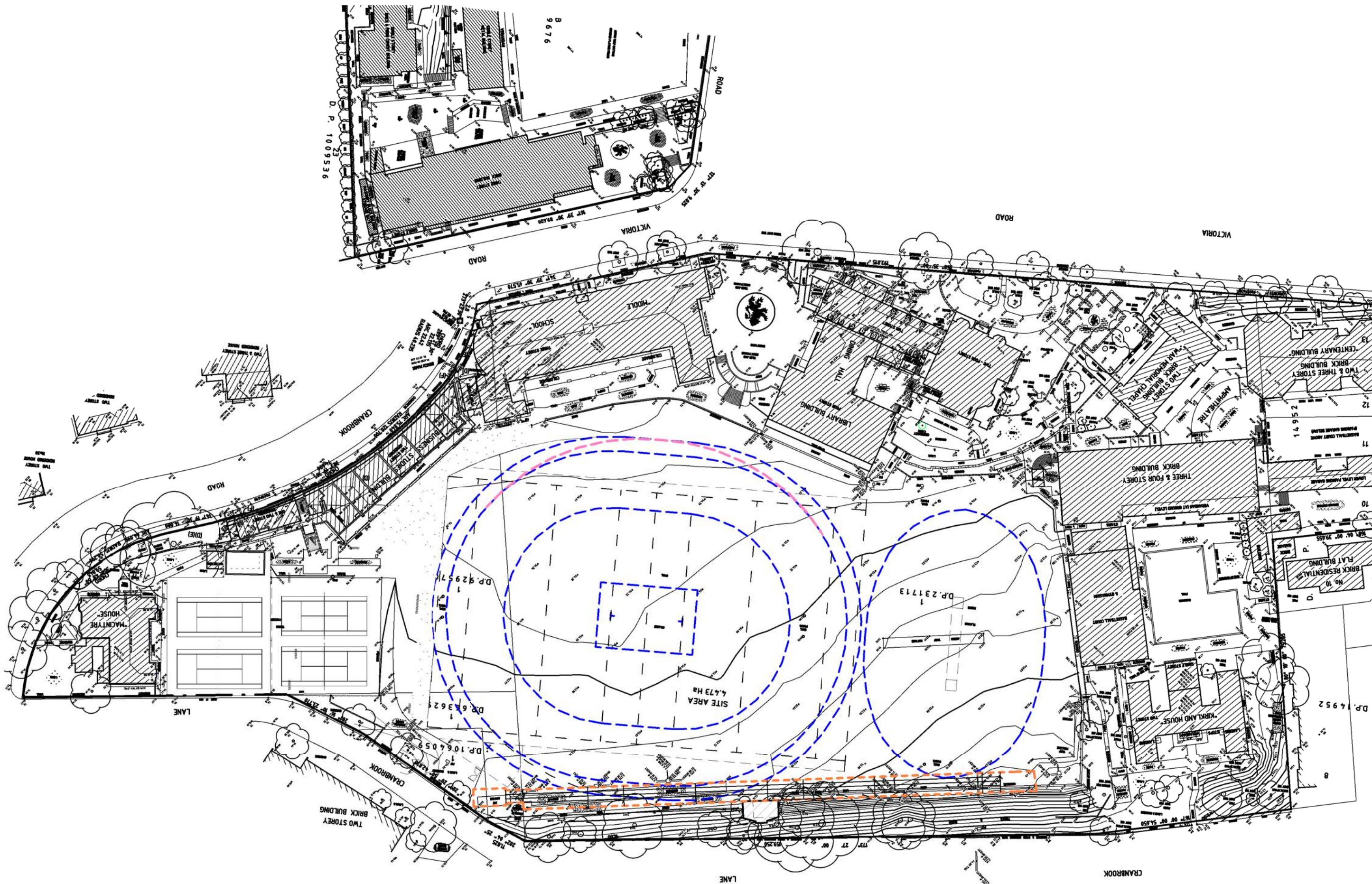
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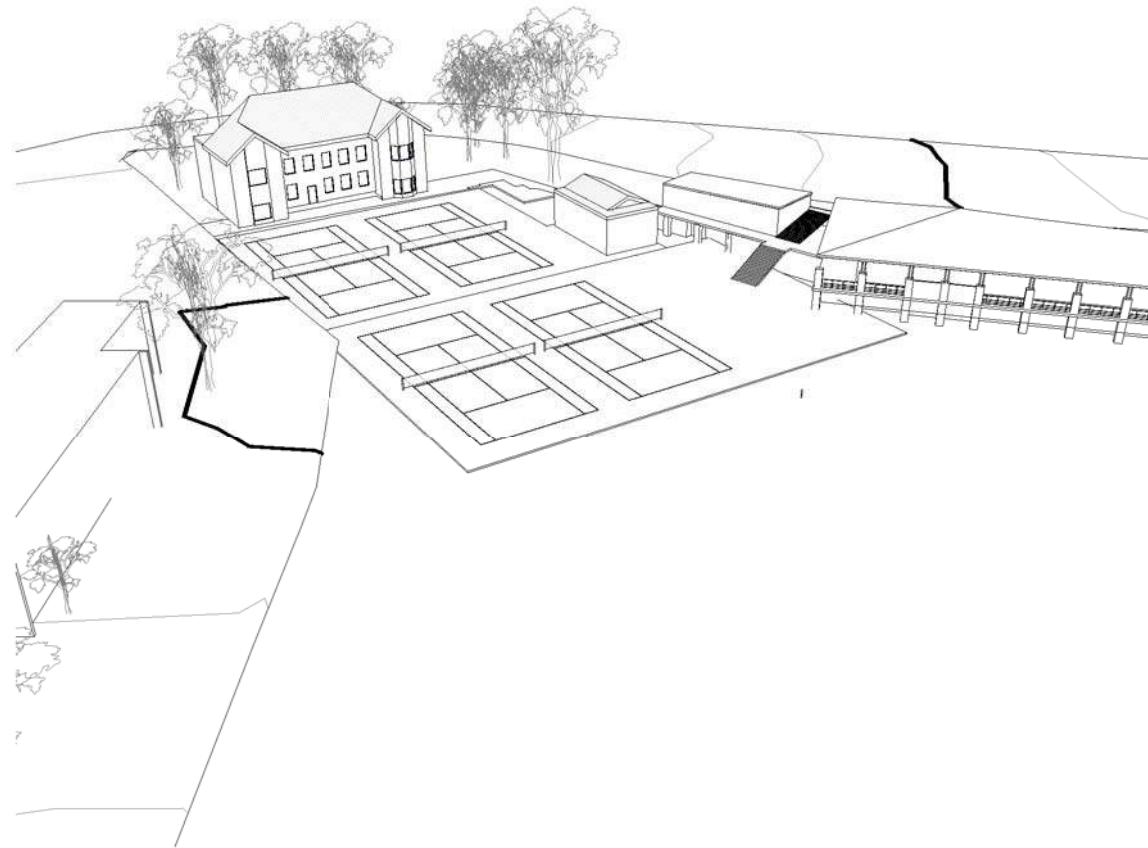


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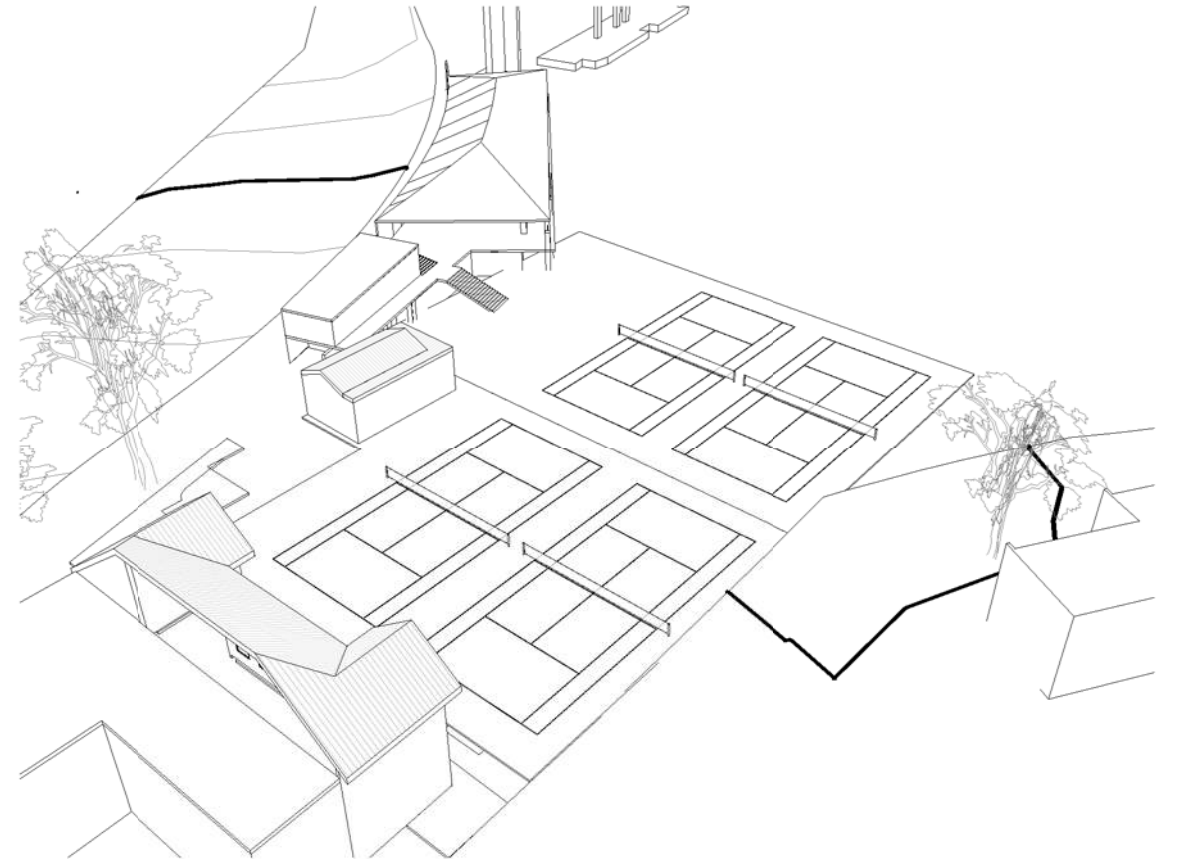
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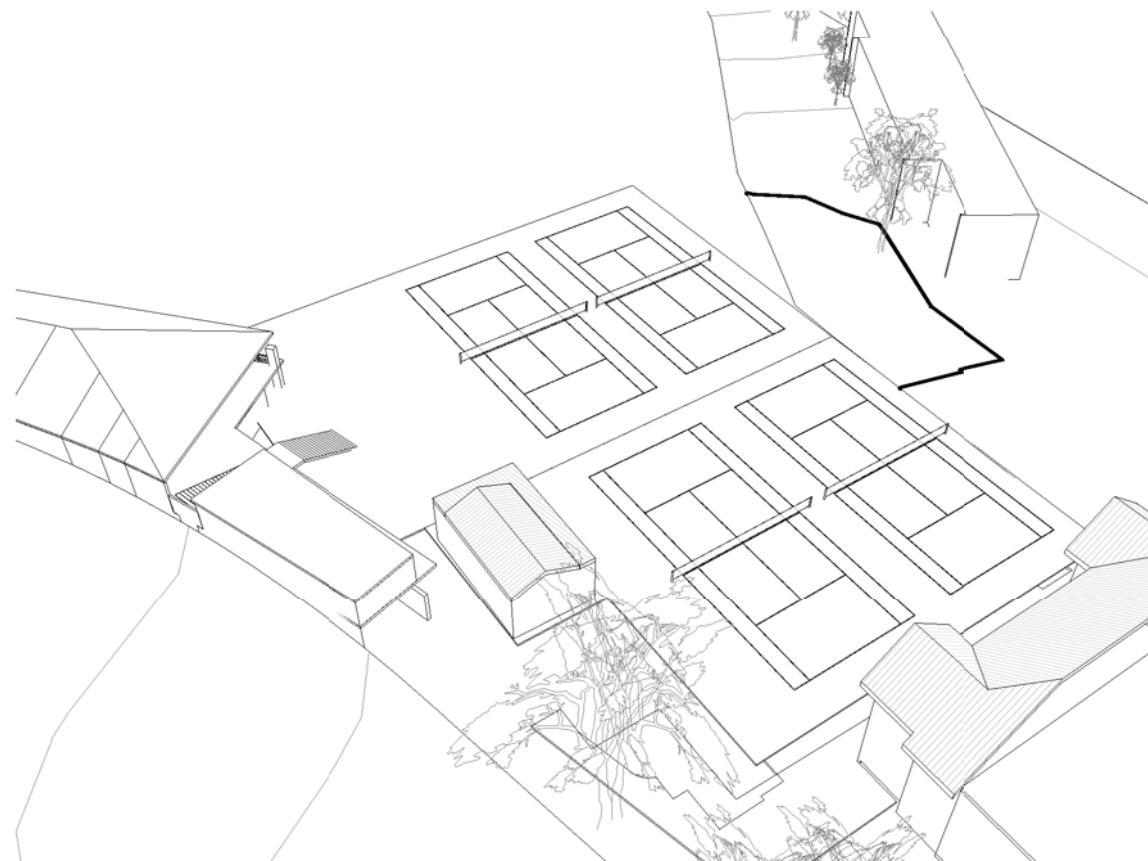
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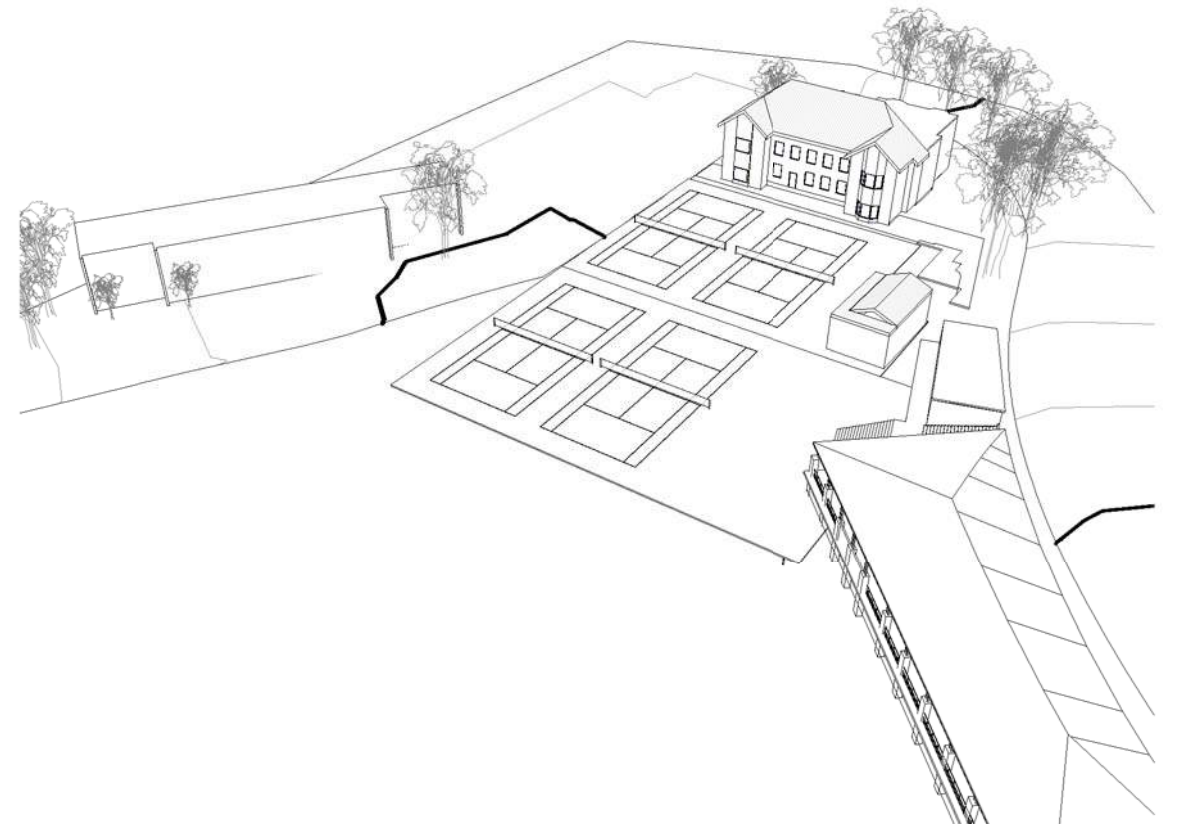
1 EXISTING - VIEW 1



2 EXISTING - VIEW 2



3 EXISTING - VIEW 3



4 EXISTING - VIEW 4



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Drop Off

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EXISTING 3D VIEWS - BIRDS EYE

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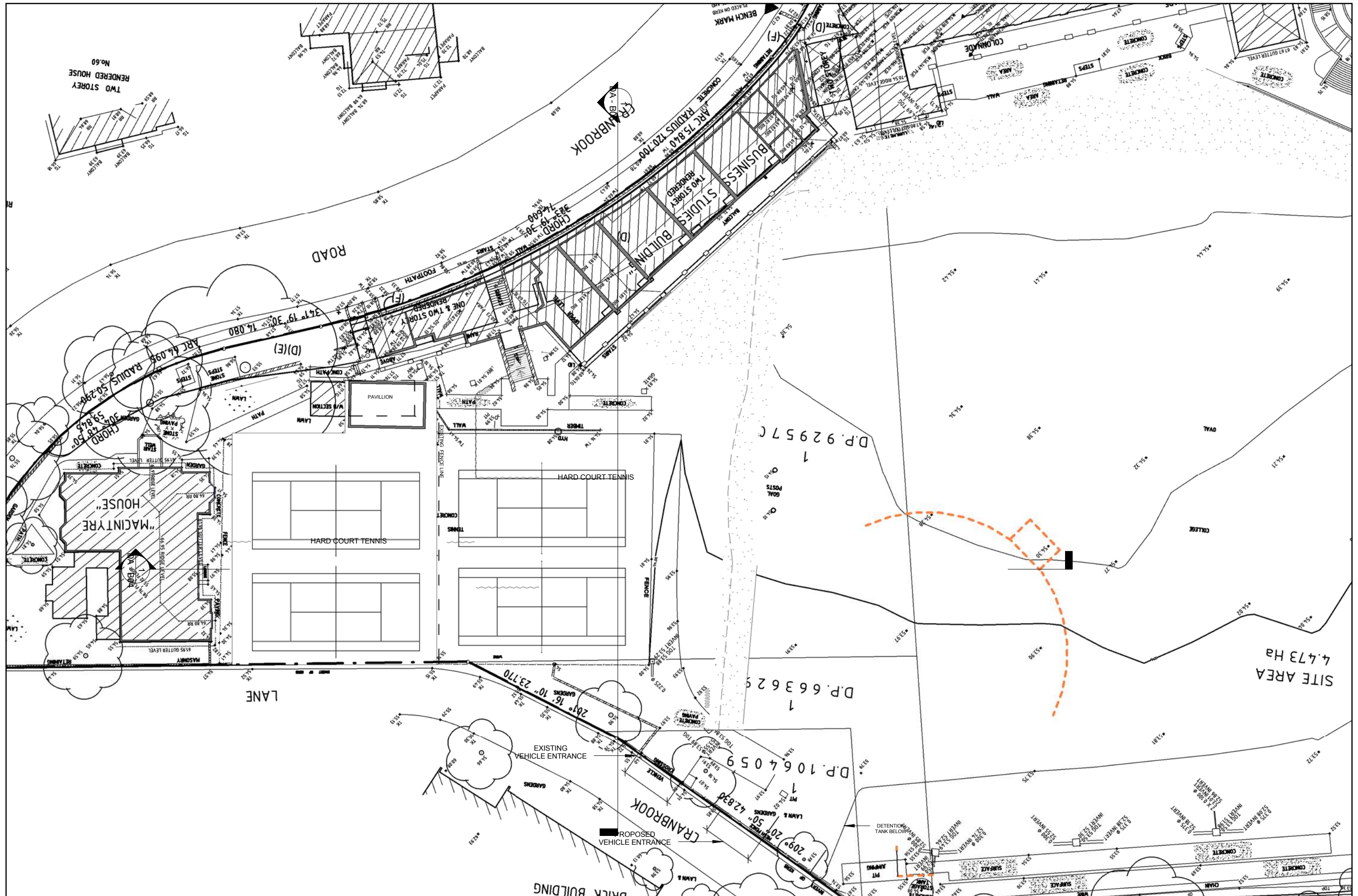
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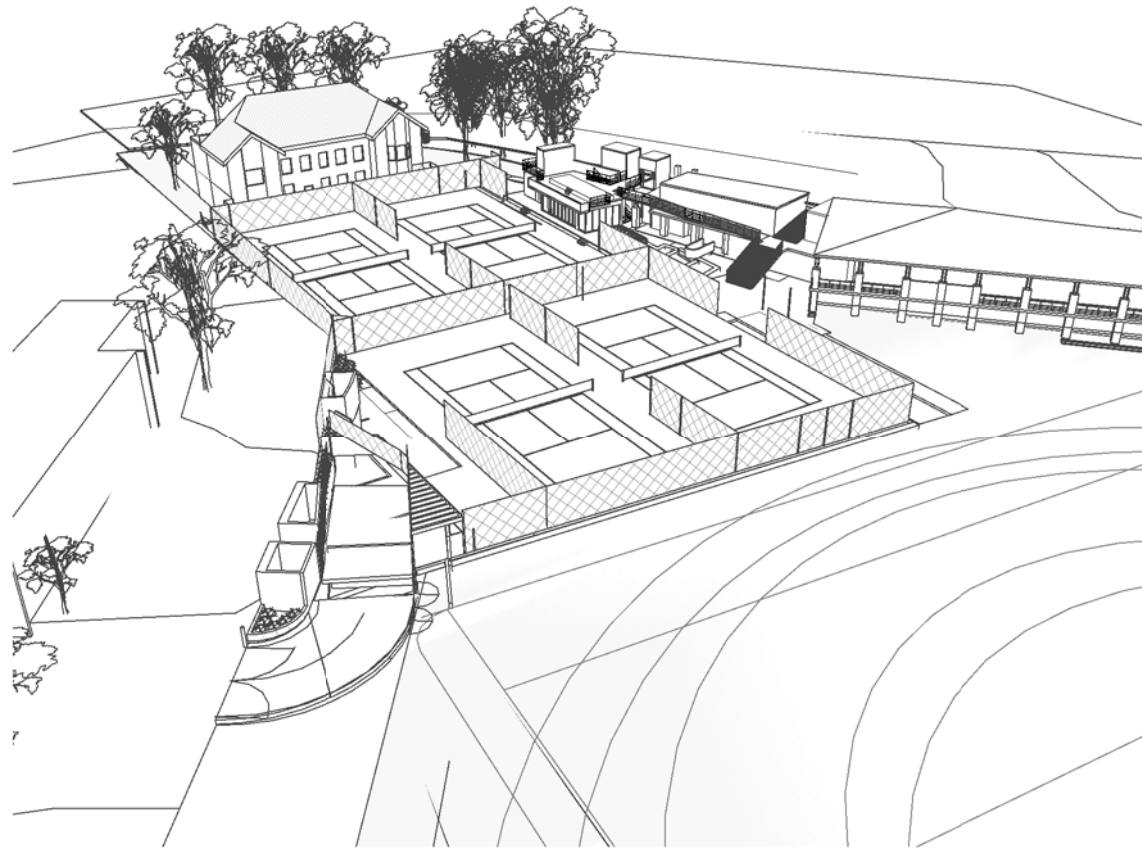


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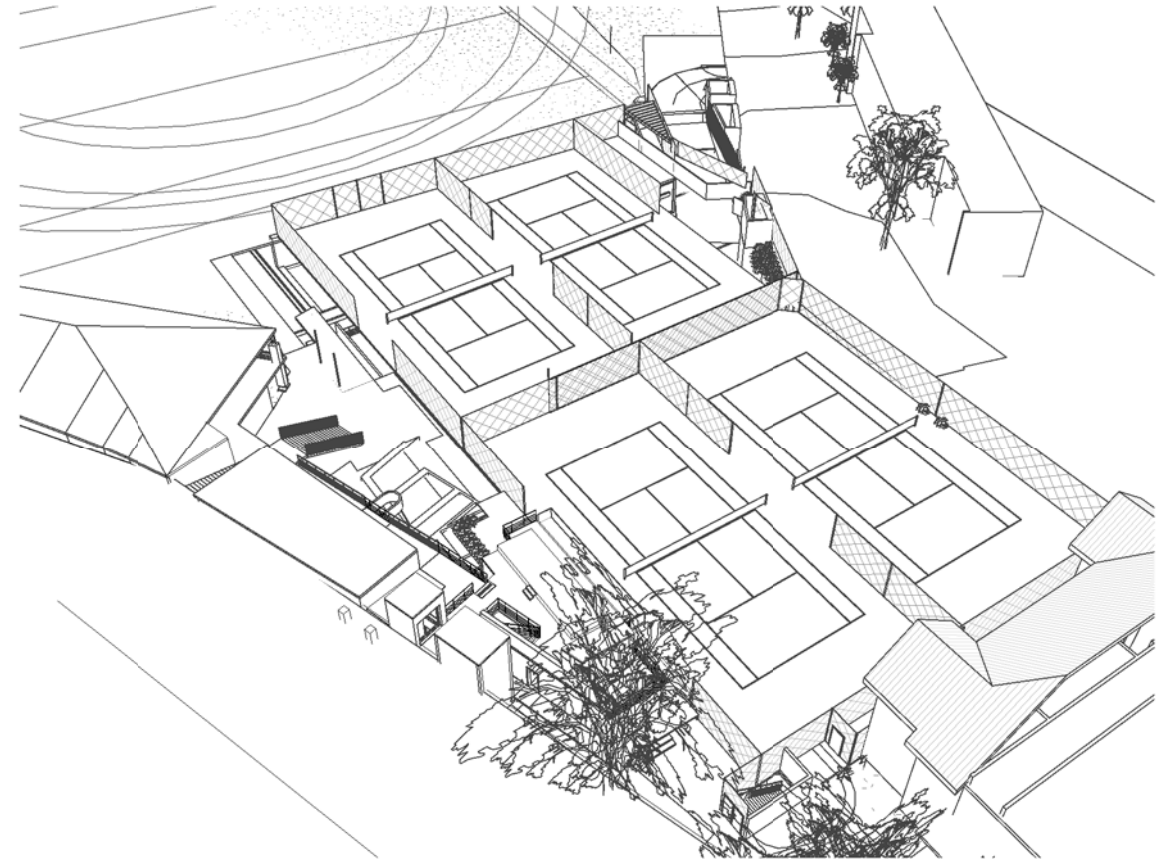
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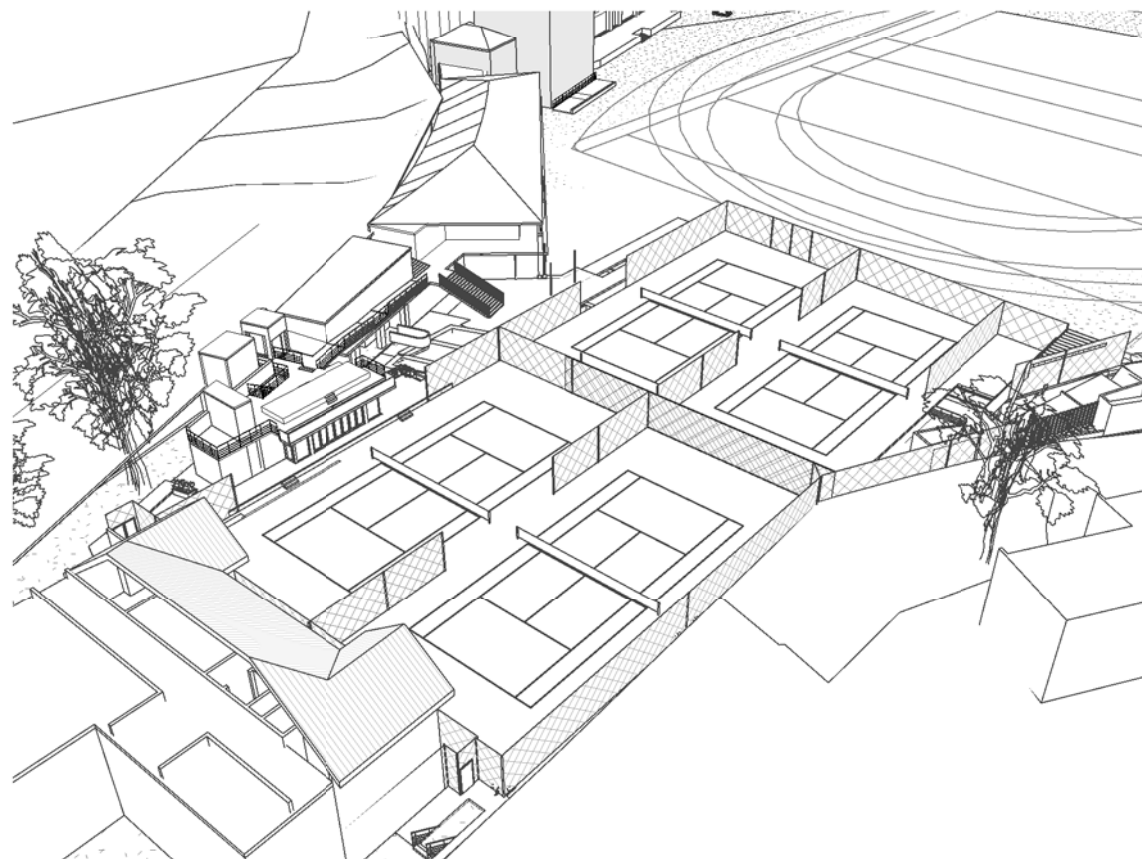
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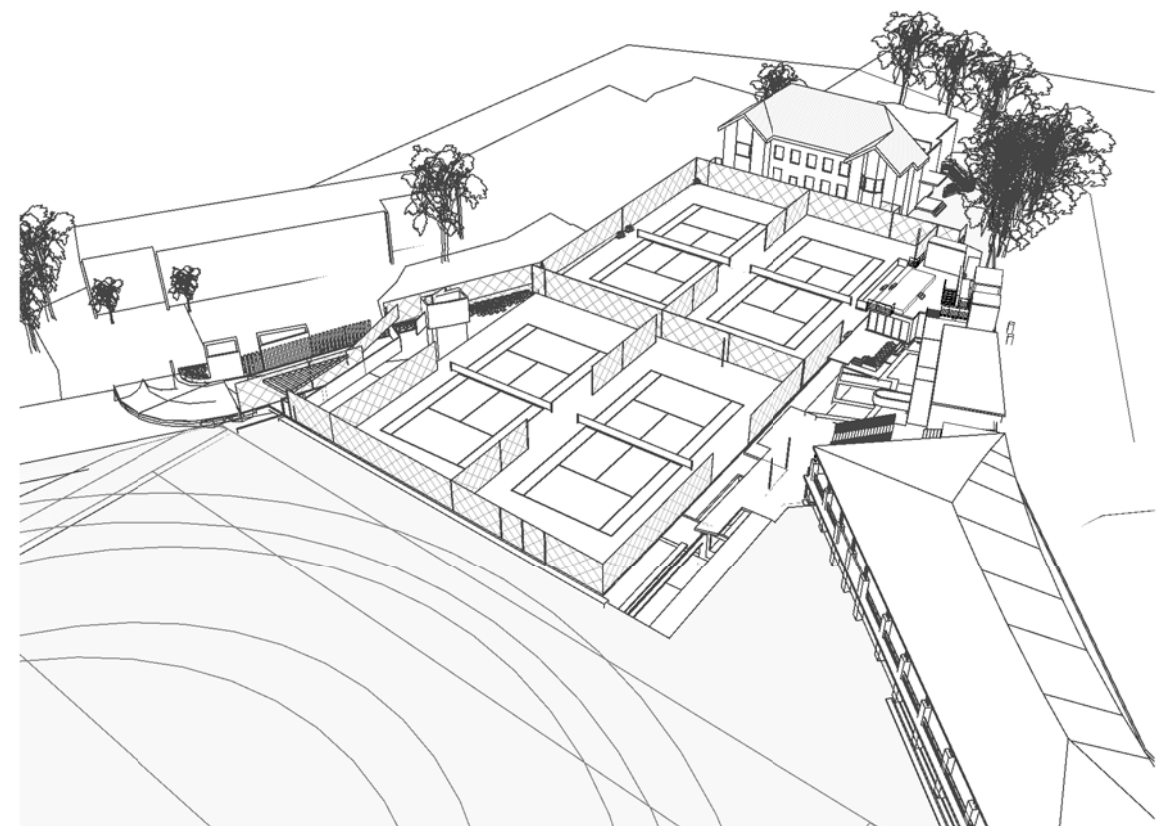
1 Summer Option - View 1



2 Summer Option - View 3



3 Summer Option - View 2



4 Summer Option - View 4



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**3D VIEWS - BIRDS EYE -
SUMMER**

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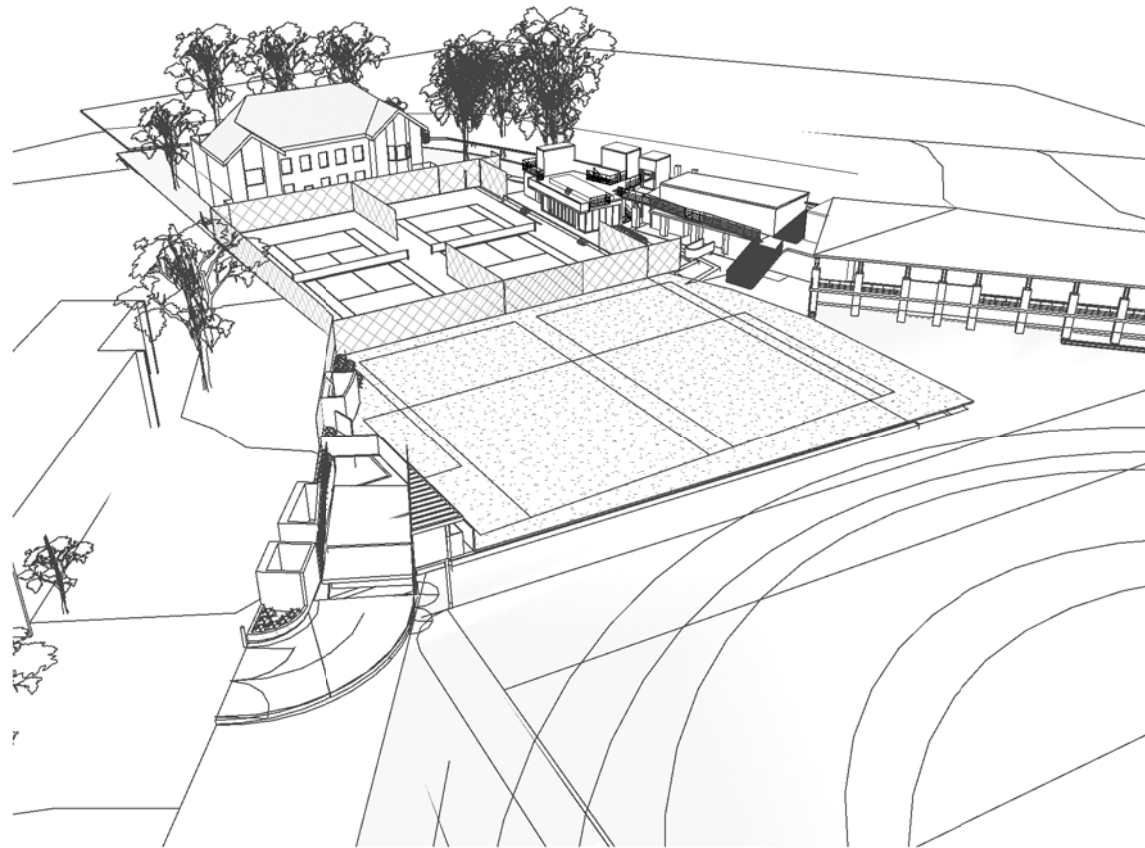
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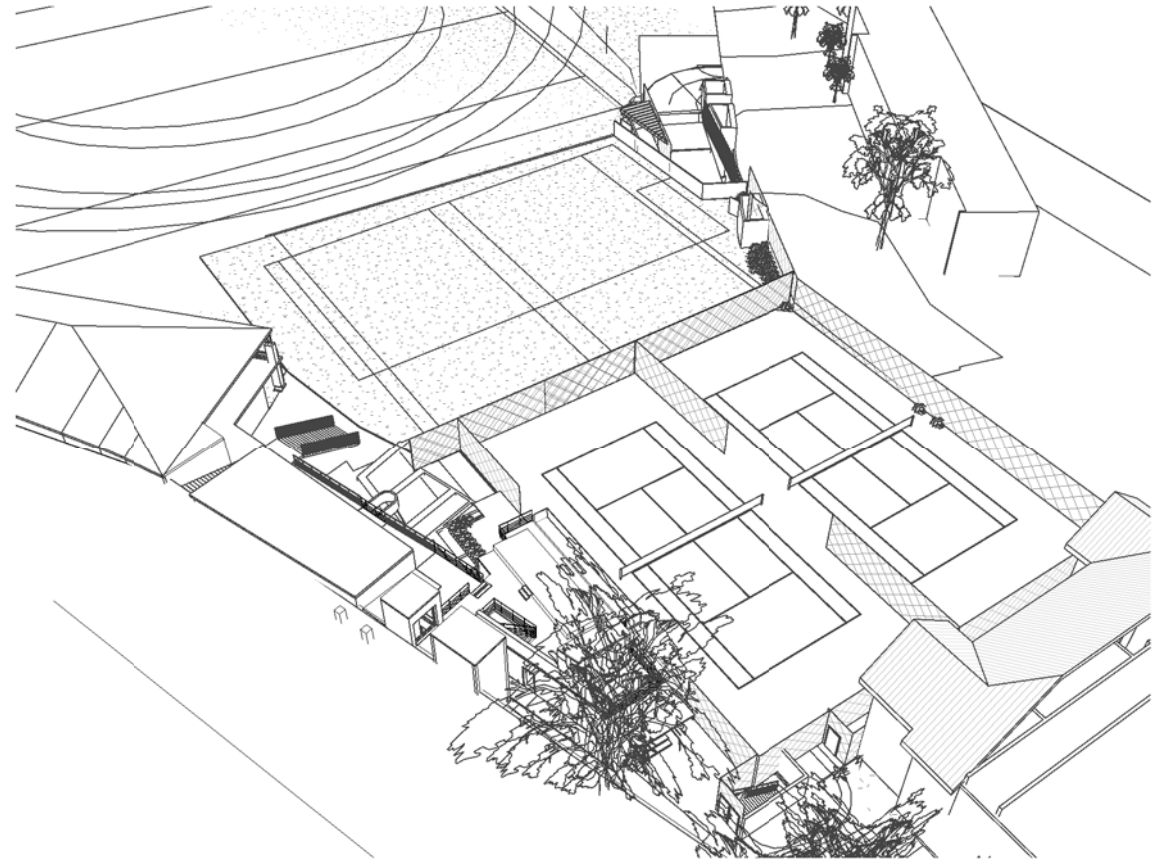
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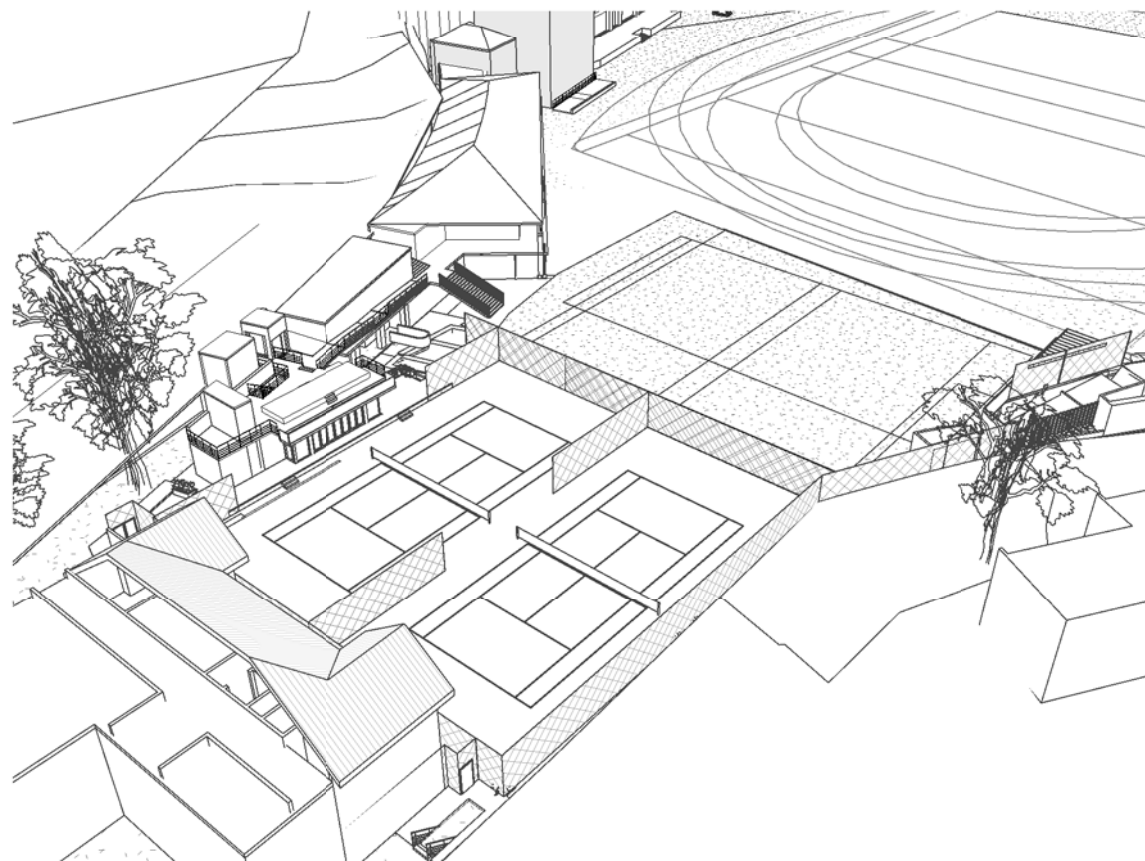
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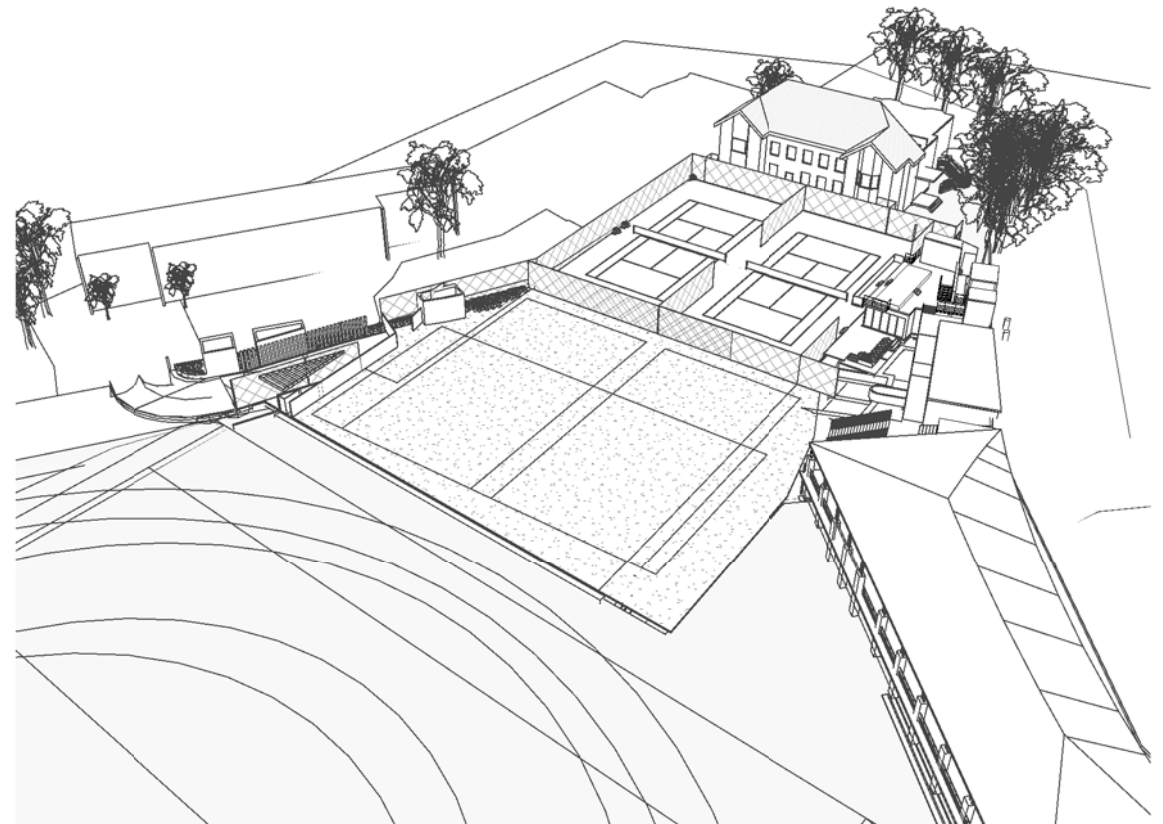
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3 Winter - View 3



2 Winter - View 2



4 Winter - View 4



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3D VIEWS - BIRDS EYE - WINTER

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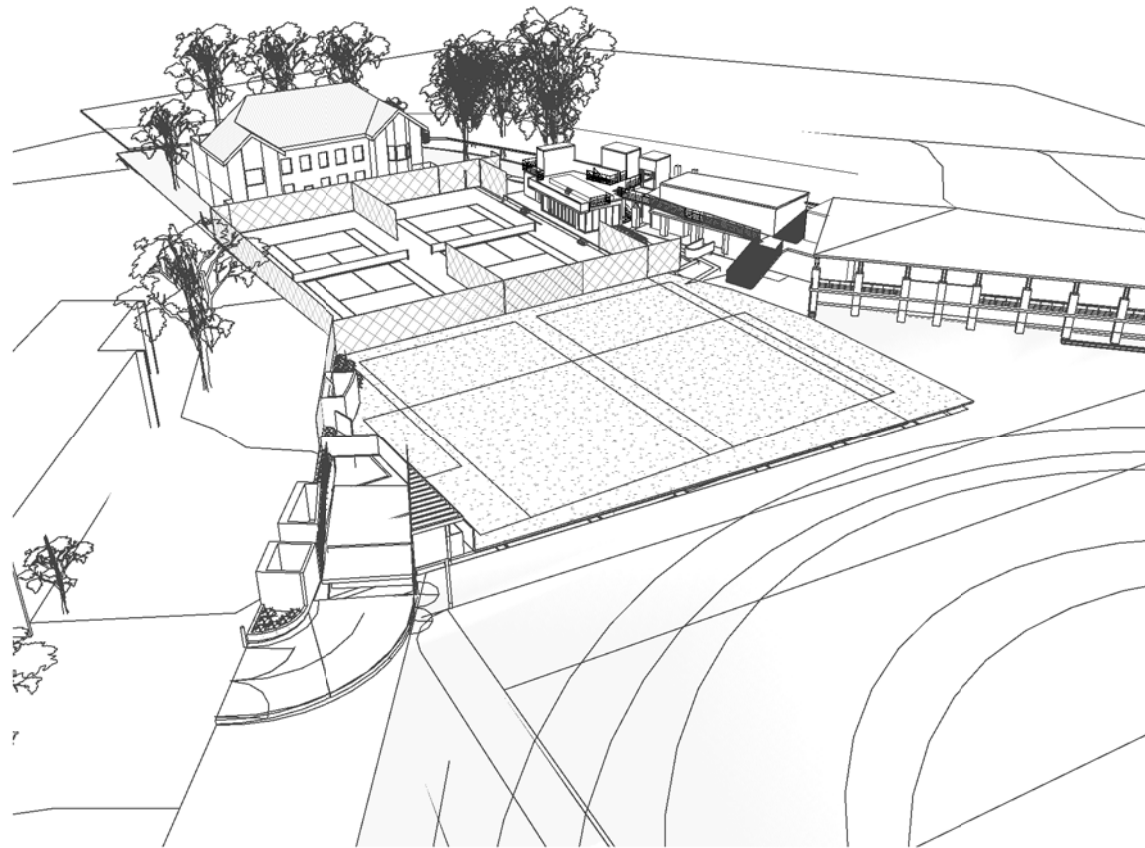
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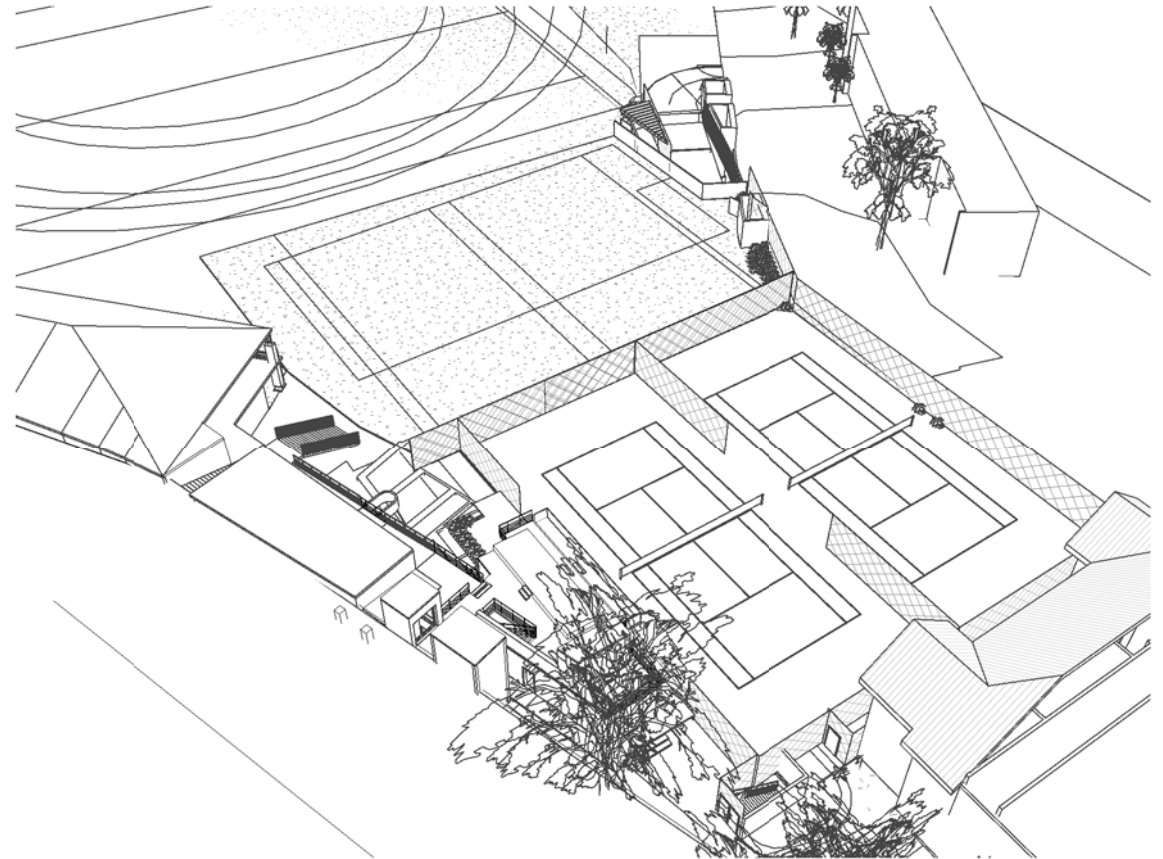
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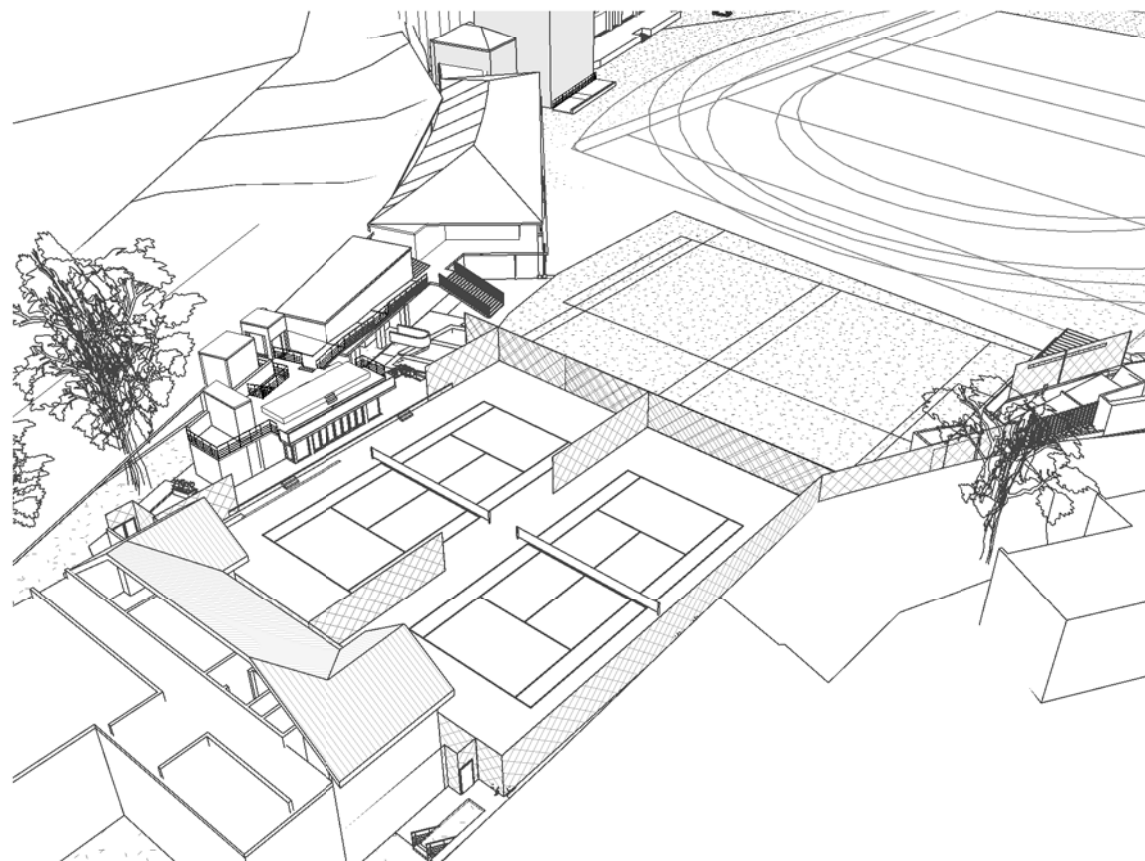
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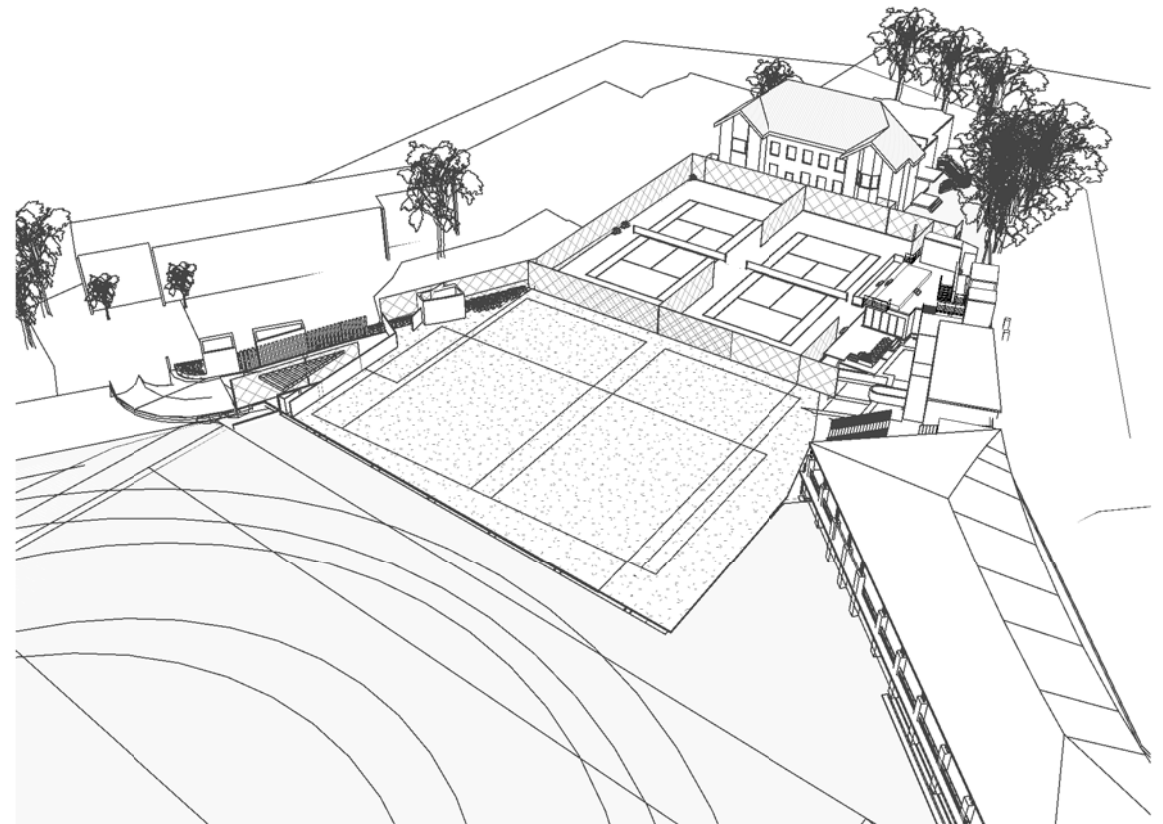
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3D VIEWS - BIRDS EYE - WINTER

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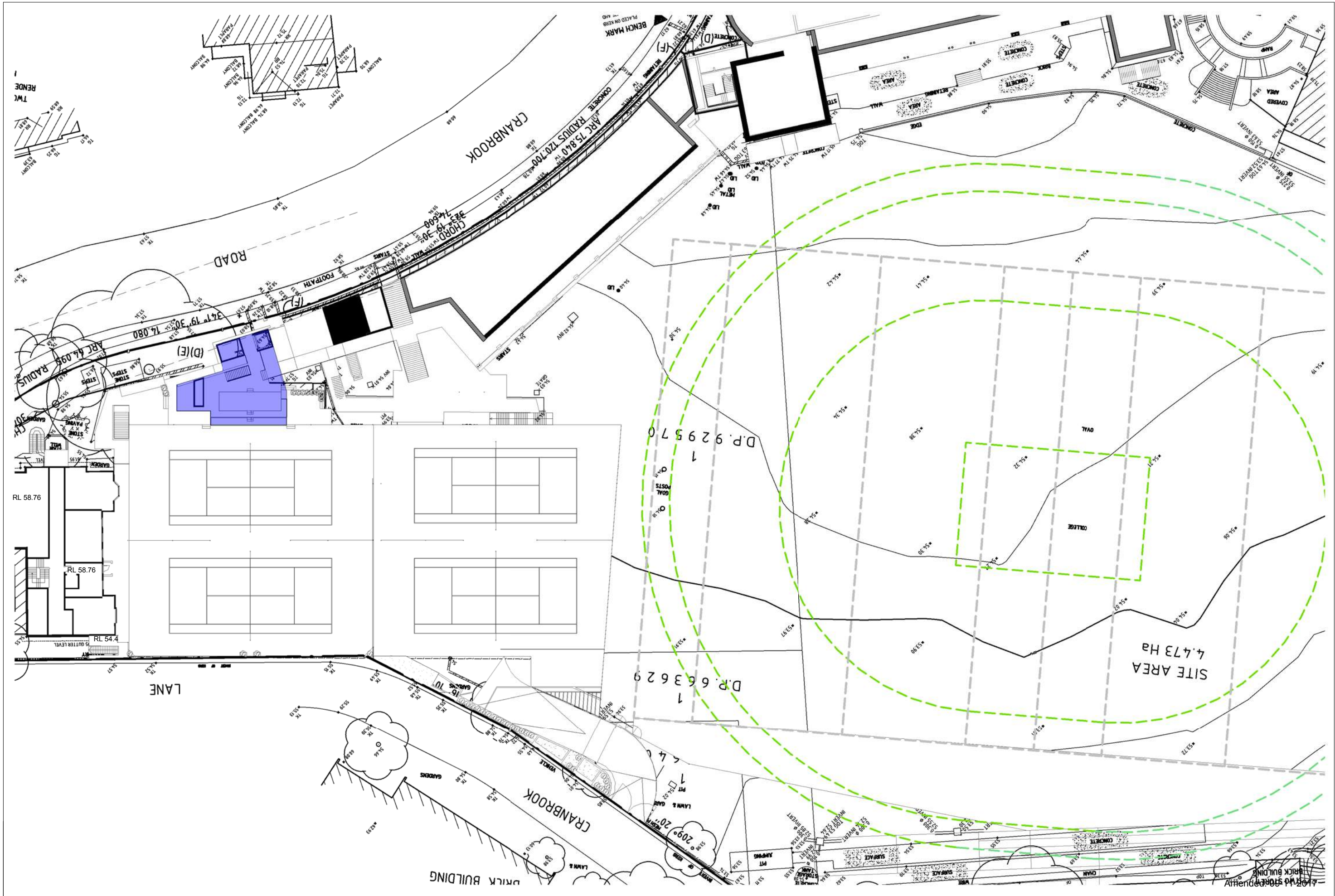
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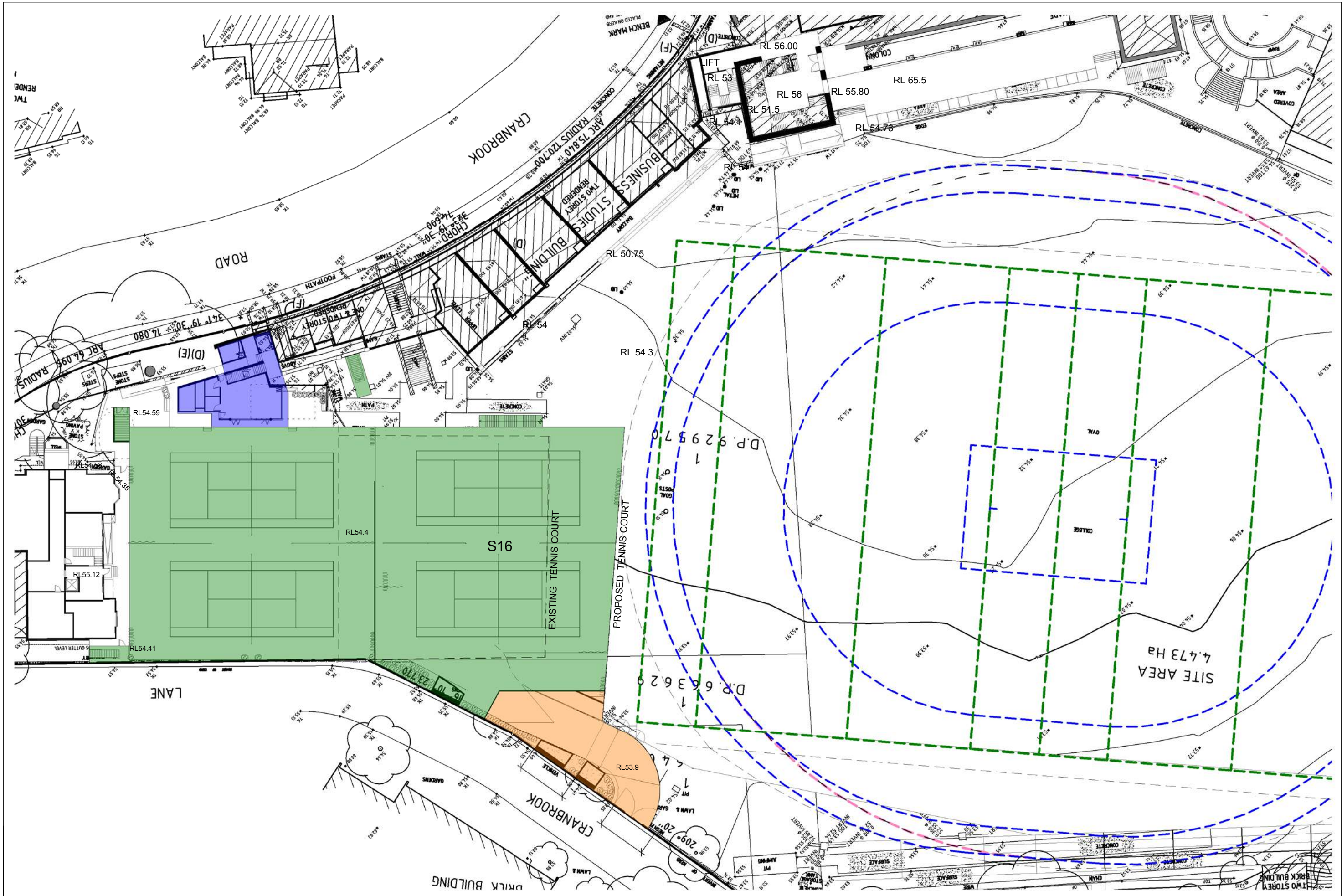
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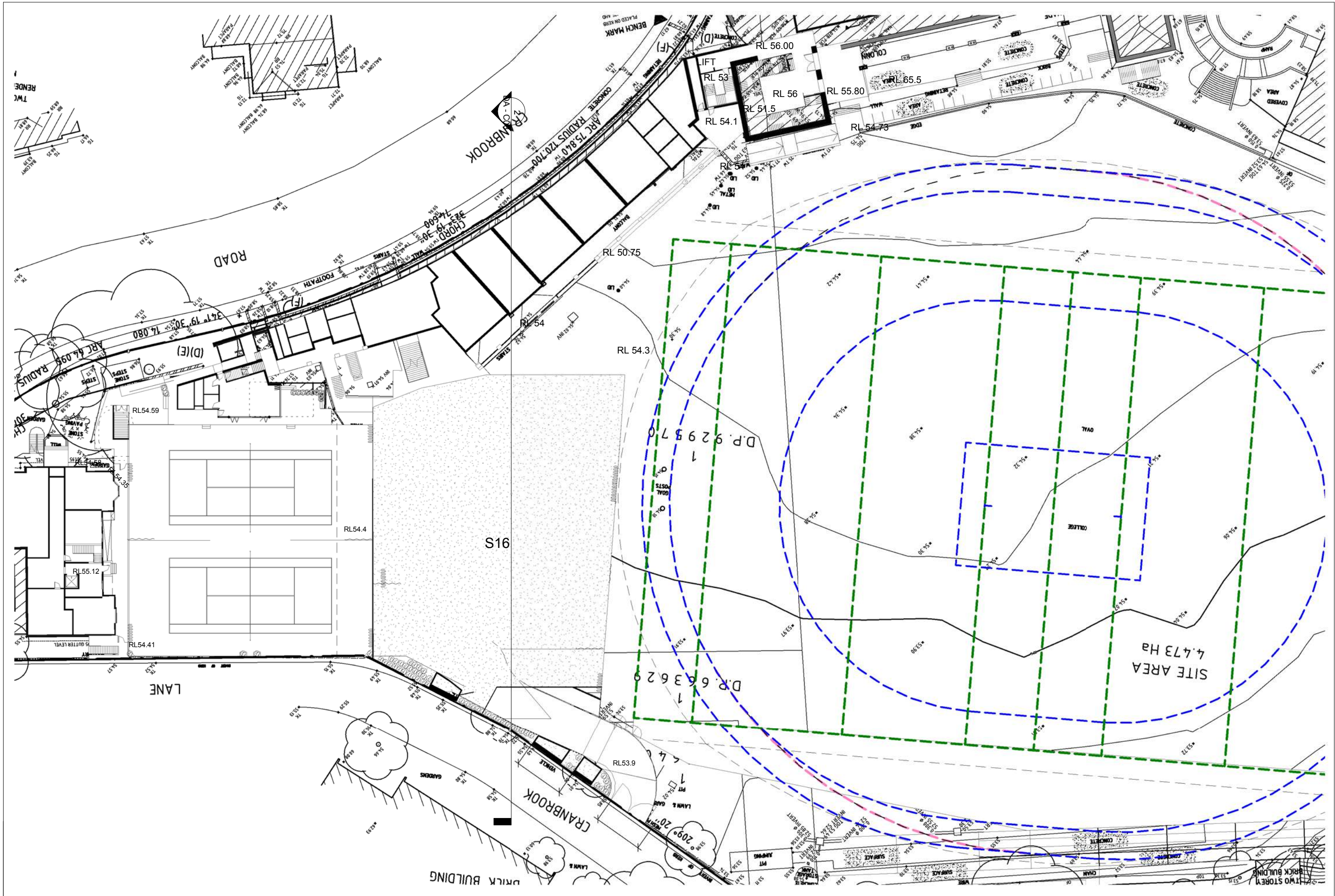
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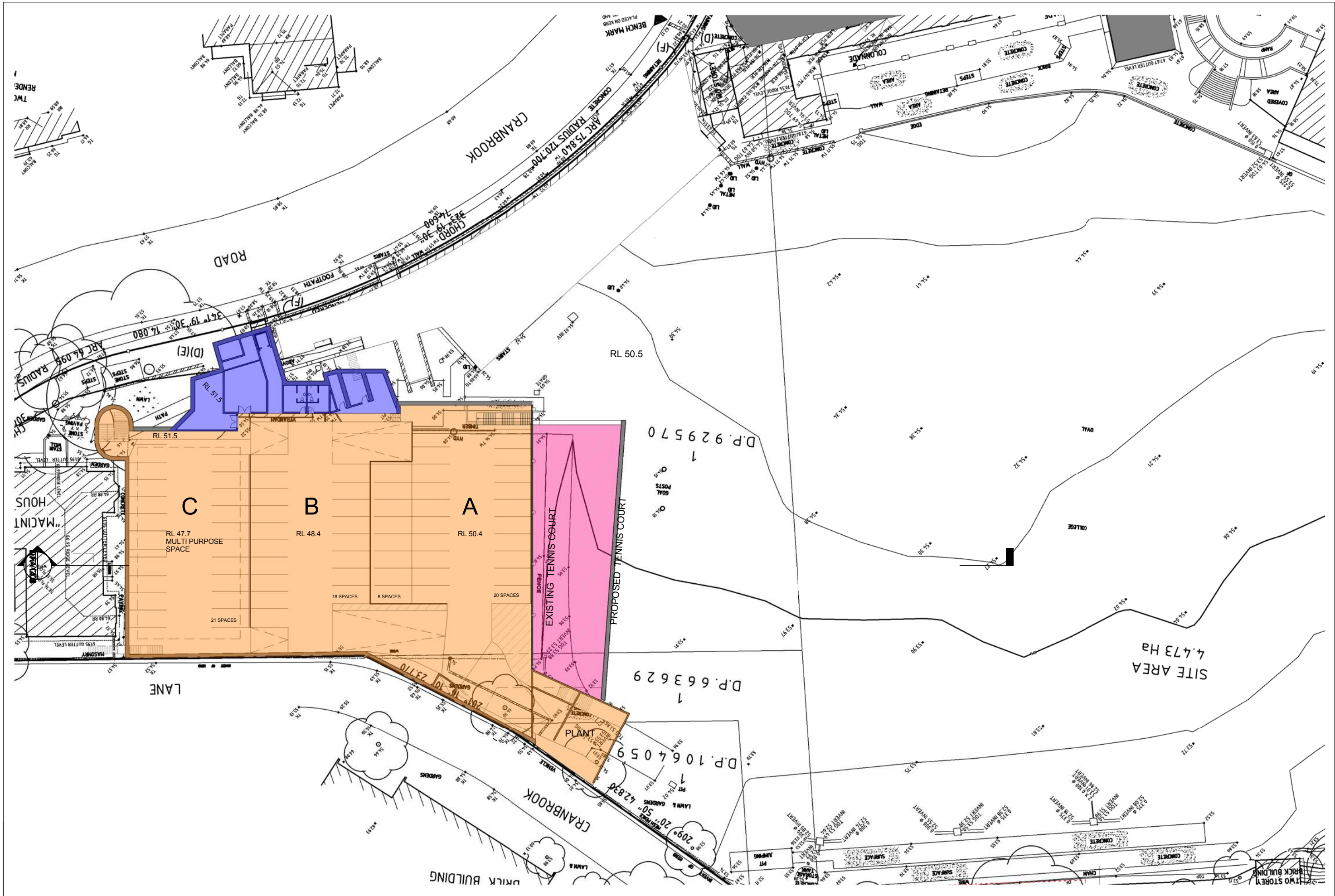
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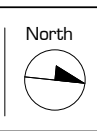
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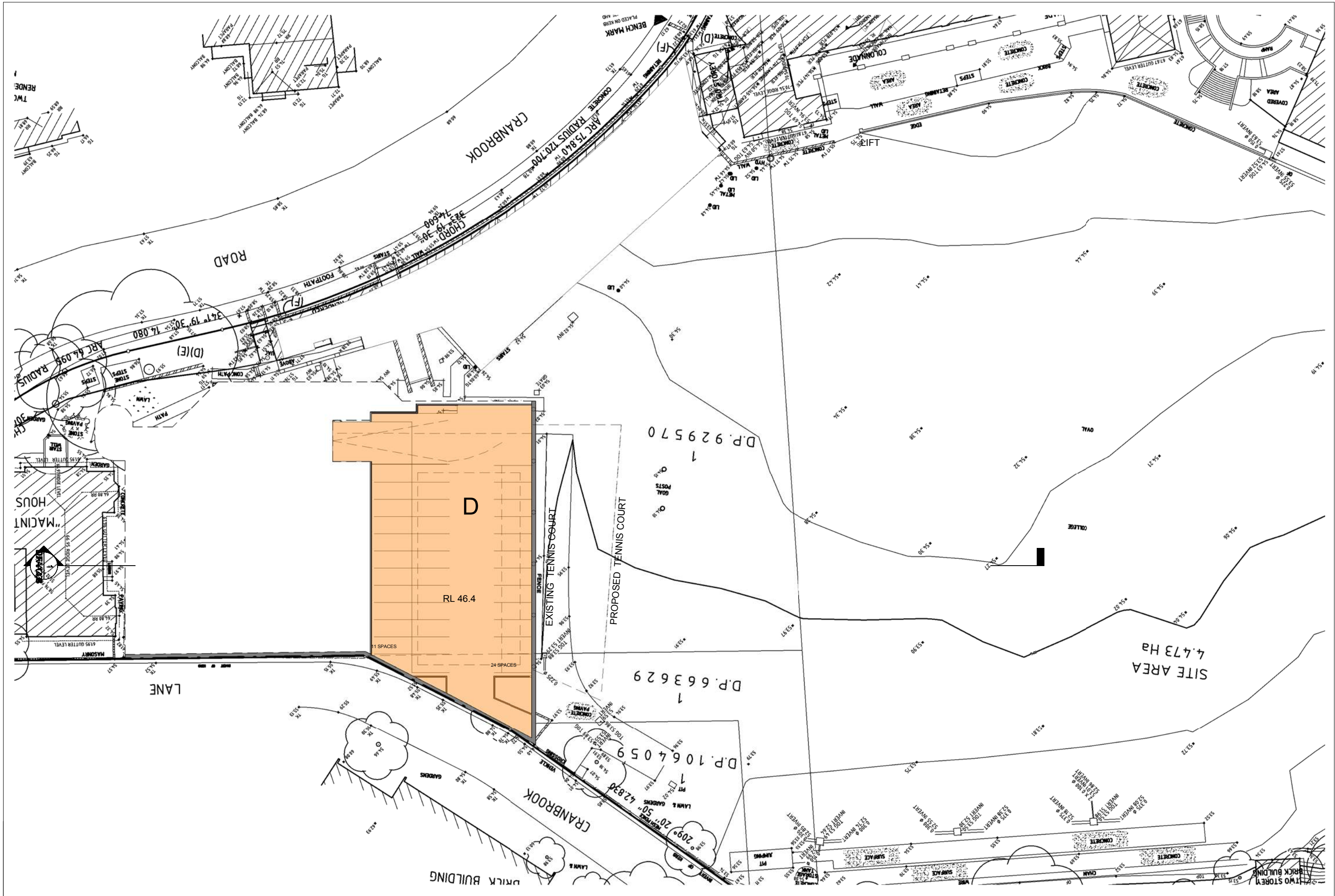


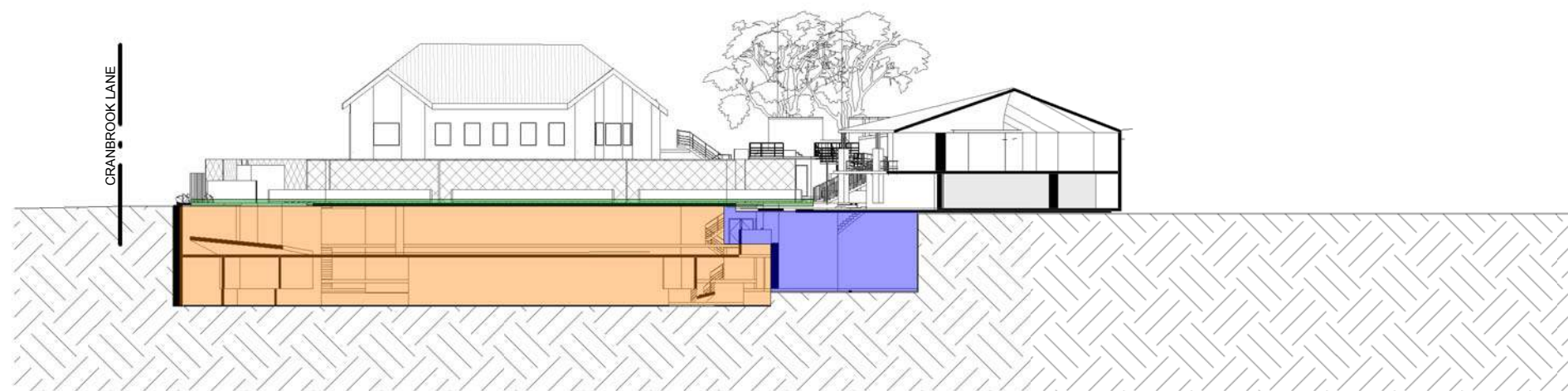
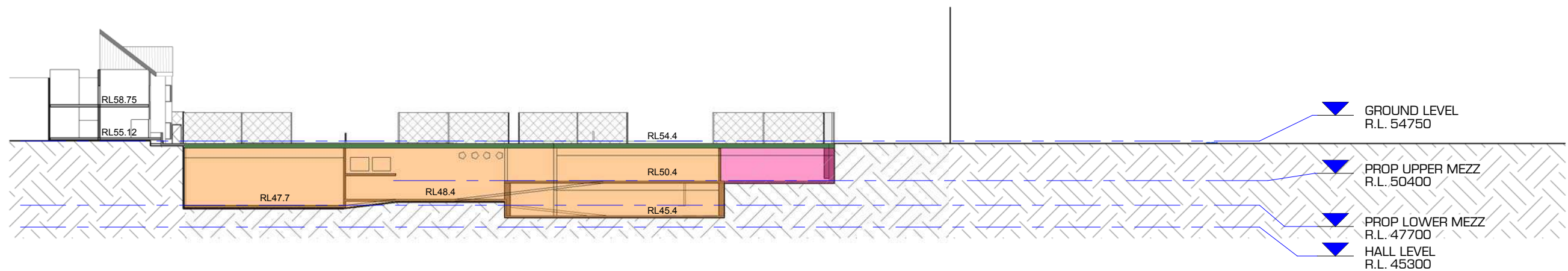
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1-500 PROP L3
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AERIAL PHOTOGRAPH

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