

Outcomes Report

St Luke's Masterplan Communication and
Engagement

Client: St Luke's Grammar School

Date: 29 October 2019

Contact:

Chris O'Brien
Cobrien@elton.com.au

SYDNEY
02 9387 2600

Level 6, 332 - 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Prepared by	Katie Casson
Reviewed by	Chris O'Brien
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1 Background

St Luke's Grammar School is a K-12, independent Anglican, co-educational school, that is located at 210 Headland Road, Dee Why. The school proposes to expand its existing campus to incorporate 224 Headland Road as a sports centre and 800 Pittwater Road as a designated senior school for 600 students.

The proposed development comprises alterations and additions to the existing buildings at 224 Headland Road and 800 Pittwater Road. No works are proposed to the existing campus at 210 Headland Road; however, it will be included in the application as it will continue to be an integral component of the whole school campus, inclusive of the proposed additions of 224 Headland Road and the new campus at 800 Pittwater Road.

As part of the planning process, St Luke's Grammar School has undertaken a range of engagement with local residents, businesses and the school community. This engagement has been undertaken ahead of the lodgement of the State Significant Development Application (SSDA), to ensure that stakeholders and the community are informed on plans.








1.1 Engagement Objectives

The purpose of the engagement activities undertaken was to consult with the Northern Beaches community and stakeholders to:

- » Provide an opportunity, early on in the planning process, for interested stakeholders and the community to hear more about the plans 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.
- » Satisfy the SEARS and comply with legislative requirements.

1.2 Engagement Snapshot

As part of the SSDA process, St Luke's is required to consult and engage with community groups and special interest groups. Committed to engaging with interested stakeholders and the community, St Luke's undertook a range of communication and engagement activities which included the following:

Tool/technique	Description
Project email 	A dedicated community email account was set up. This provided interested members of the community an opportunity to ask questions and provide their feedback outside of face-to-face engagement.
Information shared with the School Community 	To provide an opportunity for the school community to hear more about the project, timelines and the types of facilities the project proposes to deliver, a dedicated electronic notice was sent via email to more than 3,000 members of the school community, including the school's alumni. This included information about the upcoming Community Information and Feedback Session and a link to the Community Newsletter.
Community Newsletter and letterbox drop 	A two-page Community Newsletter including key information of the project and upcoming engagement activities was developed and distributed to residents and local businesses adjacent to the school and the 800 Pittwater Road site.
Community Information and Feedback Session 	<p>A Community Information and Feedback Session (CIFS) was held at St Luke's Grammar School on Saturday 19 October 2019. Known members of the Registered Aboriginal Parties (RAPs) were also invited to attend.</p> <p>Members of the project team were present over the two hours, and were able to answer questions on technical matters. The CIFS also provided an opportunity for stakeholders and the community to ask questions, raise concerns and find out more. A total of seven people attended the Community Information and Feedback Session.</p>
Information to on-site business Operators 	Local on-site business operators were informed through a letter from the school. The letter included an overview of the engagement process, key information on the project and an invitation to meet with the school directly.
Key stakeholder meetings 	Two dedicated face-to-face meetings were undertaken, recognising key community groups. These included adjoining neighbours and the Stony Range Botonic Garden Volunteer Group. Members were engaged through a face-to-face meeting with the school and key members of the project team.
Website and advertisements 	<p>Information regarding the Masterplan was shared on the St Luke's Grammar School website. This included the Community Newsletter and information on the upcoming CIFS.</p> <p>Advertisements were also published in the local newspaper, The Manly Daily, ahead of the community engagement activities, helping to inform a wide variety of the community of upcoming activities and how to provide their feedback.</p>

2 Engagement Outcomes

As part of the engagement process, briefings and information sessions were given to stakeholders and the community about the project. These briefings and information sessions consisted of an introduction and background to the project, the scope of the facilities that will be delivered and key project milestones. Attendees were also encouraged to ask questions and provide their feedback.

The details of each activity are outlined below.

2.1 Adjoining Neighbours Briefing

St Luke's Grammar School, Dee Why

Wednesday 16 October, 5:30pm – 7:00pm

Six community members in attendance.

Briefing:

The briefing was led by members of the project team and representatives from St Luke's Grammar School and covered the following information:

Item
Introductions <ul style="list-style-type: none">» Welcome» Why we are here today
About the St Luke's Project <ul style="list-style-type: none">» Purpose of the project and vision» Facilities that will be delivered» Timelines and delivery
Parking, access and entry <ul style="list-style-type: none">» Traffic Management Study» Kiss and drop» Parking and access
Preserving native flora and fauna and ACHA <ul style="list-style-type: none">» Studies that have been undertaken
Any other key questions and close

Open discussion and questions:

During and after the presentation, the following points were raised by some neighbours:

Questions in relation to the number of students

- » Is the total number of students going to increase to 1600?

Comments of parking and access

- » Where will senior students park?
- » How will students travel between the new Sports Centre and the two campuses (210 Headland Road and 800 Pittwater Road)?
- » The existing left turn only from 800 Pittwater Road means some cars then travel up Headland Road to head north. Assuming this turn remains, will this mean more cars during school drop off and pick up will be traveling up Headland Road?
- » Will more cars during drop off and pick up use the turning bay off Harbord Road near Bill Buckle Auto Group to head up Warringah Road?

Questions on impacts to existing local onsite businesses

- » What is the timeline for the moving of Fitness First and Officeworks?

Comments on potential impacts to the surrounding areas

- » Will this project affect Stony Range Botanic Garden?
- » Will construction at 224 Headland Road impact the community, eg traffic and noise?

The residents also provided feedback on the existing construction project near Quirk Street, which is not part of this Masterplan.

2.2 Community Information and Feedback Session

St Luke's Grammar School, Dee Why

Saturday 19 October, 11:00am – 1:00pm

Seven community members in attendance.

The Community Information and Feedback Session (CIFS) consisted of five A0-display boards that included key information on the project, timelines and traffic management. Attendees were guided through the information by the Principal and members of the project team. Attendees were encouraged to ask questions throughout, and fill out a feedback form.

Display boards

The information on the display boards included:

- » An overview of the project and site
- » The scope of the new senior campus
- » The scope of the new sports centre
- » Timelines and staging of the delivery
- » Access and traffic management.

A copy of the display boards can be found in the appendices.

Summary of discussion points and questions:

Overall, sentiment was quite neutral towards the project with attendees asking specific questions relevant to their individual circumstances.

Attendees were a mix of interested parties, including parents of current, prospective and former students, a former principal and local members of the community who were just curious about the project and wanted to find out more information.

General interest in the project in relation to the 800 Pittwater Road site and preservation of the clock

- » One attendee was supportive of the project and the maintenance of the retaining wall and bus stop and suggested including landscaping works to improve the site's frontage.
- » Will you be fixing the clock at 800 Pittwater Road?
- » This is a good project; it will be wonderful!
- » One stakeholder liked the design for 800 Pittwater Road and was excited for the final result.

Comments on traffic flows and access

- » How will traffic flow be managed at the intersection and drop-off?
- » Traffic around Fitness First (800 Pittwater Road) is already an issue, I don't think this will make it any worse.

Questions in relation to future opportunities for local sporting groups to utilise the sports facilities

- » One stakeholder expressed interest in utilising the new Sports Centre for their local basketball organisation and was interested in working with the school on this in the future.

2.3 Stakeholder Briefing – Stony Range Botanic Garden Volunteers

Stony Range Botanic Gardens

Tuesday 22 October, 11:30am – 12:30pm

Fifteen members from the volunteer group were in attendance, as was Chris Buckley, Park Coordinator with Northern Beaches Council.

Briefing:

The briefing was led by members of the project team and representatives from St Luke's Grammar School and covered the following information:

Item
Introductions <ul style="list-style-type: none">» Welcome» Why we are here today
About the St Luke's Project <ul style="list-style-type: none">» Purpose of the project and vision» Facilities that will be delivered» Parking and access» Timelines, construction management and delivery
Preserving native flora and fauna and ACHA <ul style="list-style-type: none">» Studies that have been undertaken» Continued engagement going forward
Any other key questions and close

Open discussion and questions:

Generally, the volunteers were very appreciative of being consulted on this project. During the meeting, the following points and questions were raised by the volunteers:

Potential impacts to site lines and shadowing

- » Will the height of the building at 800 Pittwater Road be increased?
- » Will current fencing which borders the Botanic Garden and 800 Pittwater Road be upgraded? What will this new fencing look like?

General comments in relation to access and transport

- » How will students travel between the new Sports Centre and the two campuses (210 Headland Road and 800 Pittwater Road)?
- » There are currently two gates between the Botanic Garden and 800 Pittwater Road. Could these access points be maintained for such activities as rubbish removal?

An interest to understand landscaping plans

- » Which plants are being selected for landscaping on the 800 Pittwater Road site? Will they be sympathetic or consistent with the plants in the Botanic Garden?

Questions in relation to stormwater and potential impacts to plants

- » How will stormwater be managed from the school sites? As far as carrying debris and weed seeds?
- » There was an issue with reduced stormwater runoff from the 210 Headland Road site which resulted in plants in the Botanic Garden having less water for growth.

General feedback to the school on managing rubbish and debris

- » There is currently an issue with rubbish and plastic being blown from the 210 Headland Road school site and ending up in the Botanic Garden or along the fence line.

2.4 Informing Neighbours, the School Community and On-site Businesses

To further support engagement efforts and inform a wide variety of local residents and businesses a Community Notification was distributed to adjacent properties and a letter was sent to the current onsite businesses.

Letter box drop

The Community Newsletter was distributed to all adjacent properties and businesses and surrounding properties. This newsletter included key information on the project, the community email and details on the upcoming CIFS.

Following the distribution of the Community Newsletter no calls were received by the school and no emails were received through the community email.

School Community Email

A dedicated email was sent to the School Community, including members of their alumni. This email included a summary of the project and information on the upcoming CIFS. Following this email, a number of interested members of the school community and its alumni attended the CIFS.

Newspaper advert

Two newspaper advertisements were published in the local newspaper, The Manly Daily, in the lead up to the CIFS. One was also published on the day of the CIFS, Saturday 19 October. Following these advertisements, no emails were received through the community email, however a couple of interested members of the community attended the CIFS.

A copy of these communications can be found in the appendix.

On site business letter

A letter was sent to the current onsite businesses of 800 Pittwater Road including I-MED, Fitness First and Officeworks. Following this letter, no further correspondence was received by the school.

3 Next steps

In line with the planning process, St Luke's Grammar School is committed to keep the local community, residents, businesses and stakeholders informed on plans.

As per the SEARS, engagement will be undertaken as the planning approvals progress.

Appendices

- A Community Newsletter
- B Newspaper Advertisements
- C School Community Email
- D Display boards

A Community Newsletter

New Facilities for Students Beyond 2022

To cater for increasing demand and interest from local families, St Luke's Grammar School has developed a new Masterplan which includes new learning facilities to be built within existing buildings from 2022.

The Masterplan includes the expansion of the existing Dee Why Campus to incorporate 224 Headland Road as a Sports Centre and 800 Pittwater Road as a designated Senior School Campus for students in Years 10, 11 and 12.

Community Information and Feedback

As part of the planning process, the School is holding a Community Information and Feedback Session. The community is welcome to drop in any time and speak to a member of the project team during this session.

Date: Saturday 19 October 2019

Time: 11.00am – 1.00pm

Venue: The John Scott Hall

Address: St Luke's Grammar School,
8 Tango Avenue, Dee Why
Enter via the Tango Avenue gate

The School will continue to engage with the community as planning progresses. Alternatively, if you have any comments or questions you can contact the Community Engagement team via email: stlukesconsultation@elton.com.au



Artist impression: 800 Pittwater Road

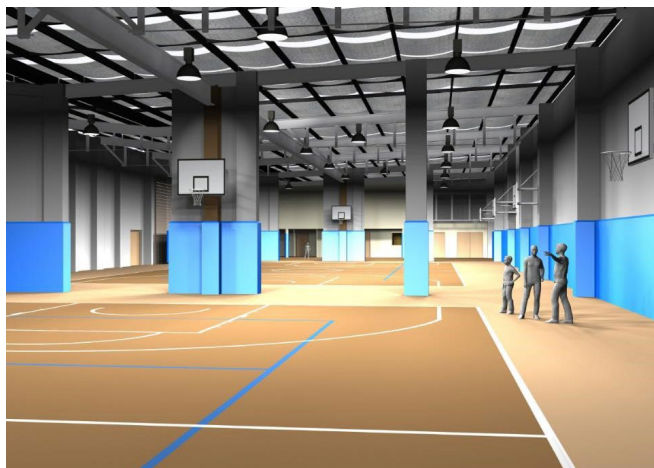
St Luke's Grammar School Masterplan

The Masterplan has provisions for both the 800 Pittwater Road site and the 224 Headland Road site, to each have their own parking, entry and exit.

New Senior School Campus at 800 Pittwater Road, Dee Why

Plans to deliver a new Senior School Campus for Years 10, 11 and 12 which is currently leased by I-Med, Fitness First and Officeworks at 800 Pittwater Road will see it transformed to provide:

- Science and Maths Precinct
- Visual Arts Precinct
- Design and Technology Precinct
- Humanities Precinct
- Wellness Precinct (including a 25-metre indoor pool)
- Administration and Staff Facilities
- Social Hubs, Library Hubs and Study Hubs
- Assembly Theatre
- Performing Arts Theatre
- School Cafeteria and Atrium
- Dedicated staff and student parking, with own entry and exit
- Drop-off / pick-up zone that can accommodate up to 10 vehicles
- New landscaping including multi-purpose court.



Artist impression: 224 Headland Road

Sports Centre at 224 Headland Road, Dee Why

Plans to complete a refurbishment of 224 Headland Road will include the delivery of:

- 2 x Basketball courts
- 1 x Half-sized basketball court
- School Uniform Shop
- Increased parking, including student parking
- New vertical circulation (comprising lift and stair) between 800 Pittwater Road and 224 Headland Road.

Project Timeline

Planning is in progress to deliver the new facilities. As part of the planning process for the State Significant Development (SSD), plans will be exhibited by the Department of Planning, Industry and Environment from November 2019.

The project will be delivered through a staged approach.

- 2022**
Construction set to start at 224 Headland Road
- 2024**
Commencement of the refurbishment of 800 Pittwater Road
- 2026**
Facilities of 800 Pittwater Road to be partially utilised
- 2030**
Full delivery of the new Senior School Campus (subject to planning approvals).

Further Information

What is the project?

St Luke's Grammar School has developed a Masterplan to deliver new Learning Facilities for students and staff. The Masterplan includes the expansion of the existing Dee Why Campus to incorporate 224 Headland Road as a Sports Centre and 800 Pittwater Road as a designated Senior School Campus for students in Years 10, 11 and 12.

When will construction occur?

The project will be delivered through a staged approach, with construction set to start at 224 Headland Road in 2022. The refurbishment of 800 Pittwater Road will commence in 2024, with the facilities being partially utilised from 2026 and the full delivery of the new Senior School Campus occurring in 2030, subject to planning approvals.

Will the development increase student numbers?

The total student population at the 210 Headland Road Campus will be 1000 as per an approved Development Application (DA). This existing site will eventually only cater for students in Pre-Kindergarten to Year 9, with the new Senior School Campus at 800 Pittwater Road catering for 600 students in Years 10, 11 and 12.

Will the new Campus mean more traffic?

The School understands that traffic management and parking is important to our neighbours. The benefits of this project will see the relocation of Senior students to the new Campus at 800 Pittwater Road, which will have its own underground carpark and dedicated entry and exit. It is not expected that there will be an increase in traffic on Headland Road.

How can I provide feedback or find out more?

Consultation will be held in line with major planning milestones. As part of the SSD the School will be engaging with the community at a Community Information Session on site at St Luke's Grammar School.

Date: Saturday 19 October 2019
Time: 11.00am – 1.00pm
Venue: The John Scott Hall
Address: St Luke's Grammar School,
 8 Tango Avenue, Dee Why
 Enter via the Tango Avenue gate

B Newspaper Advertisements

ST LUKE'S GRAMMAR SCHOOL MASTERPLAN

St Luke's Grammar School has developed a Masterplan to deliver new Learning Facilities for students and staff. The Masterplan includes the expansion of the existing Dee Why Campus to incorporate 224 Headland Road as a Sports Centre and 800 Pittwater Road (currently Officeworks, Fitness First and I-Med) as a designated Senior School Campus for students in Years 10, 11 and 12.

Planning is in progress to deliver the new facilities. As part of the planning process, the School will be holding a **Community Information and Feedback Session** where the community can *drop in at any time* and speak to a member of the project team or receive more information on the project.

Please drop in any time throughout the session...

Date: Saturday 19 October 2019
Time: 11.00 am - 1.00 pm
Venue: The John Scott Hall
St Luke's Grammar School
8 Tango Avenue, Dee Why

If you have any questions or comments, please contact the Community Engagement team via stlukesconsultation@elton.com.au



The New Masterplan Announced



St Luke's Grammar School is delighted to announce that plans to expand the School and deliver new facilities are underway. The new **2020-2030 Masterplan** will see the expansion of the existing Dee Why campus to incorporate 224 Headland Rd as a Sports Centre and 800 Pittwater Road (current Fitness First & Officeworks Building) as a designated Senior School campus for students in Years 10, 11 & 12.

In the lead up to the lodgement of plans for this significant development, we invite you to attend the upcoming **Community Information and Feedback Session**.

Please drop in at any time during the session:

Saturday 19 October @ 11.00 am - 1.00 pm
St Luke's Grammar School - The John Scott Hall
Enter via Tango Avenue

Preparing Well for Learning • LEARNING@STLUKE'S • www.stlukes.nsw.edu.au • 210 Headland Rd Dee Why

Senior & Junior Opportunities



2021 SCHOLARSHIPS

REGISTRATION NOW OPEN

ACADEMIC: YEARS 7, 10 & 11
Examination: Saturday 15 Feb 2020
Registrations Close: Sunday 2 Feb 2020

MUSIC: YEARS 7 & 11
Recordings Due: Friday 20 Mar 2020
Registrations Close: Sunday 8 Mar 2020

To register online, or for further information, please visit
www.stlukes.nsw.edu.au/scholarships

JUNIOR TOURS

LAST SCHOOL TOURS FOR 2019

DEE WHY CAMPUS:
Tuesday 29 October @ 9.15 am
Thursday 14 November @ 9.15 am

BAYVIEW CAMPUS:
Thursday 24 October @ 9.15 am
Thursday 14 November @ 9.15 am

To book online, or for further information, please visit
www.stlukes.nsw.edu.au/tours

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C School Community Email

From: St Luke's - Communications Office <marketing@stlukes.nsw.edu.au>
Sent: Tuesday, 8 October 2019 4:27 PM
To: Katie Casson
Subject: St Luke's Masterplan Announcement

Email not displaying correctly? [View it](#) in your browser.



Dear Parents, Staff and Alumni,

I am delighted to share the new 2020 - 2030 Masterplan for the St Luke's Grammar School, Dee Why Campus. Over the next decade, plans include:

1. A new **Senior School Campus (Years 10-12)** at 800 Pittwater Road, Dee Why which is currently being leased by Fitness First, Officeworks and I-Med. The facilities will feature a large Assembly Hall, Performing Arts Theatre, 25m Indoor Pool, Multi-Purpose Sports Court, flexible learning spaces and landscaped grounds.
2. An expanded **Basketball and Fitness Centre** at 224 Headland Road, Dee Why. This follows on from our recent success in finalising the purchase of all industrial units at this address.

Our architectural and planning consultants have developed an initial plan for these new facilities in close consultation with our Principal, Business Manager and the School

Council. In the lead up to the lodgement of plans, the School will be holding a Community Information and Feedback Session as follows:

Saturday 19 October
11.00 am - 1.00 pm
The John Scott Hall
(enter via Tango Avenue)

I invite you to come along to the session to see the plans and provide feedback on these exciting projects.

For further details of the Community Information and Feedback Session, and the Masterplan, please click below.

I trust many of you are enjoying a break before the final school term gets underway.

Regards,

Victoria Hayman
Chair of Council



[Click Here: MASTERPLAN](#)

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

D **Display boards**

St Luke's Grammar School Masterplan

St Luke's Grammar School has developed a Masterplan to deliver new learning facilities for students and staff. The Masterplan includes the expansion of the existing Dee Why Campus to incorporate 224 Headland Road as a Sports Centre and 800 Pittwater Road as a designated Senior School Campus for students in Years 10, 11 and 12.

St Luke's Grammar School will soon be lodging a State Significant Development (SSD) application to start the planning process to deliver these new learning facilities.

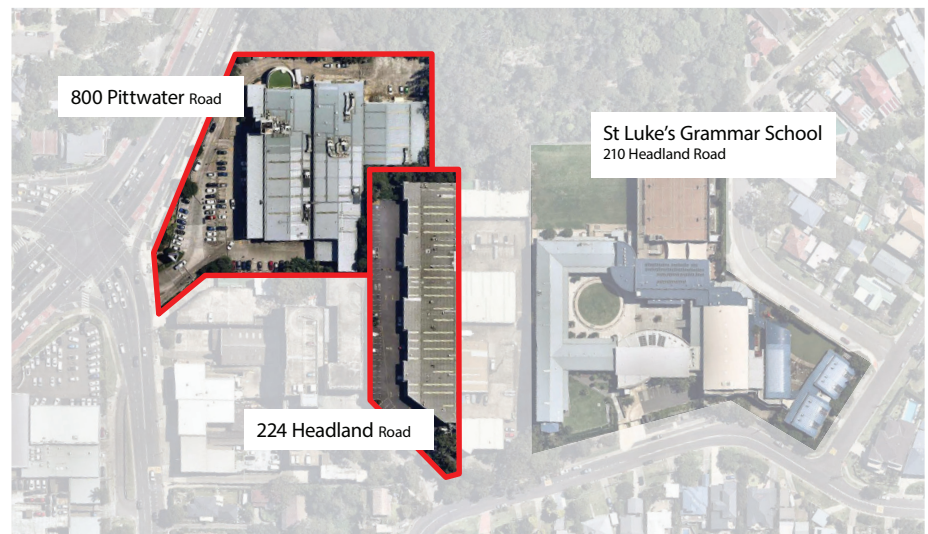
About the project

St Luke's Grammar School is a K-12, independent Anglican, co-educational school, that is located at 210 Headland Road, Dee Why.

The school proposes to expand its existing Campus to incorporate 224 Headland Road as a Sports Centre and 800 Pittwater Road as a designated Senior Campus for 600 students.

The project will be delivered through a staged approach, with construction set to start at 224 Headland Road from 2022 and the refurbishment of 800 Pittwater Road to commence in 2024, with the delivery of the new Senior Campus in 2030.

St Luke's Grammar School Masterplan site



HAVE YOUR SAY

We are committed to engaging with our community. Members of the project team are here today to answer any of your questions. You can also fill out a feedback form to provide your comments.

New Facilities for Students Beyond 2022

The Masterplan sets to enhance our learning environment and deliver a range of new facilities for students and staff.

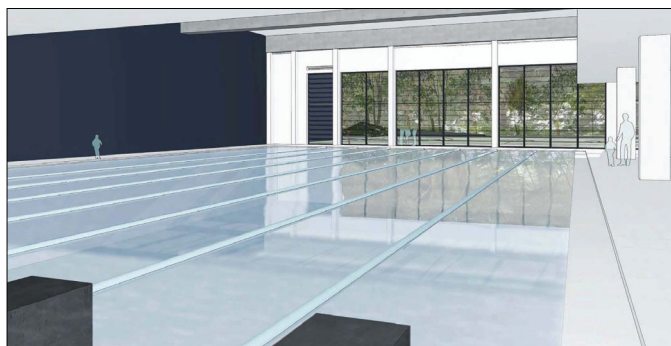
Once delivered, the existing site at the 210 Headland Road Campus will cater for 1000 students in Pre-Kindergarten to Year 9. The new Senior Campus at 800 Pittwater Road will cater for 600 students in Years 10, 11 and 12.

A new Senior Campus

The new Senior Campus will be located at 800 Pittwater Road. It will have its own dedicated entry and exit as well as parking for staff and students.

This Campus will be especially designed for our Senior students and will provide modern learning facilities including:

- Science and Maths Precinct
- Visual Arts Precinct
- Design and Technology Precinct
- Humanities Precinct
- Wellness Precinct (including a 25-metre indoor pool)
- Administration and Staff Facilities
- Social Hubs, Library Hubs and Study Hubs
- Assembly Theatre
- Performing Arts Theatre
- School Cafeteria and Atrium
- Dedicated staff and student parking, with own entry and exit
- Drop-off / pick-up zone that can accommodate up to 10 vehicles
- New landscaping including multi-purpose court.



Artist impression: 800 Pittwater Road

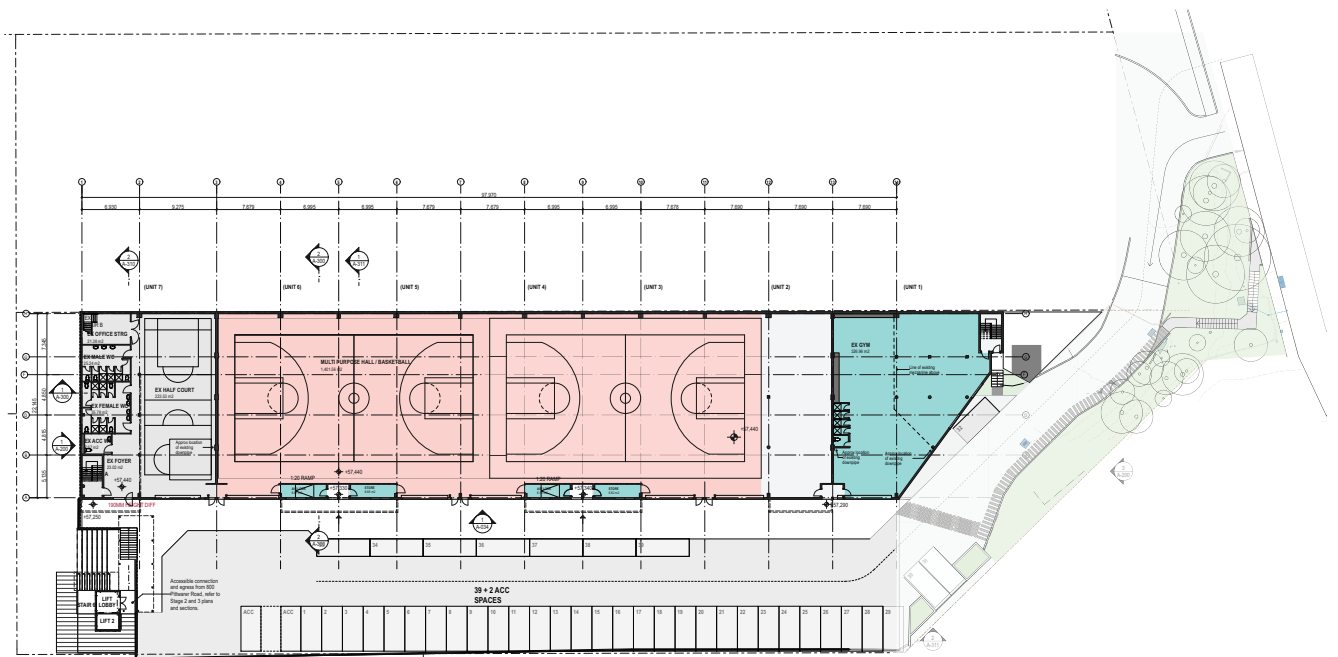
Sports Centre at 224 Headland Road, Dee Why

224 Headland Road will be refurbished to provide new facilities and improved access including:

- 2 x Basketball courts
- 1 x Half-sized basketball court
- School Uniform Shop
- Increased parking, including student parking
- New vertical circulation (comprising lift and stair) between 800 Pittwater Road and 224 Headland Road.



Artist impression of 224 Headland Road



224 Headland Road Staging Plan

The project will be delivered through a staged approach, with construction set to start at 224 Headland Road in 2022. The refurbishment of 800 Pittwater Road will commence in 2024, with the facilities being partially utilised from 2026 and the full delivery of the new Senior School Campus occurring in 2030, subject to planning approvals.

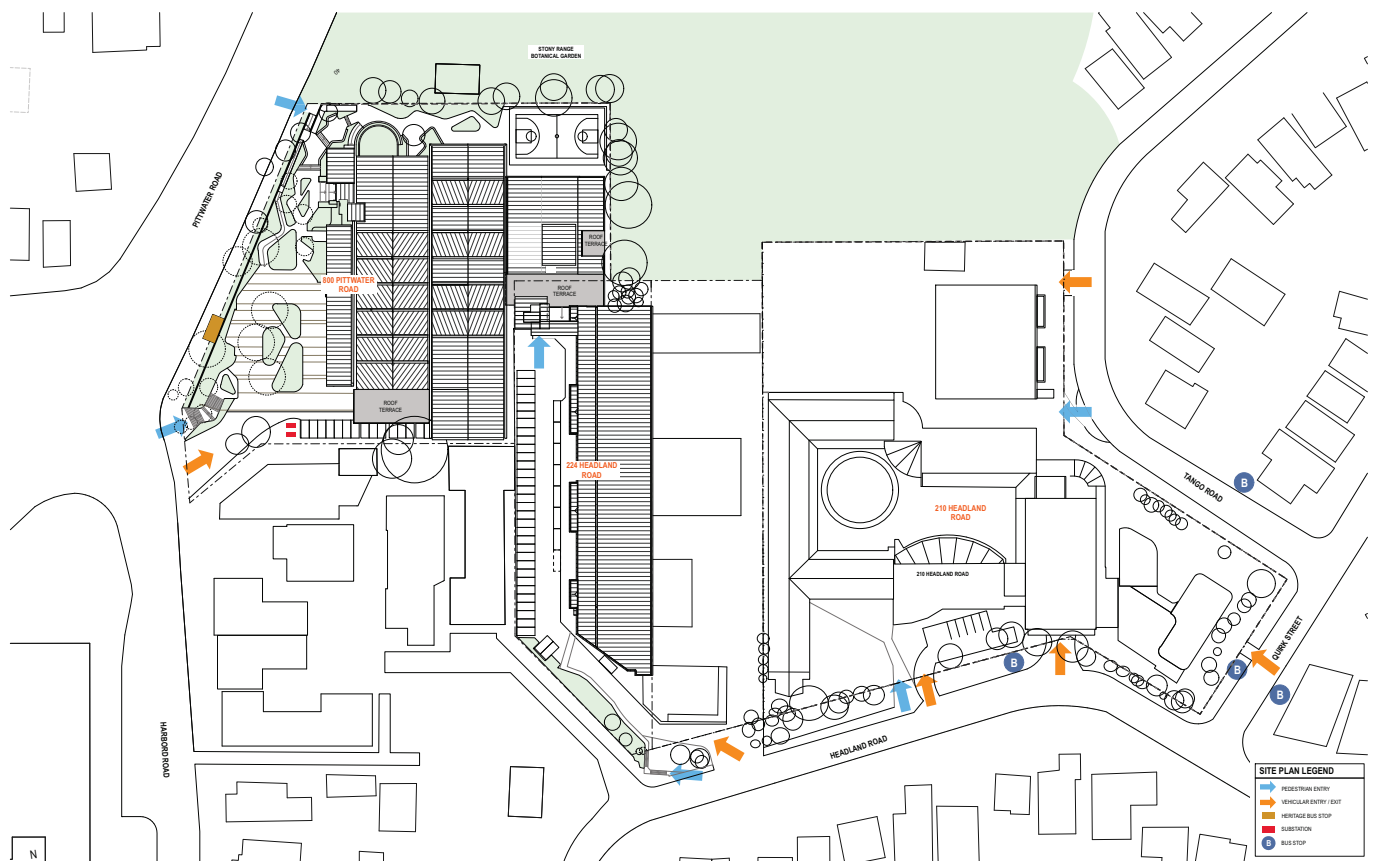
- Final construction works on the remainder of 800 Pittwater Road site, including the former Officeworks site
- Redesign front carpark to accommodate school buses and a drop-off area
- Full delivery of the new Senior School Campus 2030



Access and Traffic Management

Both the 800 Pittwater Road site and the 224 Headland Road site will each have their own parking, entry and exit.

As part of construction works, a Traffic Management Plan will be put in place to help reduce the impacts of construction on surrounding roads. The map below highlights planned road access for the Masterplan.



Traffic Management Plan

