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Transport Planning, Traffic Impact Assessments, Road Safety Audits, Expert Witness

2nd December 2020

Reference: 200883.01FB

Templum Design Architects
21 Roseberry Street,
Mosman NSW 2088
Attention: Demetrius Condos

LETTER OF RESPONSE TO RECORD OF DEFERRAL FOR MODIFICATIONS TO JOHN COLET SCHOOL AT 6 WYATT AVENUE, BELROSE

Dear Demetrius,

Reference is made to your request to provide a response for the parking matters raised within the Record of Deferral for the proposed Modifications to John Colet School at 6 Wyatt Avenue, Belrose (Concept Site layout in **Annexure A**). This letter is in response to Sydney North Planning Panel's Record of Deferral dated 28 October 2020 for DA Modification Number MOD2019/0627. The comments made by the Sydney North Planning Panel relevant to traffic and parking are shown below (italicised) with *M^CLaren Traffic Engineering's* (MTE) response thereafter.

REASONS FOR DEFERRAL

The Panel resolved to defer the application to see further information from the Applicant as outlined below.

...However, during the course of the public meeting it became apparent the Panel required clarification of the school's car parking arrangements.

Consequently, the Panel resolved to defer the application to urgently seek further information from the Applicant on the proposed modifications to onsite parking, resultant access arrangements, to amend architectural plans to include the basketball court on the designated car parking (if this is proposed as part of the modification) and obtain the Applicant's advice regarding use of the basketball court and consequential car parking arrangements during use of the court.

MTE Response: An updated plan of the site has been prepared (with a reduced plan provided in **Annexure A** for reference) which indicates the proposed location of a netball court within the proposed car parking area at the northern end of the site. The plan details the proposed location of 30 typical on-site car parking spaces within the site which are shown using red numbering. Seven (7) of these proposed car parking spaces encroach within the netball court area, which are marked 16 to 22 inclusive which will be allocated solely to admin / auxiliary staff. Accordingly, seven (7) temporary car parking spaces are shown on the plans of the site with blue numbering, where staff parked in the typical spaces 16-22 will be required to move their vehicles to before any netball

activities are scheduled to occur. This parking allocation is further detailed within the proposed Traffic Management Plan for the site.

1 Proposed parking management

To manage this operation, all staff of the school will be provided with an information package including a map of the site, which parking spaces are affected and a schedule of all times when netball activities are to occur. As detailed further within the updated traffic management plan, the netball court is proposed to be used during Term 2 (which is 9 weeks in total) for the following times only:

- Mondays between 10.50am and 12.20pm,
- Tuesdays between 10.50am and 12.20pm, and
- Tuesdays from 3.00pm to 4.00pm (after School hours).

Staff will be required to move their cars away from spaces 16-22 prior to each of the above-mentioned periods of netball activity, to the proposed location of temporary spaces marked on the plans of the site. All staff of the site are to be made aware of the owners of any vehicle which will park within spaces 16-22, and the contact details (including a mobile number or other contact number) of all admin/auxiliary staff to ensure that the owners of the vehicles can be contacted if a vehicle is required to be moved for access. At the conclusion of netball activities, the staff member attending to the netball activity will inform the admin/auxiliary staff when it is suitable for them to move their cars back into spaces 16-22 from the temporary spaces after each period of netball activity. One reasonable contact method is via text message through mobile phones, however this contact method can be internally managed between staff to ensure the method is convenient for their needs.

As the seven (7) spaces impacted by the netball activities will be allocated solely for use by admin / auxiliary staff, these will be able to move their cars at anytime it is required as they will not be restricted by the monitoring of children that teachers would be restricted by.

The location of temporary parking spaces 16 and 17 will obstruct access to the permanent spaces 9-14. As the use of these temporary spaces will be during school hours, it is considered highly unlikely that staff will be required to access these permanent spaces while cars are parked in the temporary spaces. In any case, the staff parked in the temporary spaces will be required to be available for contact by staff parked in 9-14 as outlined above in case access to these permanent spaces is required at any time.

It is noted that the netball hoops and poles will be temporary structures such that they will be moved from a storage area at the beginning of every netball session, and once all vehicles have been moved from spaces 16-22. Similarly, at the conclusion of each netball session, the poles and hoops shall be removed and placed back in a storage area prior to any staff vehicles re-entering the spaces 16-22. This will ensure that the netball structures will not cause impacts to the ability of staff to manoeuvre their vehicles into and out of each parking space.

2 Assessment of traffic and parking management

The on-site car parking management procedures will be undertaken within the on-site car parking areas which are used exclusively by staff, with the exception of the existing on-site disabled accessible space for use by visitors which will not be adversely impact by the proposed management. In addition, these management procedures will be used for relatively short periods across the school weeks of term 2 with only admin/auxiliary staff required to move their cars such that no adverse

impacts to the day-to-day operation of the school are expected. The locations of all temporary car parking spaces are able to suitably accommodate compliant parking dimensions and manoeuvrability required for access to and from the spaces. Therefore, the proposed management of the on-site car parking areas during netball activities is considered acceptable.

Please contact Mr Laen Stewart or the undersigned on 8355 2440 should you require further information or assistance.

Yours faithfully

McLaren Traffic Engineering



Craig McLaren

Director

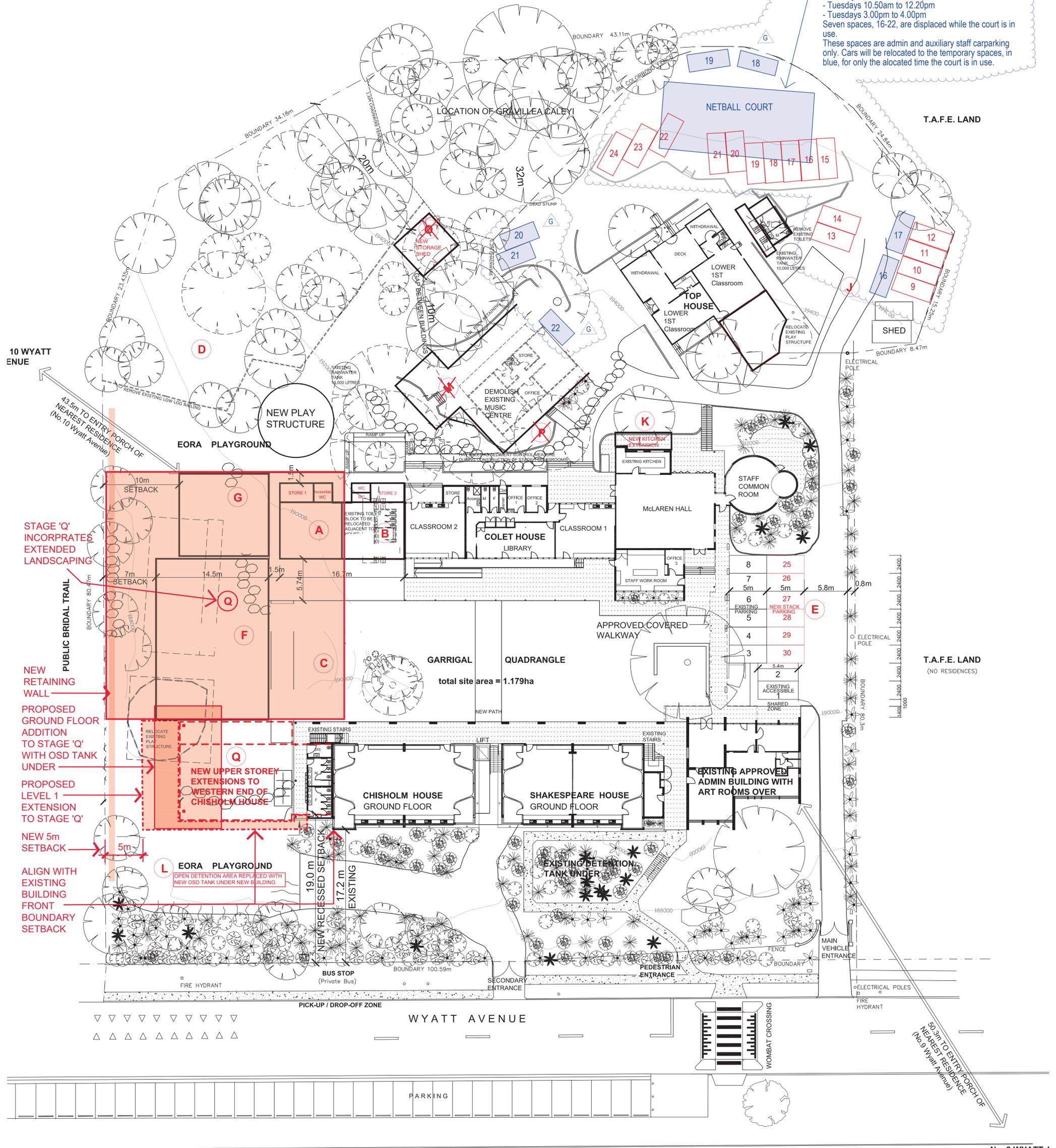
BE Civil, Grad Dip (Transport Engineering), MAITPM, MITE
RPEQ 19457
RMS Accredited Level 3 Road Safety Auditor [1998]
RMS Accredited Traffic Management Plan Designer [2018]



**ANNEXURE A: PROPOSED PLANS
(1 SHEET)**

T.A.F.E. LAND (DUFFY'S FOREST)

Note:
 Netball Court is exempt development and does not require development consent pursuant to the State Environmental Planning Policy (Education Establishments and Child Care Facilities) 2017
 Netball Court is only used during Term 2 (9 weeks)
 - Mondays 10.50am to 12.20pm
 - Tuesdays 10.50am to 12.20pm
 - Tuesdays 3.00pm to 4.00pm
 Seven spaces, 16-22, are displaced while the court is in use.
 These spaces are admin and auxiliary staff carparking only. Cars will be relocated to the temporary spaces, in blue, for only the allocated time the court is in use.



WYATT OVAL

No. 9 WYATT A

Reference letter	Stage components
Stage 1	
A	Two new classrooms, and demolition of existing toilet block
B	Relocate larger toilet block to replace existing adjacent to Top House
C	Garrigal Quadrangle landscaping and paving
D	Release northwest corner for informal play and tree removal
E	Stack parking east of Garrigal Quadrangle (spaces 25 to 30)
Components of future stages (not necessarily sequential):	
F	Remove existing demountable and erect new C.O.L.A.
G	Relocate existing play structure in Eora Playground (move north)
H	New classroom off Top House
I	Relocate existing play structure near Top House (move north)
J	Five new parking spaces adjacent to Top House (spaces 20 to 24)
K	Extensions to existing Kitchen
L	Eora Playground landscaping - vegetation buffer to perimeter
M	New Music Centre replaces existing Music Centre
N	Relocate parking spaces 18 and 19 to northern end of site
O	New Store
P	Landscaping new Music Centre
Q	Upper level extensions to western end of Chisholm House

Stages/Components B, H, I, M, O, P have been struck out and marked as DELETED following comments from the RFS.

AMENDED
DELETED

DELETED
DELETED

NOW EXTENDED OVER LARGER AREA

DELETED
DELETED

Stage Q - SECTION 4.55 MODIFICATION TO MASTERPLAN

- PROPOSED GROUND FLOOR 'ART ROOM' ADDITION AND EXTENDED LANDSCAPING

- PROPOSED CHANGES TO LEVEL 1, EXTENDING TOWARDS THE WEST AND THE SOUTH

Issues:

'B' - 07/11/2019 - S4.55 Modifications submission along with DA for Extensions to Chisholm House

'C' - 15/04/2020 - Amendments to S.4.55 submission to satisfy Condition 6 of DA2015/0558

Revision 'D' - 02/12/2020
 Netball Court shown at northern end of site, with alternative parking for 7 car spaces (numbers 16 to 22) to be used when court is being used.

MASTERPLAN SHOWING FUTURE DEVELOPMENT FOR INCREASED STUDENT NUMBERS
 for John Colet School, No.6 to 8 Wyatt Avenue, Belrose 2085
 Lot 1, DP 601101 and Lot 101, DP 874509

SITE ANALYSIS PLAN

JC/IN - DA/DWG 1001 rev: D

templum design architects

21 Rosebery Street, Mosman NSW 2088
 Nominated Architect: Demetrius Coudos B.Arch (Hons) AIA
 Reg No. 5355

Scale: 1:200 at B1, 1:500 at A3
 Date: 07/11/2019