



**16A ALLIES ROAD, BARDEN RIDGE - DA22/0995**

PPSSH-123

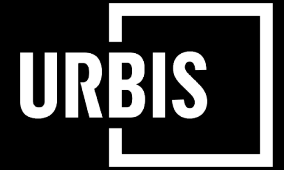


## **Sutherland Shire Christian School**

**Construction of a new basement car park and increase of student capacity to 950 students.**



# ACKNOWLEDGEMENT OF COUNTRY



*We acknowledge the Traditional Owners of the land on which we work, the Dharawa people as the Traditional Custodians of the land.*

*We recognise their continuing connection to land, waters and culture, and pay our respects to Elders past, present and emerging.*



# KEY MATTERS FOR CONSIDERATION

- **The Site & Planning Context**
- **The proposal**
- **Basement Design and Landscaping**
- **Traffic and Parking**
- **Engineering matters**

# THE SITE

The Shire Christian School was founded in 1977 and moved to the site in 1981. The School comprises prep to year 12, and is an independent, Protestant, Non-Denominational Co-Education School.

The School currently has 950 enrolled students and 96 staff members.



Figure 1: The Site (Red) and Proposed Carpark location (Blue)

Source: Nearmap



# PLANNING CONTEXT

- Pre-DA with Council was held on 26 October 2021.
- DA15/1485 - approved on 29 December 2015 for the refurbishment of school facilities and a student capacity of 750 students.
- Existing parking for staff distributed across the site (see **Figure 2**)

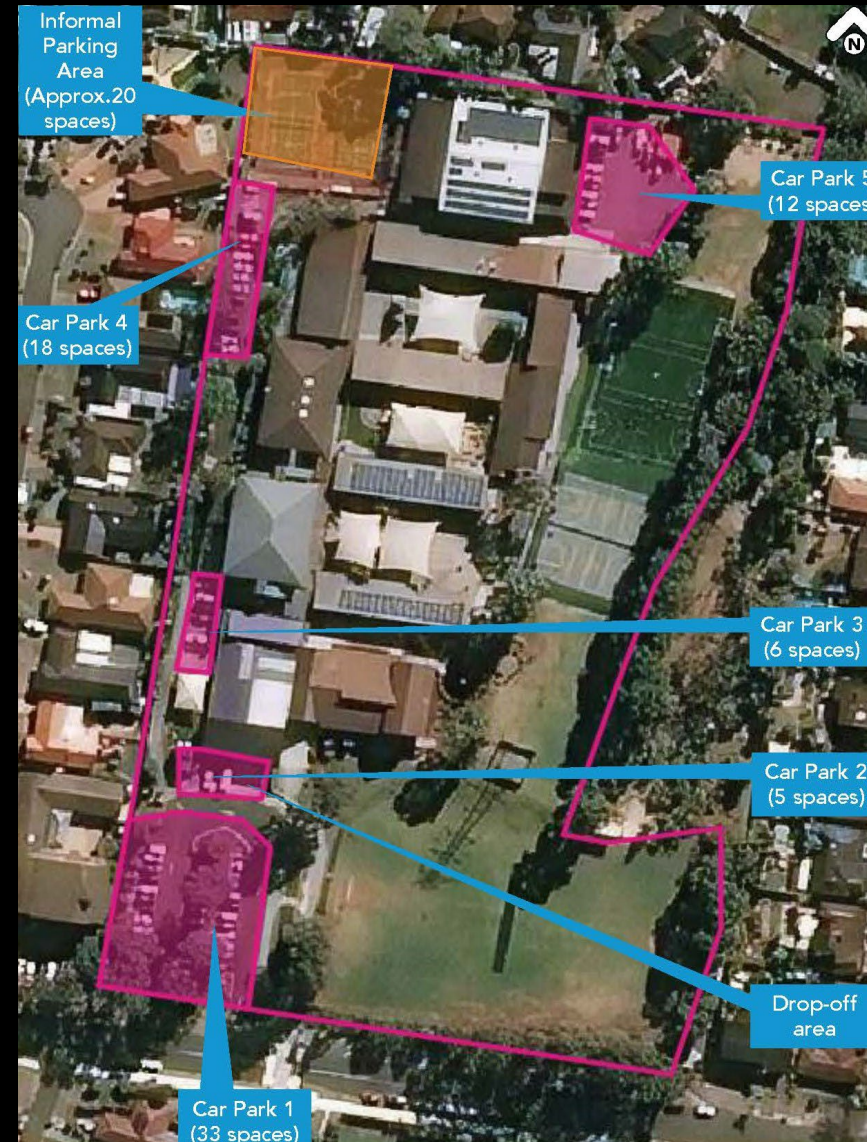


Figure 2: Current Parking layout  
Source: ptc.

# PROPOSED DEVELOPMENT

- Excavation works across the sports court at the southern end of the school site for the construction of a new basement carpark, comprising 69 car-parking spaces.
- Additional vehicle driveway off Allies Road.
- Landscaping works to re-establish the sports field above the proposed basement carpark.
- Removal of 6 trees and replant 26 tree.
- Increase student capacity to 950 with maximum of additional 20 students for unanticipated fluctuation.



Figure 3: Proposed Site Plan

Source: Architects AJC

# PROPOSED BASEMENT DESIGN

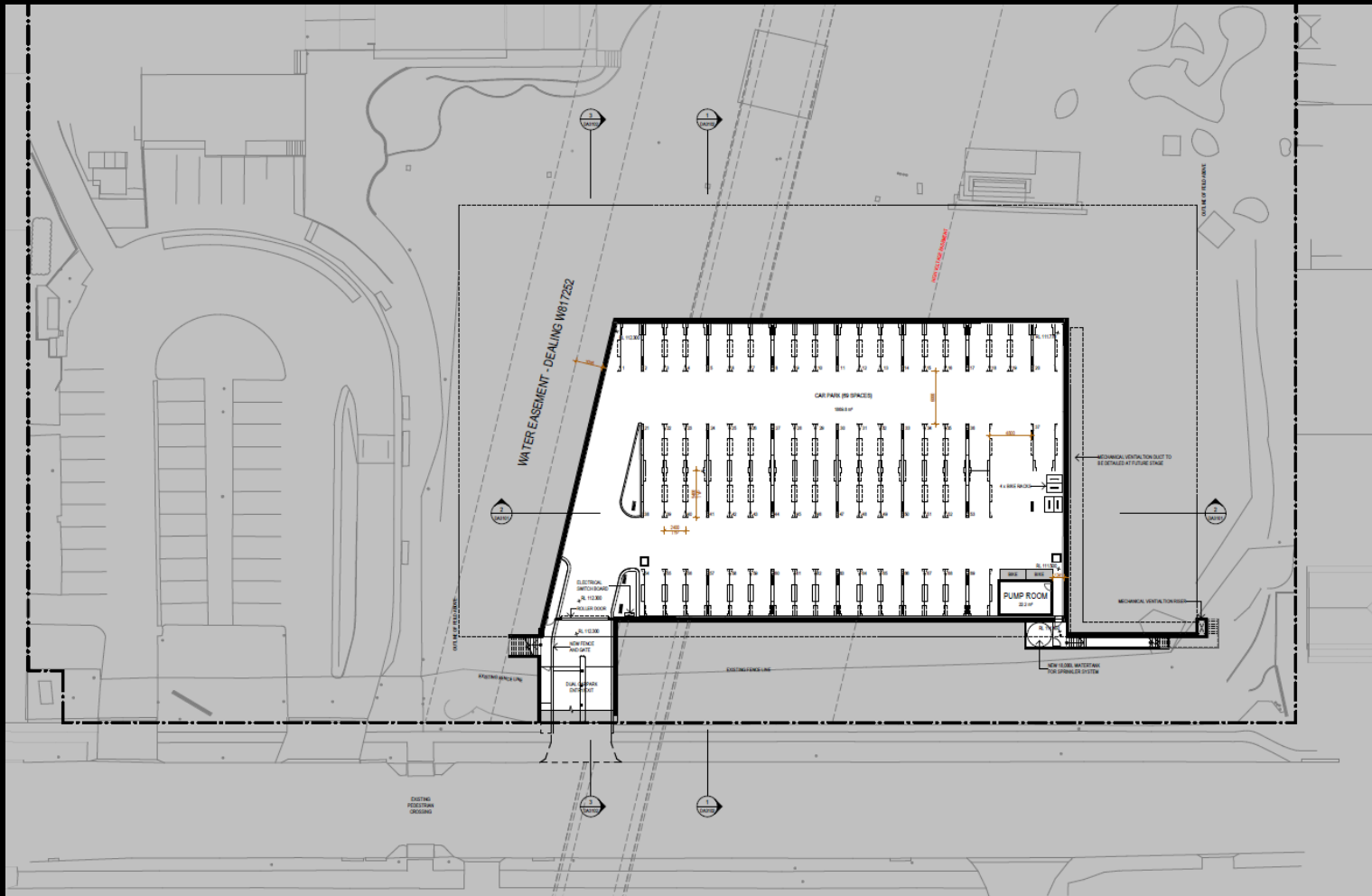


Figure 4: Proposed Basement Carpark Plan  
Source: Architect AJC

# PROPOSED BASEMENT DESIGN

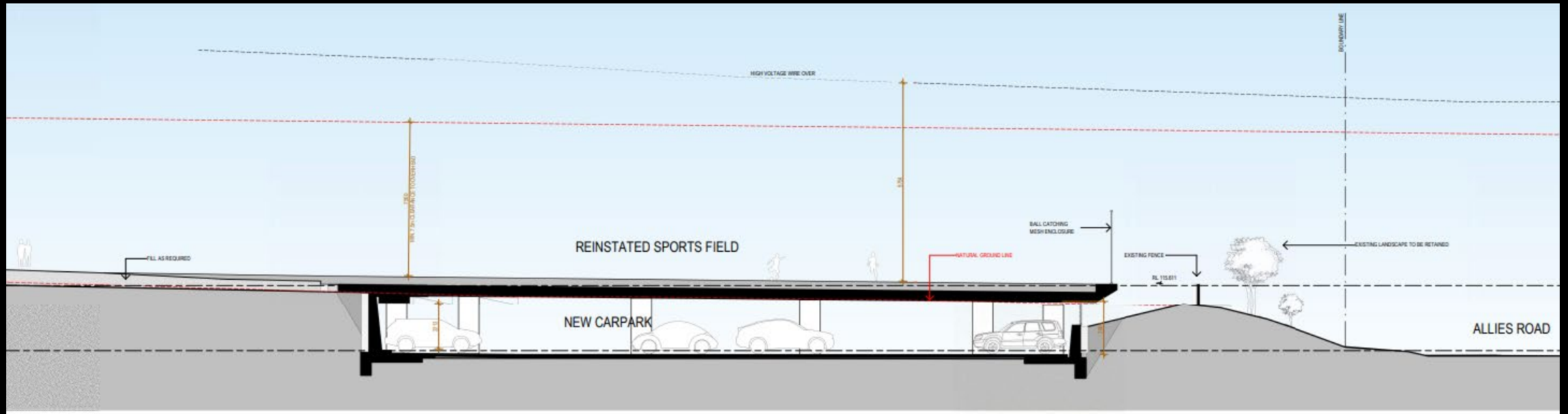


Figure 5: Proposed Section

Source: Architect AJC



# PROPOSED LANDSCAPING

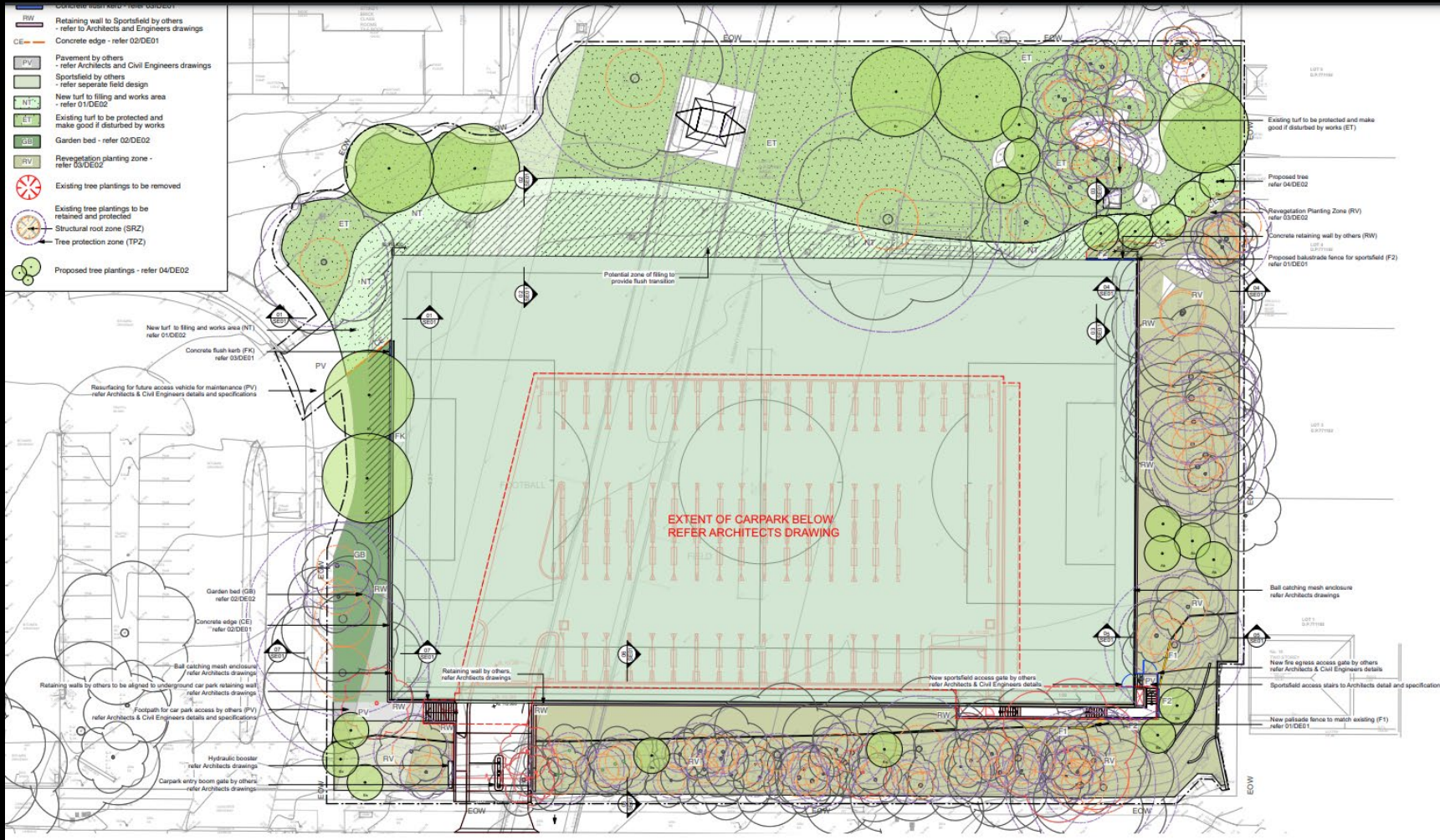


Figure 6: Landscape Plan  
Source: Environmental Partnership



# EXISTING AND PROPOSED MONTAGE



Figure 7: Existing  
Source: Architect AJC



Figure 8: Proposed  
Source: Architect AJC

# TRAFFIC AND PARKING

- There is no DCP rate for car parking.
- The proposed will provide a total of 130 staff parking spaces, inclusive of the proposed 69 spaces.
- The existing student drop-off and pick-up arrangement remains.
- The proposed driveway will be used by staff only and will not compromise the functionality, safety and efficiency of the surrounding travel infrastructure and pedestrians.
- SIDRA modelling was conducted of the 7 key intersections in the surrounding area. The proposed development would result in total of additional 35 vehicle trips (20 inbound, 15 outbound) in the morning peak hour and 25 (10 inbound, 15 outbound) in the afternoon peak hour. The proposed development will also result in negligible impacts to the positive, traffic operations in area.



# ENGINEERING MATTERS

- We have commenced engagement with Sydney Water and will undertake additional studies requested by Council.
- Geotech and groundwater – ground water table is below the basement level and will not intersect with the ground water level
- Impact to Transmission Lines – the proposed basemen is setback approximately 30m from the electrical tower so it can be serviced without having to drive over the carpark slab. Ausgrid has confirmed that they are satisfied with the clearance profile and a formal response will be provided to Council.





# THANK YOU

Questions?