

14th December 2018



Matthew Adler  
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Level 2, 126 Arthur Street  
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## RE: Cranbrook School Redevelopment (SSD 17\_8812) – Response to Council Comments

Dear Matthew,

**ptc.** has been engaged by EPM Projects Ltd, on behalf of Cranbrook School, to provide traffic consultant advice in relation to the State Significant Development Application (SSD) for Cranbrook School, Bellevue Hill (SSD 17\_8812).

This letter has been prepared to provide responses in relation to Council Comments (dated 2nd October 2018), as listed below:

### 1. Traffic and Parking

#### 1.1 Green Travel Plan

##### Council Comment

A Green Travel Plan is prepared in accordance with Part E1.12 of Woollahra DCP 2015 (Condition 2)

##### Response:

- A Green Travel Plan has been prepared by **ptc.** (Revision 3, dated 21<sup>st</sup> September 2018) and can be found as Attachment 1

In relation to the requirements of Part E1.12 of Woollahra DCP 2015, the Green Travel Plan addresses the objectives as shown below:

Table 1 – Green

Travel Plan Requirements (Section E1.12, Woollahra DCP 2015)

Objective		Control		Response
O1	To ensure green travel plans are provided with certain developments	C1	Developments which exceed the thresholds values listed in Section E1.12.1 will require a green travel Plan	The development exceeds the threshold within Section E1.12.1 and therefore a green travel plan has been prepared and submitted.
O2	To ensure the targets set out by the green travel plan are reasonable and practical	C2	Council will review the targets laid out by the green travel plan before implementation	Targets are set out in Section 4 of the green travel plan
O3	To ensure responsibility for implementing the green travel plan is held by a representative within the organisation or company	C3	The address and contact details of a contact person shall be provided. The contact person will be responsible for implementing and enforcing the green travel plan	The school will appoint a Travel Plan Co-ordinator (as outlined in Section 4 of the green travel plan) and details will be provided prior to implementation of the green travel plan
O4	To monitor and review the effectiveness of the green travel plan	C4	After implementation of the green travel plan, annual reports will be required to provide information on the number of people trips, travel modes by time of day, journey purpose and origin/destination of trips for a minimum of 5 years post occupation	As outlined in Section 4.7 of the green travel plan, a monitoring and review strategy will be implemented and this will be undertaken for a minimum period of 5 years post occupation

## 1.2 Bicycle Provisions

### Council Comment:

- Adequate on-site provision shall be made for bicycle storage and facilities in accordance with Part E1.6 of Woollahra DCP 2015 (Condition 3)

### Response:

The Woollahra Development Control Plan (DCP) 2015 sets out the planning policy requirements for Educational Establishments within Woollahra Municipal Council LGA.

As shown below, Section E1.5.2 sets out the parking requirements for Educational Establishments.

Table 2 – Traffic, Parking and Access Requirements (Section F2.6, Woollahra DCP 2015)

Land Use		Minimum Parking Generation Rate	
O6	To encourage use of bicycles as a means of travel to educational establishments.	C9	Bicycle parking is provided.
		C10	For secondary and tertiary establishments—dedicated secure bicycle parking is provided at the following rates: a) 5% of staff numbers; b) 10% of full-time student numbers; at a central location and with associated change rooms and showers.

As outlined below the school has a staff FTE of 115 and a student population enrolment cap of 1115.

Applying the Council requirements to the existing school population leads to the following requirements:

Staff –	1 space for 5% member of staff –	6 spaces
Students -	1 space for 10% of students -	112 spaces
Total -		118 spaces

The proposed Basement 1 car park includes the provision of 20 bicycle spaces and 20 spaces within the forecourt of the Aquatic Centre, therefore requiring a further 78 spaces throughout the rest of the campus.

There are currently five locations within the campus where bicycles are stored/parked and as part of the development, 78 spaces will be formalised with bike racks to provide the required bicycle provision.

Given that there is no proposed increase in staff or student numbers as part of the development, the provision of 40 additional spaces and the formalisation of the existing provisions, are deemed acceptable, in accordance with the DCP requirements and also promotes a healthier and an alternative mode of transport for both staff and students.

The provision of these spaces will be in accordance with the requirements of AS2890.3 2015 and the final design and specification of these spaces will be documented within the Construction Certificate documentation.

## 2. Construction

### 2.1 Construction Traffic Management Plan

Council Comment:

- Suitable conditions including the preparation of a Construction Management Plan (Condition 4) are recommended to ensure that the proposed redevelopment does not unreasonably impact on the surrounding road network, specifically in relation to pedestrian safety and vehicular traffic.
- It is noted that the application proposes a significant volume of excavation, which will have significant implications on the surrounding road network. Details of volume of excavation and resultant truck movements is required to be submitted as part of the Construction Traffic Management Plan.

Response:

As part of the SSDA submission **ptc.** prepared and submitted a Construction Traffic Management Plan (refer to Appendix 2).

The Construction Traffic Management Plan outlines the construction vehicle routes, number of trucks, hours of operation, construction traffic access arrangements and traffic management measures. The Construction Traffic Management Plan addresses the Conditions within Section D9 Construction Management Plan (where possible).

A Construction Management Plan will be prepared and submitted in advance of the finalisation of the CC Stage and the Construction Management will fully address requirements of Section D9 Construction Management Plan of the Woollahra DCP 2015.

With particular reference to Condition (p), we note that vehicle movements related to demolition, excavation and construction works, are to be limited to the hours of 9.30am and 2.30pm on school days. Please note, that it is the client's intention to provide additional traffic management measures to manage the interface between the construction and school traffic during school zone times to further mitigate potential conflicts, to enable work to continue outside of the times stated. This is to enable the works to be completed within the shortest timeframe possible, which in turn reduces disruption of the construction traffic has on the public road network.

## 3. Conclusion

We trust the information provided will assist in the response to Council. If you have any further enquiries relating to a parking or traffic matter, please contact our office on (02) 8920 0800.

Regards,



Steve Wellman  
Senior Traffic Engineer

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Attachment 1 – Green Travel Plan



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Attachment 2 – Construction Traffic Management Plan