

**SOCIAL IMPACT ASSESSMENT
STATE SIGNIFICANT DEVELOPMENT – PROPOSED MASTERPLAN FOR
ALTERATIONS AND ADDITIONS, ST LUKE’S GRAMMAR SCHOOL, 800
PITTWATER ROAD & 210 & 224 HEADLAND ROAD, DEE WHY**

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Prepared for:
St Luke’s Grammar School

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1.0 INTRODUCTION

This report has been prepared on behalf of St Luke's Grammar School, Dee Why and provides information to accompany an application for a State Significant Development comprising alterations and additions to 800 Pittwater Road, and use of the site as a Senior Campus (Years 10 - 12), and alterations to the industrial building at 224 Headland Road for use as a Sports Centre for St Luke's Grammar School.

St Luke's Grammar School is currently located at 210 Headland Road, Dee Why and is a faith-based, co-educational school that accommodates children from pre-school, primary school (Kindergarten to Year 6) and high school (Year 7 to Year 12) at the existing campus.

St Luke's Grammar School was founded in February 1993, following the amalgamation of three Sydney Anglican Schools Corporation schools in the Northern Beaches. When the school opened in 1993, there were 488 students, with 43 staff and has since grown to accommodate over 900 students with 140 staff. The existing school currently has approval for a total school population of 1092.

The 'Cottage Program' at the Dee Why Campus is a new pre-school service that includes a 'school readiness' program for 40 students across each year group.

In the Junior (Primary) School, students in Kindergarten to Year 6 are accommodated within 2 classes per grade, with a total year size at each grade of approximately 52 students (around 26 students per class). The Senior School currently accommodates approximately 125 students in Year 7, with classes of approximately 25 students per class. Class numbers for more senior years (years 9 & 10) range between 18-24 students, depending on the subject, and for years 11 & 12, classes are usually of 8-18 students for most subjects.

This report has been prepared in response to the Planning Secretary's Environmental Assessment Requirements (SEARs) dated 3rd May, 2019 (SSD-10291) and satisfies *Key Issue 10 – Social Impacts* in the SEARs, which required the application to “...include an assessment of the social consequences of the schools relative location and decanting activities if proposed.” In addition, the consultation with key stakeholders and a summary of the consultation undertaken with the local community and neighbours of the school, as required under the SEARs has also been included in this report.

It is assumed that the ‘decanting activities’ in this instance refers to the redistribution of students with Senior students relocating from the existing school, to the proposed new Senior Campus. To the extent that decanting activities can be addressed in social impact terms, they are considered in this SIA.

The report includes consideration of the proposed school in social impact terms and includes the detail of the community consultation undertaken to gauge community attitude regarding the proposed development, and the outcomes of that consultation.

Further details of the proposed development can be found in the reports accompanying the application, including:

- The *Environmental Impact Statement* prepared by DFP ;
- Architectural Plans prepared by TZG Architects
- *Acoustic Assessment* by Day Design;
- *Community Engagement* by Elton Group;
- *Traffic and Parking Impact Assessment* Report prepared by Varga Traffic;
- *DA Access Report* prepared by Funktion;
- *Aboriginal Cultural Heritage Assessment* report prepared by Eco-Logical;
- *Heritage Impact Statement* prepared by City Plan Heritage;
- *BCA Consultant's Report* prepared by Group DLA; and

- *Landscaping* report prepared by SMM.

2.0 PROPOSED DEVELOPMENT

2.1 Subject Sites

The subject sites are identified as 800 Pittwater Road (Lot 6 / DP 523299), with an area of approximately 10,000m² and currently zoned *B5 – Business Development* under Warringah Local Environmental Plan (WLEP) 2011 and 224 Headland Road (SP45082), with an area of 5,100m² and zoned *IN1 – Light Industrial* under WLEP 2011. The existing school campus as the street address of 210 Headland Road. No changes are proposed to the existing school campus.

The site at 800 Pittwater Road is currently occupied by a three storey, part heritage commercial building utilised by an *Officeworks* outlet; a *Fitness First* gymnasium; and a medical imaging business (*iMed*) with associated parking. Main vehicular access to the site is from Harbord Road. Pedestrian access to the site is via Harbord Road, and via the north-west corner close to Stony Range Regional Botanic Garden. Existing vehicular parking on site includes a basement carpark along with parking along the building forecourt. There is a large loading dock on the southern side of the building.

800 Pittwater Road is identified as a local heritage item (Item I49) under schedule 5 of *WLEP 2011*. It is also located in the vicinity of a local heritage item, the Bus Shelter at 800 Pittwater Road (Item I5) and a landscape conservation area, the Stony Range Regional Botanic Gardens (Item C6). A Heritage consultant has been engaged from the start of the project to ensure that the values of the local heritage item are protected and maintained. A *Heritage Impact Statement* prepared by Citi Plan and a *Aboriginal Cultural Heritage Assessment*, prepared by Eco Logic, accompany the application.

The site at 224 Headland Road is currently occupied by a warehouse building, divided into 7 separate industrial units. All units within this building are currently

owned by the School. The site at 224 Headland Road is proposed to be modified for use as a Sports Centre for both the Junior and Senior Campuses.

Access to the industrial complex is via a shared vehicular crossover with 222 Headland Road. Existing on-site parking is located along the site's western boundary, with a total of 25 parking spaces (including 2 accessible) available.

Figure 1 – Site Location

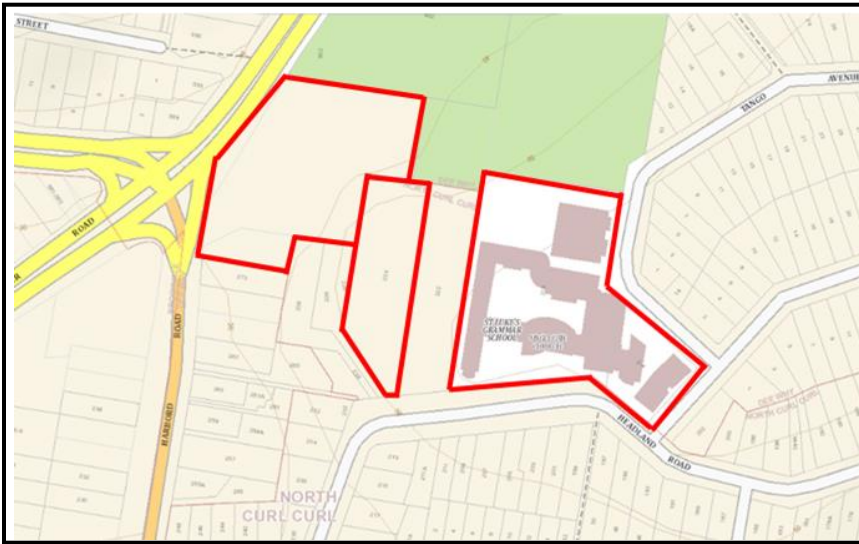


Figure 2 – Aerial view



Existing developments around the subject sites include:

- Light industrial and commercial uses at 257-273 Harbord Road and at 222 Headland Road;
- Residential dwellings at 203-215 Headland Road; 226-234 Headland Road and 259-236 Harbord Road, as well as to the west of the site across Pittwater Road
- Stony Range Regional Botanic Gardens to the immediate north of the sites.

The site at 800 Pittwater Road is considered to be an ideal site to accommodate the Senior Campus as it provides a large site, separated from residential developments and provides an opportunity to spread the student population across sites located in close proximity to each other and reduce the intensity of use on the site at 210 Headland Road.

2.2 Proposed Development

The proposed development seeks consent for alterations and additions to buildings at 800 Pittwater Road, and 224 Headland Road, Dee Why and for the use of buildings on the sites as a Senior School (800 Pittwater Road) and a Sports Centre (224 Headland Road) for St Luke's Grammar School.

The concept for the proposed development is illustrated on the accompanying plans prepared by TZG and generally includes:

- No changes to the existing school premises at 210 Headland Road.
- Reuse of existing warehouse building at 224 Headland Road, with internal alterations and additions to accommodate:
 - 2 x full size basketball courts
 - 1 x ½ size basketball court
 - gym
 - School clothing store
 - lift access within the building
 - vertical connection to site at 800 Headland Road

- parking (for 41 vehicles including 2 accessible spaces)
- Staged re-development of the site at 800 Pittwater Road, retaining items of heritage significance, to accommodate a self-contained Senior High School for 600 students and comprising:
 - Science and maths precinct
 - Arts precinct
 - Design and technology precinct
 - Humanities precinct
 - Wellness precinct (including 25m indoor pool)
 - Administration and staff spaces
 - Social Hubs, Library Hubs, Study Hubs
 - Assembly Hall (700 seats)
 - Drama Theatre (220 seats)
 - Café and Atrium
 - Parking (87 vehicles with 74 at basement level (including 3 accessible) and 13 external parking spaces)
- A vertical connection linking 224 Headland Rad and 800 Pittwater Road.

The total student population at St Luke's Grammar School after the proposed works are undertaken, will be 1,600 students. This includes 600 senior school students (Years 10 to 12) located at 800 Pittwater Road and 1000 junior school students (Pre-kindergarten to Year 9) located at 210 Headland Road. The proposed development will result in an increase in the approved Student population for the school of 508 students. The increase in the student population will be incremental, with the Senior School increasing capacity over Stages 2 & 3.

Facilities at 800 Pittwater Road and 224 Headland Road will be used on occasion by students from the main campus. Younger students from 210 Headland Road will be bused to the new campus, with older primary students

accessing the Sports Centre by foot, under the supervision of teachers, via the proposed new walkway (DA2019/0977/0. An *Operational Plan of Management* has been prepared as part of the DA that outlines the proposed operation of all school premises, and how movements between each premises will be managed.

The proposed development will be staged to accommodate the individual lease agreements for the current tenancies of *Fitness First*, *iMed*, and *Officeworks* at 800 Pittwater Road. A key consideration in the planned staging of the proposed development has been the safety and security of students of the school while the existing commercial uses on the site are still operational. The proposed staging minimises the periods of time where there are both commercial and school uses on the site and reduces the potential interactions between school students and visitors to commercial premises.

The first space to become available is the building on 224 Headland Road. The northern section of the building was upgraded in 2016 by St Luke's School to accommodate a half-basketball court with amenities and a teacher training space. In Stage 1 the remainder of the building will become available to develop the entire building into a new Sports Centre and a School Clothing Shop for the School.

Stage 1 includes:

- Remove existing internal walls to create a large open space for two basketball courts within the footprint of former units 2-6 of 224 Headland Road.
- In stage 1, the basketball courts will also be used as a dance studio and multi-purpose hall.

In Stage 2 the current *iMed* and *Fitness First* tenancies will become available, while the *Officeworks* will remain to occupy the southern part of the building on 800 Pittwater Road. The northern part of the building will be developed into a fully self-

sufficient reduced size senior campus with a pool and a direct connection to 224 Headland Road.

Stage 2 includes the following works:

- Internal refurbishment of *iMed* and *Fitness First* tenancies as per the Architectural drawings accompanying the application.
- Landscaping to the northern portion of the site as per the Landscape Design.
- Accessible path to main entrance of school as per the Architectural and Landscape plans.
- Reconfiguration of the northern car parking area.
- Retention of existing southern car parking area.
- New pedestrian path from the *Officeworks* basement car parking area, to the entrance to the *Officeworks* store.
- Reconfiguration of the southern on-grade car park to include drop-off /pick-up area and bus turning path.
- New infill building between 224 Headland Road and 800 Pittwater Road to provide an accessible vertical connection.

Stage 2 will accommodate 480 Senior School students.

In Stage 3 the remainder of 800 Pittwater Road will become available and the senior campus will be extended to its full size to accommodate 600 students.

Stage 3 includes the following:

- Internal refurbishment of *Officeworks*.
- New extension to the south of the existing building.
- Temporary spaces in Stage 2 reconfigured
- Landscaping to the remainder of the site
- Front parking area reconfigured to accommodate bus and kiss and drop area

- Basement car park reconfigured, entrance to car park relocated to the south.

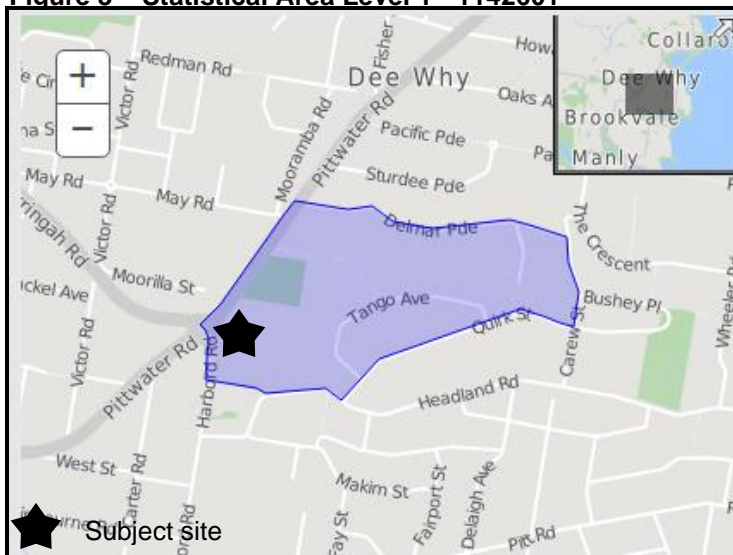
3.0 SOCIO-ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

The socio-economic and demographic characteristics of the Statistical Area Level 1 – 1142601 (SAL1) in which the subject sites are located, the suburbs of Dee Why and North Curl Curl, the Northern Beaches Local Government Area (LGA) compared to Greater Sydney and NSW is presented in the *Demographic Profile Table* included at Appendix A.

It is considered that while the suburbs of Dee Why and North Curl Curl are likely to experience some impacts as a result of the proposed development, it is the residents and tenants of the SAL1 that are most likely to experience impacts, both short and long term, as a result of the proposed development.

The extent of the SAL1 is identified on the Figure 3 below. The SAL1 extends north to Delmar Parade, Carew S to the east, Harbord and Pittwater Roads to the West and Headland Road and Quirk Streets to the south.

Figure 3 – Statistical Area Level 1 - 1142601



While properties fronting the western side of Pittwater Road, and those on the southern side of Harbord Road are likely see the proposed changes to the site at

800 Pittwater Road, it is unlikely residents, tenants and workers within those properties will experience any significant impacts as a result of the proposed development due to the natural barrier presented by both Pittwater Road, and Harbord Road.

The current socio-economic and demographic profile reveals:

- an underrepresentation of people who identify as Aboriginal and/or Torres Strait Islander in the SAL1 (0.5%), the suburb of Dee Why (0.4%), the suburb of North Curl Curl (1.0%) and in the Northern Beaches LGA (0.5%) compared to Greater Sydney (1.4%) and NSW (2.8%);
- a greater proportion of residents who were born overseas in a non-English speaking country in the suburb of Dee Why (31.2%) compared to the suburb of North Curl Curl (11.1%), the Northern Beaches LGA (16.3%), Greater Sydney (30.5%) and NSW (22.0%). Data for this characteristic not available at the SAL1 level;
- a greater proportion of people who speak a language other than English at home in the suburb of Dee Why (32.0%) compared to the suburb of North Curl Curl (9.8%), Northern Beaches LGA (15.1%), and NSW (25.1%) but slightly smaller than that in Greater Sydney (35.8%). Data for this characteristic not available at the SAL1 level.
- fewer residents of the suburb of Dee Why (2.6%), the suburb of North Curl Curl (2.9%), and Northern Beaches LGA (3.6%) require assistance to carry out everyday tasks, Greater Sydney (4.9%) and NSW (5.3%). Data for this characteristic not available at the SAL1 level;
- children aged between 5-14 years represented 13.6% of the population of the SAL1, compared to 8.8% in the suburb of Dee Why, 18.9% of the population of the suburb of North Curl Curl, 13.5% of the population of the Northern Beaches LGA, 12.2% of the population of Greater Sydney, and 12.3% of the population of NSW;

- the population of the SAL1, the suburb of Dee Why, the suburb of North Curl Curl, Northern Beaches LGA, Greater Sydney and NSW share similar median ages;
- lower rates of unemployment are recorded in the SAL1 (3.8), the suburb of Dee Why (3.6), the suburb of North Curl Curl (3.8), and the Northern Beaches LGA (3.5), compared to Greater Sydney (6.0) and NSW (6.3%);
- a greater median weekly household income in the suburb of North Curl Curl (\$2768), in the SAL1 (\$2463) and in Northern Beaches LGA (\$2178) compared to the suburb of Dee Why (\$1716), Greater Sydney (\$1750) and NSW (\$1486);
- a slightly larger average household size in the suburb of North Curl Curl (3.3) and in the SAL1 (3.1) compared to the suburb of Dee Why (2.3), Northern Beaches LGA (2.7), greater Sydney (2.8) and NSW (2.6);
- the majority of residents of SAL1 are married (52.1%), a similar rate to that in the suburb of North Curl Curl (25.5%), and the Northern Beaches LGA (52.6%), but greater than that in the suburb of Dee Why (44.0%), Greater Sydney (49.3%) and NSW (48.6%);
- couple families with dependent children represented the largest proportion of families in the SAL1 (62.3%), significantly greater than in the suburb of Dee Why (36.2%), the suburb of North Curl Curl (51.4%), Northern Beaches LGA (43.2%), Greater Sydney (40.1%) and NSW (37.0%);
- a greater proportion of one parent households in the SAL1 (11.6%), compared to the suburb of Dee Why (8.9%), the suburb of North Curl Curl (7.9%), Northern Beaches LGA (6.8%) Greater Sydney (9.1%) and NSW (9.9%);
- a greater proportion of households own two cars in the SAL1 (45.5%), compared to the suburb of Dee Why (28.2%), the suburb of North Curl Curl (41.6%), the Northern Beaches LGA (38.6%), Greater Sydney (32.8%) and NSW (34.0%);
- separate houses are the most common form of housing in the SAL1 (88.4%) and in the suburb of North Curl Curl (82.1%), the Northern Beaches LGA (52.2%), Greater Sydney (52.5%) and NSW (59.8%);

- higher rates of homes being fully owned in the SAL1 (38.2%) and in the suburb of North Curl Curl (36.9%), compared to the suburb of Dee Why (15.2%), the Northern Beaches LGA (34.4%), Greater Sydney (33.2%) and NSW (32.2%);
- the majority of residents of the SAL1 (25.6%) work in professional roles, with similar rates in the suburb of Dee Why (27.1%), the suburb of North Curl Curl (29.3%), the Northern Beaches LGA (28.6%), Greater Sydney (26.3%) and NSW (23.6%);
- fewer residents of the SAL1 (4.6%), and in the suburb of North Curl Curl (3.6%) work in low paid labourer occupations, compared to the suburb of Dee Why (8.9%), Northern Beaches LGA (5.1%), Greater Sydney (7.5%) and NSW (8.1%).

As can be observed, the existing residents of the SAL1 are slightly older than those in other parts of the suburb, on slightly lower incomes, more likely to be families with dependent children, or couple families with no dependent children, and own their own home.

The socio-economic and demographic characteristics of the SAL1, the suburbs of Dee Why and North Curl Curl and the Northern Beaches LGA will not alter as a result of the proposed development as the proposed development does not result in the addition or loss of housing in the area, nor any changes to the residential population or the characteristics of the population.

4.0 COMMUNITY CONSULTATION

As required under the SEARs, community consultation was undertaken as part of the preparation of the application. The Consultation processes were undertaken, as follows:

Aboriginal Cultural Heritage Assessment:

Aboriginal Cultural Heritage Assessment prepared by Eco Logical Australia and included the following:

- an advertisement in the Manly Daily on the 10th of July 2019, inviting interested Aboriginal stakeholders to register to be consulted in relation to the proposed works; and
- letters inviting participation to be on the consultation register to the following:
 - the relevant DPIE regional office (Regional Operations Group, Metropolitan Department of Planning and Environment)
 - The Metropolitan Local Aboriginal Land Council
 - The Registrar, Aboriginal Land Rights Act 1983
 - The National Native Title Tribunal
 - Native Title Services Corporation Limited (NTSCORP Limited)
 - The Northern Beaches Council
 - The Greater Sydney Catchment Management Authority.

The consultation undertaken for the *Aboriginal Cultural Heritage Assessment* resulted in 6 Registered Aboriginal Parties to advise on the proposed development.

Specific details of the consultation process are included in the *Aboriginal Cultural Heritage Assessment* accompany the application.

Community Consultation & Engagement:

Elton Consulting undertook a communication and engagement process to consult with the Northern Beaches Community and stakeholders to provide an opportunity, early in the planning process for interested stakeholders and the community to hear more about the proposed development, and ask questions; undertake face-to-face engagement with key interest groups; showcase plans to expand the school and the new facilities that will be delivered; keep the school community informed of the plans, as they develop; and satisfy the SEARs and comply with legislative requirements.

Elton Consulting included the following consultation and engagement activities:

- Creation of a dedicated community email account to provide interested members of the community an opportunity to ask questions and provide their feedback outside of the face-to-face engagement.
- Sharing information with the school community to ensure there was an opportunity to hear more about the proposed development, timelines and the type of facilities the project proposes to deliver. This was undertaken through a dedicated electronic notice sent via email to more than 3,000 members of the school community, including the school's alumni. The school community was notified of the Community Information and Feedback Session and provided with a link to the Community Newsletter. A number of members of the school community and its alumni attended the Community Information and Engagement Session as a result of this consultation method.
- Community Newsletter and letterbox drop which included the distribution of the two-age Community Newsletter including key information on the proposed development and upcoming engagement activities distributed to residents and local businesses adjacent to the school and the site at 800 Pittwater Road. No calls were received by the school, nor were any emails received as a result of the Community Newsletter and letter box drop.

- A Community Information and Feedback Session was held at St Luke's Grammar School on the 19th of October, 2019. Known members of the Registered Aboriginal Parties were invited to attend.
Members of the project team were present for the two-hour session and provided answers to the technical questions posed by attendees. In total, 7 people attended the session.
- On-site business operators were informed through a letter from the school which included an overview of the engagement process, key information on the project and an invitation to meet with the school directly. No communication from the businesses on the site at 800 Pittwater Road was received after the distribution of the letter.
- Two dedicated face-to-face meetings with key stakeholders were undertaken. These groups included adjoining neighbours and the Stony Range Regional Botanic Garden Volunteer Group.
- Information about the project was shared on the St Luke's Grammar School website. This included the Community Newsletter and information on the Community Information and Engagement Session.
- Advertisements were also published in the local newspaper, The Manly Daily, ahead of the community engagement activities, helping to inform the wider community of upcoming activities and how to provide feedback. No emails were received through the community email as a result of the newspaper advertisements, however a small number of community members attended the Community Information and Engagement Session.

Details of the outcomes of the consultation and engagement activities are included in the *Outcomes Report* prepared by Elton Consulting accompanying the application.

The following issues were raised during the consultation process include:

- The number of students

- Parking arrangements for senior students
- Student paths of travel between the new Sports Centre and the two campuses (210 Headland Road and 800 Pittwater Road)
- Traffic arrangements and increased traffic on Headland Road and Harbord Road during school drop-off and pick-up
- Impact on existing business on the site at 800 Pittwater Road
- Impacts on Stony Range Regional Botanic Garden
- Community impacts regarding traffic and noise during construction.

Feedback specific to the site at 800 Pittwater Road included:

- Positive support that the Pittwater Road retaining wall and bus stop would be maintained and a suggestion that the presentation of the site at 800 Pittwater Road through landscaping
- A question as to whether the clock at 800 Pittwater Road would be fixed.

Feedback in support of the proposed Masterplan was also provided, with comments noting that the project was good, and it would be wonderful.

Enquiries were also made regarding potential commercial uses of the Sports Centre.

The consultation with the Stony Range Regional Botanic Garden Volunteers included 15 volunteers as well as a representative of Northern Beaches Council.

Issues raised at that meeting included:

- Questions around the height of the proposed alterations to 800 Pittwater Road and whether it would be higher than the existing building
- Whether the fence between the site at 800 Pittwater Road and the Botanic Garden would be upgraded and what would this look like

- Student travel between the new Sports Centre and the two campuses
- Whether the existing two access gates between the Botanic Garden and the site at 800 Pittwater Road would be maintained to enable activities such as rubbish removal
- Landscaping plant choices and whether these will be sympathetic or consistent with species in the Botanic Garden
- Stormwater management.

The issues raised in the consultation and engagement processes are addressed in Chapter 5.

5.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

The *Secretary's Environmental Assessment Requirements* (SEARs) issued in respect of the proposed development noted in Key Issue number 10, a Social Impact Assessment (SIA) is required to accompany the EIS, as follows:

Include an assessment of the social consequences of the schools relative location and decanting activities if proposed.

If the intent of the comment in the SEARS is for there to be some consideration of the social consequences of the redistribution of students across the 2 campuses. In terms of the amenity of residential dwellings immediately surrounding the existing school site at 210 Headland Road, the redistribution of students across the two campuses is likely to result in positive impacts in terms of reduced traffic and parking issues around the existing school, with a proportion of the traffic being redirected to the new Senior Campus.

The only short term, potential impacts that may be experienced outside of the School itself relate to noise and disturbance from construction work, and increased truck movements on local streets. These are typically issues that can be controlled through conditions of consent, and construction management.

In addition to the specific issue raised in the SEARs, and the social impact potential of the proposed additions to St Luke's Grammar School at 800 Pittwater Road and 224 Headland Road, Dee Why are considered against the following criteria:

- Population change
- Housing
- Access and mobility
- Community recreation, facilities and links
- Cultural values and beliefs
- Community identity and connectedness
- Health and wellbeing
- Crime and safety
- Local economy and employment
- Amenity
- Public interest.

In addition, where possible, issues raised during the consultation process have also been addressed.

5.1 Population Change

The proposed additions to the school are unlikely to generate any significant changes to the resident population of the suburbs of Dee Why and North Curl Curl as the proposed development does not add or reduce housing in the area.

The proposed development, once complete will result in an increase of 508 students to the currently approved student population of 1092. This increase in student population is only possible due to the construction of the proposed Senior

Campus at 800 Pittwater Road, and will in part, involve the re-distribution of students from the existing school site at 210 Headland Road.

As the proposed development does not result in an increase in resident population, or in the school population, the proposed development is unlikely to generate any changes in terms of the population.

5.2 Housing

The proposed development does not result in the loss or addition of any dwellings. As such, the proposed development does not generate any impacts in terms of housing in the area.

5.3 Access and Mobility

Accessibility in and around the site has been considered in the design of the proposed school. The proposed vertical connection from the site at 800 Pittwater Road, to 224 Headland Road was specifically included, and designed to provide an accessible connection from the Senior Campus, to the Sports Centre.

A *DA Access Report* prepared by Funktion Pty Ltd accompanies the application, detailing the compliance of the proposed alterations and additions with relevant legislation and codes for access. That report notes:

Having reviewed the listed drawings, it is our opinion that at this stage of the design, the access provisions for people with physical and sensory disabilities in the proposed new work can comply with the functional accessibility requirements of BCA (2019) sections D3, E3.6 and F2.4; AS1428.1, AS1735.12, AS2890.6 and the Disability (Access to Premises - Buildings) Standards 2010 for accessibility and equity.

With the development and implementation of the recommended operational management strategies, the provision of access for people with a disability in the

proposed new St Luke's Senior School can provide continuous accessible paths of travel and the equitable provision of accessible facilities to provide inclusive design to meet the anticipated requirements of staff, students and visitors.

5.4 Community Recreation, Facilities and Services

The proposed development does not remove any community or recreation facilities or services from the area.

The proposed alterations to the site at 224 Headland Road represent the addition of a community facility and service through the provision of a sports centre that can be utilised/hired by community groups.

Similarly, the proposed Senior campus at 800 Pittwater Road provides spaces able to be utilised by the local community, including the swimming pool, which can be hired out on weekends for use by swim schools; the drama theatre and hall that can be hired for use by community groups, on prior arrangement with the school; and the proposed café and Atrium which will be open to the local community during school hours.

The *Aboriginal Cultural Heritage Assessment* prepared by Eco Logical, accompanying the application, assessed the subject sites and their surrounds for any areas or items of Aboriginal heritage significance. That report concludes:

The ACHA has identified that zero Aboriginal heritage sites will be harmed by the proposed development. No archaeological mitigation measures are required.

There is currently no direct access to the Stony Range Regional Botanic Gardens from the existing school campus or from 224 Headland Road. There are two existing access gates from the Botanic Garden to 800 Pittwater Road. As noted in Chapter 4.0, it was requested by the Volunteers of the Botanic Garden that these

access points be kept to facilitate activities such as rubbish removal, once the fencing is upgraded. These access gates will be maintained with the fencing upgrade but will generally be kept locked to ensure the safety of students.

No material changes to the existing situation are proposed and no social impacts arise from the proposed development in terms of access to, or conservation of, the gardens.

On balance, the proposed development represents a positive social impact in terms of the provision of expanded education, recreation and community facilities for the community.

5.5 Cultural Values and Beliefs

There is nothing about the proposed school that is likely to generate any negative impacts on cultural values or beliefs. The proposed development represents additions to an existing school, with an incremental increase in the school population, but reducing the intensity of use of the existing school site at 210 Headland Road.

5.6 Community Identity and Connectedness

Schools form part of a community's identity and as an established school, St Luke's contributes to the community identity of Dee Why and North Curl Curl. The proposed development represents an extension of the existing school, to distribute the school population over two sites, to reduce the intensity of use of the existing school site at 210 Headland Road. As the school is long established on the site at 210 Headland Road, there is unlikely to be any significant impact in terms of community identity and connectedness.

As the site at 800 Pittwater Road sits on the intersection of Warringah Road and Pittwater Road, is in a prominent position and provides a visually strong link

between the community and the school. To reduce the impact of the changes to the visual presentation of the site to Pittwater Road, particular attention has been paid to the design of the proposed Senior Campus including additions to the existing building and the proposed site landscaping to balance the privacy and security needs of the school with the visual and historic community links to the subject site.

As noted in the *Outcomes Report* prepared by Elton Consulting relating to the community consultation process, some community members noted benefits in terms of improved site presentation to the street provided through the proposed landscaping, and the maintenance of the retaining wall and bus stop on Pittwater Road.

Questions were also raised in the consultation process about the height of the new Senior Campus, and whether the proposed alterations and additions to the site at 800 Pittwater Road would result buildings taller than the existing. As noted in Chapter 5.2 of the *Architectural Design Report* prepared by TZG that accompanies the application:

To provide sufficient natural light tot the ‘village centre’ and the centrally located GLA’s, we propose to introduce saw-tooth skylight structures across the western and central roof sections.

These structures will extend past the LEG height limit of 11 metres, but have minimal visual impact due to the set-back location of the skylights.

The existing building, including the heritage clock tower, also already surpasses the height limit by more than 6 metres.

The new roof structures will lift the roof line by 2 metres at its highest point.

The south-facing skylights will substantially increase the user amenity by providing a natural ventilated airy and light interior space while maintaining adequate shading.

The proposed industrial-style saw-tooth form also references the history of the building, when it was used as a clothing factory. On an aerial image from 1952 it appears that the original building once had an array of skylights on the roof.

The proposed roof form and height was discussed with the Heritage Consultant and the GANSW Office. Both are in support of the proposal.

While the proposed development represents a change in use of the site, there is nothing about the change of use that is likely to generate any impact in terms of social cohesion and integration with the community, particularly in the context of the established, existing school at 210 Headland Road, and the proposed community use of the facilities on the site.

5.7 Health and Wellbeing

The proposed alterations and additions to the school include areas for recreation for students on the site, including an expanded indoor Sports Centre; indoor pool; dance studio; social hubs; and a wellness precinct, therefore contributing to the health and wellbeing of students.

As previously noted, the proposed senior campus at 800 Pittwater Road, will distribute the school population over two sites, thereby reducing the intensity of use of the site at 210 Headland Road. This is likely to include a reduction of traffic on Headland Road, with senior students being dropped off, and collected directly on site at 800 Pittwater Road. This reduction in traffic on Headland Road is likely to generate some positive impacts in terms of the health and wellbeing of the local community in accessing properties during peak school drop off and pick up times.

There may be some short-term health impacts generated in the demolition and construction of parts of the building at 800 Pittwater Road, as a result of dust and noise. The extent and duration of these impacts can be addressed through conditions of consent around hours of construction.

The proposed development does not generate any long-term negative impacts in terms of the health and wellbeing of the community.

5.8 Crime and Safety

The detailed design for the proposed school will consider the principles of Crime Prevention Through Environmental Design (CPTED) and include lighting of entrances, paths and car parking areas, minimising the number of areas where people could hide, security fencing, and territorial reinforcement in the form of distinct and secure fencing and signage.

As the proposed development of 800 Pittwater Road will be staged, to enable the continued use of the *Officeworks* premises as per their lease agreement (lease end date being 30th April 2029), particular consideration needs to be made to the crossover of uses on the site, when students, and *Officeworks* customers are both using parts of the site. To manage these uses, short term access control and territorial reinforcements, over and above those to be included in the final overall development, need to be included to ensure the safety of students and to prevent access to school uses, by non-authorised visitors.

Given the location of the *Officeworks* store at the southern part of the site, access control and territorial reinforcement will be easier to achieve, with *Officeworks* staff and customers being directed to, and only have access to the southern part of the site.

CPTED principles have been specifically addressed in the following:

Principle 1 – Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

- The proposed development orientates active areas such as building entrances, learning precincts and ground floor open space towards surrounding roads, driveways, pedestrian paths and car parking to enhance causal surveillance;
- The proposed development utilises low-level landscaping in appropriate locations to ensure there is no obstruction of surveillance opportunities; and
- External security lighting will enable the maintenance of sight lines and surveillance after dark, particularly around building entrances, and the perimeter of the site.

During the cross-over of uses on the site at 800 Pittwater Road, on the completion of Stage 2, there will be opportunities for natural surveillance from the school uses, to the *Officeworks* site, and onto both Pittwater Road, and Harbord Road. Additional electronic surveillance will be utilised in the form of CCTV monitoring building entrances. Once complete, CCTV will monitor the internal areas and building entrances, at both 800 Pittwater Road, and 224 Harbord Road.

Principle 2 – Access Control

Access control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

- Access to the site at 800 Pittwater Road will be open for half an hour before the morning during drop-off, and half an hour after afternoon-pick up, with gates closed after this time. Access to school buildings during school time will through the main entrance/administration office.

- During after school hours, access would be allowed via secure points only on the site at 800 Pittwater Road, which includes the main entrance/ administration spaces;
- Access from 224 Headland Road, via the vertical connection to 800 Pittwater Road, will be controlled as the access to the vertical connection will be through the main foyer. The foyer will be monitored by CCTV and access to the lift and the lift lobby will be controlled by key pad or swipe access;
- As requested by the Stony Range Regional Botanic Garden Volunteer Group, the existing access gates from 800 Pittwater Road to the Botanic Gardens will be maintained after the upgrading of the fencing along this boundary. These gates will be locked, with keys provided to the Botanic Gardens representative, and held by the School Office, to limit access from the Garden to the School site, and to limit the potential for students to access the Gardens;
- The design of the built-form and landscaping incorporates in-built access control throughout the Site, for example, building elevation and retaining walls, have led to the avoidance for the requirement of excessive fencing; and
- Directional signage and design features would facilitate legibility and direct all site-users to the appropriate access points and areas of the School.

Particular consideration needs to be given to access control while the *Officeworks* site is in use, and students have started utilising the site at 800 Pittwater Road. Access control measures proposed for the duration of this period include:

- Temporary secure fencing delineating school uses and access, from public access points;

- Use of only one main access point during the dual uses, so that School pedestrian traffic can funnelled to a staffed main entrance, where access can be monitored.
- Clear directional signage directing *Officeworks* users to that part of the site, and clear school signage indicating controlled school areas;
- Students utilising the sports centre will be supervised by teaching staff at all times.

Principle 3 – Territorial Reinforcement

Territorial reinforcement can be described as creating a sense of ownership to a public space or vicinity, encouraging the usage of that space. By increasing the usage capability, this also deters crimes and, further increases the chances of a crime being witnessed and reported in a timely manner.

- The provision of boundary treatments will emphasis the separation between the private and public realm; and
- Well maintained planters, gardens and pavers will indicate the development is well-used and cared for to reduce criminal activity.

During the dual uses of the site at 800 Pittwater Road, territorial reinforcement, like access control, will be a key concern to ensure the safety and security of students. Territorial reinforcement during this time will be implemented through:

- Clear and obvious directional signage clearly delineating public from school uses;
- Clear pathways from the *Officeworks* car parking area, to the store entrance, to clearly indicate access to that use, as distinct from other uses.
- Temporary security fencing to provide a physical barrier between spaces and use;
- Use of one main entrance to the school building to control access.

Existing fencing along the boundary of 800 Pittwater Road & the Gardens is 6 foot chicken wire fencing. Fencing upgrades along these boundaries is proposed as part of the proposed development, include the installation of a new vertical timber fence along the northern and eastern boundaries adjoining the Gardens to allow views into the park land. The two existing gates are proposed to be maintained to connect the school grounds with the Gardens, and to assist in the waste removal from the Gardens. These gates will be locked and access will be controlled to prevent access to the site from the Garden, and from the Senior Campus to the gardens.

Principle 4 – Space Management

Space Management is intuitive of Principle 3 – Territorial Reinforcement – and, refers to ensuring the space is utilised and cared for appropriately.

- Space management strategies to be implemented, include activity coordination, site cleanliness, rapid repair of vandalism, rapid removal of graffiti and the replacement of decayed physical elements;
- On the ground level, pathways and landscaping will be well maintained;
- Continued repairs and maintenance will discourage vandalism; and
- High quality materials, varied façade treatments and landscaping along boundaries will assist in discouraging vandalism and graffiti.

The school will also have fully operational 24 hour surveillance (CCTV) that will be used to ensure the safety of the students, staff and local community.

Crime data for the suburbs of Dee Why and North Curl Curl, compared to the Northern Beaches LGA and NSW, compiled by the NSW Bureau of Crime Statistics (BOCSAR) and mapped using their *Crime Mapping Tool* provides the following in terms of existing crime rates:

	Dee Why suburb (rate per 100,000 population)	North Curl Curl suburb (rate per 100,000 population)	Northern Beaches LGA (rate per 100,000 population)	NSW (rate per 100,000 population)
Assault	593.8 (lowest density)	154.9 (lowest density)	464.8 (lowest density)	831.7
Domestic related assault	294.8 (lowest density)	110.6 (lowest density)	189.5 (lowest density)	393.7
Non-Domestic related assault	282.0 (lowest density)	44.3 (lowest density)	260.6 (second lowest density)	406.3
Assault Police	17.1 (lowest density)	0.0 (lowest density)	14.7 (lowest density)	31.7
Robbery	38.5 (lowest density)	0.0 (lowest density)	18.4 (medium density)	32.2
Sexual Offences	81.2 (lowest density)	132.8 (lowest density)	110.2 (second lowest density)	183.0
Theft	2187.4 (lowest density)	1239.2.1 (lowest density)	1790.8 (medium density)	2881.4
Malicious damage to property	461.4 (lowest density)	708.1 (lowest density)	506.1 (second lowest density)	727.9

NSW Bureau of Crime Statistics and Research (www.bocsar.nsw.gov.au) October 2018 – September 2019

(accessed March 2020)

As can be observed, the suburbs of Dee Why and North Curl Curl have low rates and low densities of all crimes. The subject site sits on the edge of a 'hotspot' for domestic-related assault, however, there is nothing about the proposed development that is likely to result in any impact in terms of domestic assault in the suburb of Dee Why.

There is nothing about the proposed development that is likely to result in any increase in crime rates in the suburbs of Dee Why or North Curl Curl, or in the Northern Beaches LGA.

5.9 Local Economy and Employment

The proposed school will provide employment opportunities through the construction of the new senior school building, the fit out of the Senior Campus and Sports Hall, and in its operation (through the employment of additional teaching staff, support staff; café staff etc).

The proposed development will result in small changes to the local economy through the removal of the commercial and retail uses currently occupying the site including Officeworks and the Gymnasium. Changes to site uses are not unexpected or unusual when commercial operators lease buildings and the resultant impacts on the local economy do not tend to be significant. As the proposed development will be staged, any resultant impacts on the local economy brought about by the change of use on the site at 800 Pittwater Road will not be experienced at one time, with leases expiring at different times (*iMed* – August 2024; *Fitness First* – June 2025; and *Officeworks* – April 2029). The short term, negative impacts of the change of use of the site at 800 Pittwater Road are unlikely to be significant.

5.10 Amenity

To the extent that amenity can be addressed in social impact terms, the operation of the school, and the increase in population and activity on the site has the potential to result in some impacts in terms of:

5.10.1 Traffic and Parking

Traffic and parking issues, and in particular, traffic management on Headland and Harbord Roads were raised as potential issues during the consultation period, particularly impacts during the peak school pick-up and drop-off times. The issue of the accommodation of parking for Senior students was also raised.

A separate *Traffic Impact Assessment* Report prepared by Varga Traffic Planning Pty Ltd accompanies the application. The *Assessment* considers the traffic and parking implications of the proposed development, across the different stages of

construction, and including the potential traffic and parking implications of the use of the school during the week, and in particular at peak school drop-off, and pick-up times.

That *Assessment* concludes:

Based on the analysis and discussions presented within this report, the following conclusions are made:

- *St Luke's Grammar School proposes to expand its existing Dee Why school camps to incorporate No. 224 Headland Road as a sports centre (for all Years) an No. 800 Pittwater Road as designated Senior School for up to 600 senior (Year 10-12) school students*
- *an additional 36 vph during the morning school peak and 54 vph during the afternoon school peak is forecasted for the drop-off/pick-up trips as a result of the proposed school upgrades, and increase in students and staff*
- *the two main intersections located around the perimeter of the new school site will continue to operate at current levels of service and with minimal increases in delays of 0 and 2.2 sections per vehicle as a consequence of the proposed school expansion*
- *no changes are proposed for the existing drop-off/pick-up areas or parking arrangements for the existing St Luke's Grammar School*
- *the proposed drop-off and pick-up facilities will accommodate up to 11 parked cars which is well in excess of likely requirements*
- *the drop-off and pick-up facilities will also accommodate vehicles up to and including 12.5m long HRV trucks*
- *upon completion of the school expansion, the school will have 128 additional off-street parking spaces. Based on the DCP parking recommendations, the school will provide a sufficient number of parking spaces*
- *removing access along Harbord Road would result in intensification of traffic along Headland Road, which is a local road*

- *the future vehicular access arrangements have been designed so as to reduce any potential delays or congestions as a result of the proposed development*
- *22 Headland Road (~RL57.9) is locally significantly higher than 800 Pittwater Road (~RL41.0), with a grade difference over 16m in height to provide vehicle access between the two sites, the existing buildings would likely require to be knocked down in order to provide a compliant internal ramp linking the two sites*
- *the senior school proposed along Pittwater Road/Harbord Road comprises of older Year 10-12 students whom are more aware of their actions, dedicated pedestrian pathways are provided in the vicinity of the site with signalised pedestrian crossings located at the Pittwater Road/Harbord Road intersection. The access arrangements are considered safe, with convenient access provided to the campus which would deter students crossing in the middle of the road, a School Zone along Pittwater Road is not considered necessary*
- *the future car, bicycle and loading facilities will ultimately be provided and designed in accordance with Council's requirements and the relevant Australian Standards*
- *the future vehicular access arrangements will be designed in accordance with Council and RMS requirements.*

It is therefore reasonable to conclude that the proposed school expansion will not have any unacceptable implications in terms of road network capacity or off-street parking, drop-off/pick-up and loading requirements.

In Social Impact terms, the proposed development is likely to reduce some of the impacts identified by local residents associated with traffic and parking around school drop off, and pick up times, by relocating the Senior Campus, and its associated traffic and parking, to the site at 800 Pittwater Road. This redistribution

of students, and resultant re-distribution of traffic and demand for parking is considered to be a positive social impact in terms of resident amenity.

5.10.2 Noise

It is reasonable to assume that there will be some noise emissions from the proposed Senior campus at 800 Pittwater Road, and some noise emissions from the Sports Centre at 224 Headlands Road largely limited to hours of operation when there will be children and young people on the site. The noise emissions from 800 Pittwater Road are unlikely to be significant in the context of the sites location on Pittwater Road, and the noise generated by traffic on that road.

As the site at 224 Headland Road is already utilised, in part, as a sports hall, the expanded Sports Centre, and noise emissions from it, are unlikely to be significantly different to the existing situation. The use of Unit 2 at 224 Headland Road is as an industrial unit and as such, any noise emissions from the sports centre are unlikely to be significant in the context of an industrial unit complex.

Given the redistribution of students across the sites as a result of the proposed Senior campus at 800 Pittwater Road, it is likely that noise emissions from the current school site at 210 Headland Road will be reduced, representing a positive social impact for neighbouring properties.

Noise will also be generated during the demolition and construction phases of the project. This was also raised as a potential issue during the community consultation process.

An Environmental Noise Assessment; a Construction Noise and Vibration Management Plan; and a Traffic Noise Intrusion Assessment prepared by Day Design accompany the application. Those *Assessments and Plan* include recommendations on how to minimise noise emissions from the operation of proposed Senior campus and sports hall (including noise associated with

construction and operation) and noise intrusions into the proposed Senior campus and sports hall.

The *Environmental Noise Assessment* concludes:

Day Design Pty Ltd was engaged by Midson Group on behalf of The Anglican Schools Corporation to carry out an acoustic assessment of the proposed St Luke's Grammar School Senior Campus at 800 Pittwater Road and 224 Headland Road, Dee Why NSW.

Calculations show that provided the recommendations in Section 5 of this report are implemented and adhered to, the level of noise emitted from St Luke's Grammar School Senior Campus at 800 Pittwater Road and 224 Headland Road, Dee Why, NSW, will meet the acoustic requirements in the NSW Department of Planning and Environment's SEPP (Educational Establishments and Child Care Facilities) 2017 and the NSW Environmental Protection Authority's (EPA) NSW Noise Policy for Industry and NSW Road Noise Policy as detailed in Section 3 of this report, and be considered acceptable.

In addition, the amenity of adjacent developments and the local neighbourhood will be respected and upheld.

The *Construction Noise and Vibration Management Plan* concludes:

"...Provided the recommendations in Section 6 of this report are implemented, the level of noise and vibration from the construction works at St Luke's Grammar School new Senior Campus at 800 Pittwater Road and 224 Headland Road, Dee Why, NSW will be minimised as far as reasonably practical in accordance with Australian Standard AS 2436:2010 "Guide to noise and vibration control on construction, demolition and

maintenance sites” *and the EPA’s Interim Construction Noise Guideline 2009 and Assessing Vibration: a technical guidelines 2006, as detailed in Section 4 of this report.*”

The *Traffic Noise Intrusion Assessment* considers the noise attenuation measures that can be included to reduce noise intrusion from traffic, particularly on Pittwater Road, into the Senior School campus.

The *Noise Intrusion Statement* included in Chapter 7.0 of that *Assessment*, states:

“...Existing levels of road traffic noise have been measured along Pittwater Road, adjacent to the existing site. We are confident that the noise levels used in our assessment are typical of the average maximum traffic noise levels in this area.

Based on the architectural drawings and provided that all the recommendations in Section 6.0 of this report are satisfactorily carried out, we are confident that the intrusive road traffic noise levels will comply with the internal noise levels specified by the NSW Department of Planning’s “Development Rail Corridors and Busy Roads- Interim Guidelines” (2008) and the external noise levels recommended by the NSW Environment Protection Authority’s NSW Road Noise Policy, and will be acceptable.”

5.10.3 Littering/Vandalism/Anti-social Behaviour

School premises are not typically associated with littering, vandalism or anti-social behaviour. In this instance, where the proposed development relates to additions to an existing school with associated uses both during the week, and at weekends, the potential for any anti-social behaviour or vandalism is further reduced.

Students at the school are required to comply with the *Student Code of Conduct* which includes treating the buildings, grounds and surrounding areas with respect.

Waste management procedures will be put in place when the school is operational to address the waste removal and recycling needs of the proposed School. A *Waste Management Strategy* prepared by Waste Audit accompanies the application.

5.11 Public interest benefits

The proposed alterations and additions to St Luke's Grammar School provide a number of public interest benefits, including:

- provision of a modern education facility for the existing and future Senior school population;
- re-distribution of students from the existing school campus at 210 Headland Road and associated reduction in traffic, parking and noise impacts associated with this site;
- the provision of employment opportunities in the construction and operation of the proposed Senior campus and associated uses (e.g. café, dance studio, pool etc);
- improvements to the existing site, and the presentation of the site to the street including extensive landscaping.

5.12 Issues raised during consultation processes

The amenity issues associated with traffic; parking; noise; impact on existing businesses and when their leases will expire; and potential impacts on the adjoining Stony Range Regional Botanic Garden raised during the consultation process have been addressed in the forgoing.

Other issues raised during the consultation process are addressed in the following.

- Paths of travel for Students between existing campus and 224 Headland Road and 800 Pittwater Road.

To address this issue, and to improve the safety of school students, and other pedestrians, a separate DA (DA2019/0977) was submitted to Northern Beaches Council on 9th September, 2019 seeking consent for a new 1.2m wide pedestrian access path to provide access to 224 Headland Road to the top of the driveway. The aim of the pathway is to improve the safety of the Sports Centre users who maybe walking to/from the site providing a separate, designated pedestrian pathway.

- Number of students

As previously noted, the school currently has consent for a student population of 1092 students. With the proposed development, the student population will increase, incrementally over the Stages, by 508 students.

The proposed Senior School has been designed to accommodate 600 students, reducing the population on the existing school site by approximately 100 students.

With the school population spread over the two Campuses, the increased number of students at the school is unlikely to generate any significant impacts in the local community.

- Proposed plant choices to be sympathetic to Stony Range Regional Botanic Garden

The proposed plant selection for the site is detailed in the Landscaping Plans prepared by SMM and includes a focus on the planting of native plants and shrubs, which will complement the existing plants in the Botanic Garden.

- Repair of the clock at 800 Pittwater Road

The clock, which forms part of the existing, heritage listed building at 800 Pittwater Road, is to be retained under the proposal. As part of the proposed development, the clock mechanism will be repaired, and the clock returned to working order.

6.0 MITIGATION AND ENHANCEMENT MEASURES

The alterations and additions to St Luke's Grammar School are unlikely to generate any long term negative social impacts that require mitigation.

While it is acknowledged that the proposed development represents a significant departure from the historic and existing use of the site, given the retention of the heritage features of the building at 800 Pittwater Road, and the proposed improved site presentation provided by design features and landscaping the proposed use of the site as the Senior campus for the school is unlikely to result in any significant changes to the character of the local area.

Any impacts generated by the use of the site at 800 Pittwater Road as Senior campus for the school, and the use of the site at 224 Headland Road as an expanded sporting centre are likely to be associated with noise and traffic, which have been separately addressed in reports accompanying the application (including Acoustics and Traffic and Parking), and which include recommendations designed to minimise noise and traffic impacts.

A comprehensive *Operational Plan of Management* has been prepared for the School, to provide strategies for the management and operation of the School, including student movement between the sites to ensure student safety, and to minimise potential disturbance to nearby residential dwellings.

Negative short-term impacts that may be generated are likely to arise with the construction and fitout of the school building at 800 Pittwater Road, and works associated with the sports hall at 224 Headland Road can be managed through conditions of consent, should the application be approved.

The potential positive social impacts generated by the proposed works will only be realised if consent for the application is granted.

7.0 CONCLUSION

The proposed alterations and additions to St Luke's Grammar School at 800 Pittwater Road, and 224 Headland Road have been assessed in social impact terms in this report

The proposed alterations and additions are unlikely to generate any long term negative social impacts. Short term negative impacts are likely to be associated with excavation and construction of the school, however the impacts can be minimised through conditions of consent.

The proposed alterations and additions are unlikely to generate any material adverse social implications for the surrounding area.

There is no reason, from a social impact perspective, to refuse the application.

APPENDIX A

SOCIO-ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

Demographic Profile Table

Demographic Characteristic	Statistical Area Level 1 - 1142601	Dee Why Suburb	North Curl Curl Suburb	Northern Beaches LGA	Greater Sydney	NSW
Total Persons	596	21 518	4 117	252 878	4 823 991	7 480 228
ATSI	3 (0.5%)	101 (0.4%)	42 (1.0%)	1 394 (0.5%)	70 135 (1.4%)	216 176 (2.8%)
NESB Persons	Not available	6 717 (31.2%)	457 (11.1%)	41 322 (16.3%)	1 474 715 (30.5%)	1 646 057 (22.0%)
(i) No. born overseas in non-English speaking country.		6 898 (32.0%)	407 (9.8%)	38 204 (15.1%)	1 727 574 (35.8%)	1 882 015 (25.1%)
(ii) No. speaking lang. other than English at home						
In need of assistance	Not available	558 (2.6%)	119 (2.9%)	9 273 (3.6%)	236 139 (4.9%)	402 048 (5.3%)
Age range:						
0-4 years	49 (7.9%)	1,567 (7.3%)	256 (6.2%)	15,672 (6.2%)	310,173 (6.4%)	465,135 (6.2%)
5-14 years	84 (13.6%)	1,895 (8.8%)	778 (18.9%)	34,180 (13.5%)	590,126 (12.2%)	921,195 (12.3%)
15-19 years	47 (7.6%)	892 (4.1%)	280 (1.9%)	14,412 (5.7%)	288,362 (5.9%)	448,425 (5.9%)
20-24 years	49 (7.9%)	1,274 (5.9%)	222 (5.4%)	12,554 (4.8%)	340,737 (7.0%)	489,673 (6.5%)
25-34 years	62 (10.0%)	4,537 (21.0%)	327 (7.9%)	29,575 (11.7%)	774,405 (16.0%)	1,067,524 (14.2%)
35-44 years	83 (13.4%)	3,858 (17.9%)	635 (15.4%)	38,197 (15.1%)	696,037 (14.4%)	1,002,886 (13.4%)
45-54 years	87 (14.0%)	2,891 (13.4%)	720 (17.4%)	37,397 (14.7%)	627,580 (13.0%)	977,984 (13.0%)
55-64 years	77 (12.5%)	2,169 (10.0%)	421 (10.2%)	28,419 (11.2%)	524,011 (10.8%)	889,763 (11.9%)
65-74 years	41 (6.7%)	1,316 (6.1%)	279 (6.7%)	22,440 (8.8%)	372,488 (7.7%)	677,020 (9.0%)
75-84 years	25 (4.0%)	807 (3.7%)	123 (2.9%)	13,078 (5.1%)	204,051 (4.2%)	373,115 (4.9%)
85 years and over	14 (2.3%)	320 (1.5%)	72 (1.7%)	6,945 (2.7%)	96,022 (1.9%)	167,506 (2.2%)
Unemployment rate	3.8	3.7	3.0	3.5	6.0	6.3
Median weekly household income	\$2463	41716	\$2768	\$2178	\$1750	\$1486
Med Age	37	36	38	40	36	38
Ave household size	3.1	2.3	3.3	2.7	2.8	2.6
Marital Status (aged 15+)						
Married	246 (52.1%)	7955 (44.0%)	1740 (56.5%)	106 938 (52.6%)	1 934 134 (49.3%)	2 965 285 (48.6%)

Demographic Characteristic	Statistical Area Level 1 - 1142601	Dee Why Suburb	North Curl Curl Suburb	Northern Beaches LGA	Greater Sydney	NSW
0	0	56 (0.6%)	3 (0.2%)	522 (0.6%)	12 812 (0.7%)	17 157 (0.6%)
1	3 (1.8%)	1 524 (17.6%)	42 (3.5%)	7 504 (8.5%)	118 881 (7.3%)	157 194 (6.0%)
2	13 (7.8%)	4 936 (56.9%)	114 (9.6%)	22 541 (25.6%)	402 675 (24.8%)	577 675 (22.1%)
3	61 (36.5%)	1 164 (13.4%)	373 (31.3%)	25 399 (28.8%)	548 987 (33.8%)	970 001 (37.2%)
4	86 (51.5%) (4+)	56 (5.8%)	421 (35.4%)	21 011 (23.9%)	376 427 (23.1%)	633 184 (24.3%)
5		200 (2.3%)	166 (13.9%)	7 411 (8.4%)	101 053 (6.2%)	148 851 (5.7%)
6+		73 (0.8%)	49 (4.1%)	1 659 (1.8%)	23 774 (1.4%)	34 370 (1.3%)
Migration						
Same add 1yr ago		15 440 (73.0%)	3 281 (80.5%)	198 799 (79.5%)	3 695 742 (77.5%)	5 718 965 (77.3%)
Same add 5 yr ago		8 387 (42.0%)	2 299 (59.6%)	130 944 (55.2%)	2 402 160 (53.2%)	3 775 527 (53.8%)
Occupation						
Manager	53 (17.4%)	1072 (8.6%)	395 (19.7%)	24 082 (18.5%)	311 762 (13.7%)	456 084 (13.5%)
Professional	78 (25.6%)	2737 (22.0%)	588 (29.3%)	37 083 (28.6%)	597 798 (26.3%)	798 126 (23.6%)
Technical & Trade	44 (14.4%)	1697 (13.7%)	229 (11.4%)	14 705 (11.3%)	265 056 (11.6%)	429 239 (12.7%)
Community	27 (8.9%)	1512 (12.2%)	192 (9.5%)	12 242 (9.4%)	218 206 (9.6%)	350 261 (10.3%)
Clerical	33 (10.8%)	1581 (12.7%)	266 (13.2%)	17 481 (13.4%)	331 135 (14.5%)	467 977 (13.8%)
Sales	39 (12.8%)	1267 (10.2%)	191 (9.5%)	11 805 (9.1%)	205 051 (9.0%)	311 414 (9.2%)
Machinery op	11 (3.6%)	609 (4.9%)	35 (1.7%)	3 554 (2.7%)	128 020 (5.6%)	206 839 (6.1%)
Labourer	14 (4.6%)	1080 (8.7%)	73 (3.6%)	6 623 (5.1%)	171 450 (7.5%)	297 887 (8.1%)
Travel to work						
Car driver	164 (55.6%)	6 378 (51.5%)	1 060 (52.9%)	70 703 (54.5%)	1 197 269 (52.6%)	1 953 399 (57.7%)
Train	0	16 (0.1%)	0	298 (0.2%)	247 051 (10.8%)	252 786 (7.4%)
Bus	39 (13.2%)	2 334 (18.8%)	216 (10.7%)	14 540 (11.2%)	125 503 (5.5%)	133 903 (3.9%)

Source: 2016 Census data (www.abs.gov.au) – SAL1 – QuickStats; General Community Profile – as at June 2019

APPENDIX B

EXPERIENCE AND QUALIFICATIONS OF AUTHOR

Sarah George

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University);
Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV
(TAFE NSW), Teaching by Distance (TAFE NSW)

EXPERIENCE:

In practicing as a consultant since 2006, I have completed assignments for of clients in the private, public and government sectors, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including State Significant Developments, mixed use developments, residential flat buildings, Master Plan developments, licensed premises, child care centres, boarding houses, sex services premises and schools; and
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher, TAFE Digital – Mental Health, Alcohol and Other Drugs, Youth Work and Community Services
- Project Officer – Education & Development & Chronic Disease Self-Management with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW
- Drug and Alcohol educator and counsellor

- Youth Worker

I also worked for several years in a Town Planning Consultancy.

Other:

Volunteer Ethics Teacher – Primary Ethics

Justice of the Peace