

The Scots College McIntyre Courts and Car-parking

A proposal to demolish the existing 4 tennis courts in order to create underground car-parking, and to reinstate new tennis courts with an elongated footprint.

Introduction

The McIntyre Tennis Courts, four in total, are located immediately to the north of McIntyre House at the southern end of the Scots College Senior Campus.

The existing tennis courts have been in this location for many years; the courts are undersized for competition purposes, being approximately 30m in length, having a very short back court.

On the eastern side, the courts are adjacent to Cranbrook Lane

The courts abut the Main Sports Oval to the north and are at the same plane.

To the west, the courts are supported by an existing Tennis Pavilion, this will remain in place, beyond which is Cranbrook Road. There are two large trees within the site to the south west of the courts.

The Courts are currently not lit.

The Southern Courts are opposite a residence on Cranbrook Lane, and the Northern Courts are opposite Royle House, a Scots College boarding house

There is an existing vehicular access to the main oval from Cranbrook Lane in line with the existing courts' northern fence line.

The proposal

It is proposed to:

Demolish the existing Tennis courts and associated fencing.

Relocate the existing Vehicular access on Cranbrook Lane approx 7.5m north of its existing location, this will impact on existing vegetation.

Create a new basement car-park for nom 80 cars, plus service vehicles and general sports equipment storage.

Create a new vehicular ramp access to the basement car park from the new vehicular entry off Cranbrook Lane.

To facilitate access and egress via 5 stair locations.

To provide surface level accessible car-parks for persons with disabilities.

To re-instate the tennis courts with an enlarged footprint, being nom 7.5m longer overall, and 1.5m average wider overall, thereby bringing the courts to an acceptable competition standard.

To light the courts using low glare, low spread, energy efficient court lighting up until 9pm.

The car-park will be used primarily by staff and school vehicle use.

The car-park will be sprinkler protected

Mechanical ventilation is provided.

In order to "future proof" the car-parking structure we have allowed a nom floor to court height of 4m and have allowed for full bay width spans, creating a floor to structure clearance of nom 3m.

The nom. capacity is 80 cars + 8 motorcycles +8 Bicycles Plus Sports Oval service vehicles and sports equipment storage.

It is proposed that the two Southern Courts will be used for tennis year round, and that the two Northern Courts will be used for tennis during summer and as multi-sport courts during winter.

There is no on-site Student Drop-off in this location, it is located off Ginahgulla Rd near Fairfax House, and is the subject of a separate but linked Development Application, lodged simultaneously.

Impact of the Proposal

Courts level:

As noted above the tennis courts have been in this location for many years and although the overall footprint is increasing in size, the number of courts remains the same. The year round use of the Southern Courts for tennis is consistent with their current usage, the use of the Northern Courts as multi-use courts during winter will result in a small increase in the intensity of use, but the practical impact of this will be on Royle House, a Scots College boarding house, opposite on Cranbrook Lane.

To date the courts have not been lit at night, it is proposed to light the courts with low glare, low spread, energy efficient fittings to no later than 9.00pm.

Car-park Level:

The car-parking generally will be for staff, Scots College Service Vehicles, including mini-buses, and Sports Oval Service vehicles and equipment plus sports equipment storage.

The car parking will be predominantly "tidal flow" and low turnover. The majority of the vehicles will arrive between 7.30am and 8.30am, there will generally be very little movement of vehicles during the day, and the majority of the vehicles will be leaving the site between 3.00pm 4.00pm and through till 5.30pm.

There will be no student drop-off at this location, as agreed with Woollahra Council, the on-site school drop-off will be located at the Fairfax Ginahgulla site, accessed off Ginahgulla Road. The onsite School Drop-off is the subject of a separate but linked Development application.

In Summary

The proposal has essentially two components:

Improved tennis facilities,

This will at last enable tennis to be played on competition standard courts with respectable backcourts, thereby allowing the correct instruction for a "complete game."

New underground car-parking and Sports Grounds storage.

The car-parking for nom 80 vehicles + motorcycles, bicycles + Oval vehicles & equipment, substantially addresses the current shortfall of on-site car-parking, this will be completely addressed with the eventual redevelopment of the Fairfax Ginahgulla site as is identified in the Scots College Senior Campus Master-plan, currently in production, and will facilitate a balance of facilities across the site.

As has been agreed with Woollahra Council, this site is not suitable for the College on site student drop-off, and, the separate but linked Development Application for the on-site student drop-off proposed for Ginahgulla Road addresses this issue.

The proposed car-parking will relieve parking capacity pressure on the surrounding streets, and the upgraded tennis courts will signal a new era for tennis at Scots.