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URBIS

COMMUNITY COMMUNICATION STRATEGY

St Patricks College -
Science & Learning Building

Prepared for

ST PATRICKS COLLEGE STRATHFIELD

25 March 2021

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1. INTRODUCTION

St Patricks College Science and Learning Building (the project) involves the construction of a new four-storey science and learning building including an associated basement car park accommodating an additional 59 parking spaces, two rooftop tennis courts, two outdoor tennis courts and new civic space. This project will provide new state of the art science, food and learning centre and high-quality teaching and learning facilities to meet contemporary learning standards.

This Community Communications Strategy (the Strategy) has been prepared in line with the requirements of Development Consent Condition C5 for St Patricks College (SSD 10400). This Strategy has been prepared by Urbis Pty Ltd, a communications consultant engaged by St Patricks College Strathfield (the College).

This Strategy will be implemented and maintained throughout construction of the project by the Principal Contractor or authorised representative. This Strategy life cycle covers a period no later than two weeks before the commencement of construction and for a minimum of 12 months following the completion of construction.

1.1. CROSS-REFERENCE OF CONSENT REQUIREMENTS

Table 1 identifies the reference/s within this Strategy as they relate to the requirements under Development Consent Condition C5 – Community Communication Strategy.

Table 1 Report Reference for Development Consent for St Patricks College Strathfield (SSD 10400).

Consent condition Reference	Consent condition	Report reference
C5.	No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information.	This document
C5.	The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Section 4.1
C5.	The Community Communication Strategy must:	
C5. a)	Identify people to be consulted during the design and construction phases.	Section 3
C5. b)	Set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development.	Section 4.1
C5. c)	Provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development	Section 4.1.1
C5. d i)	set out procedures and mechanisms Through which the community can discuss or provide feedback to the Applicant	Section 4.2

Consent condition Reference	Consent condition	Report reference
C5. d ii)	<p>set out procedures and mechanisms:</p> <p>Through which the Applicant will respond to enquiries or feedback from the community</p>	Section 4.2
C5. d iii)	<p>set out procedures and mechanisms:</p> <p>to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	Section 4.3

2. PROJECT OVERVIEW

2.1. THE SITE

The College is located at 1 and 2 Edgar Street, Strathfield (as indicatively shown in Figure 1). The campus is shown in red and the project construction site is shown in yellow.

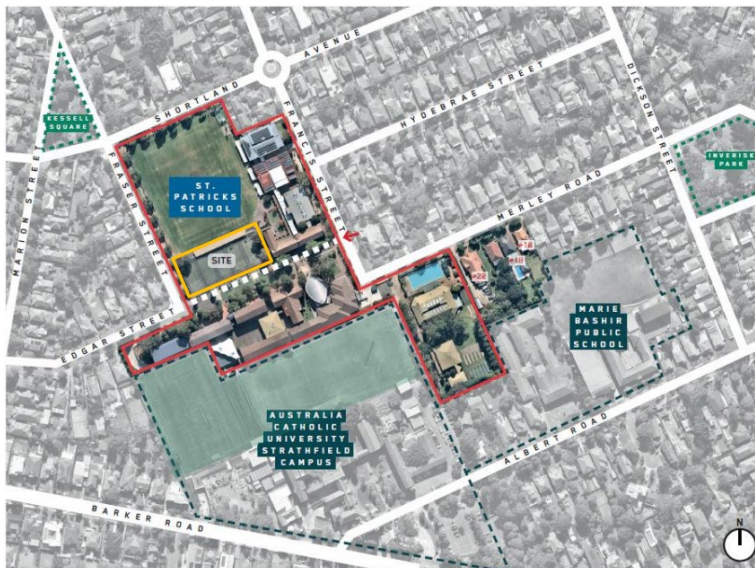
The site is located within the Strathfield Local Government Area (LGA, approximately 15km west of the Sydney CBD).

Figure 1 Aerial photograph of the site



Source: Urbis

Figure 2 Site plan



Source: BVN Architects

2.2. THE SURROUNDING COMMUNITY

The College is surrounded by multiple low-density residential dwellings, a school, university campus and public open spaces.

The subject site is located within the geographic centre of the campus, where five existing outdoor tennis courts are located. It is specifically located on Lot 20 DP 1203221, which has a total site area of 22,965sqm.

Immediately surrounding the site are:

- To the north: Breen Oval (located on campus)
- To the east: Coghlan building (located on campus)
- To the south: Pedestrian thoroughfare Edgar Street (located on campus and owned by St Patricks College) and open to the public
- To the west: Low-rise residential, Fraser Street

The campus is generally bound by Australian Catholic University (ACU) Campus to the south, Fraser Street to the west, Shortland Avenue to the North and Frances Street to the east.

2.3. THE PROJECT

St Patricks College Strathfield Science and Learning Building (the project) comprises of a new four storey building located at the centre of the campus, and adjacent to the pedestrianised and publicly accessible Edgar Street. The project comprises of:

- Demolition of the existing sports courts located at the centre of the campus
- Construction of a new four storey science & learning building consisting of
 - Food technology classrooms
 - Science learning spaces, including labs
 - Canteen and café: for school student and staff use, and community function use
 - College dining area, including outdoor dining area
 - Community and learning spaces
 - General learning areas
 - Basement car park with 59 parking spaces, accessed via Fraser Street
- Two (2) x rooftop sports courts
- Re-instatement of two (2) x ground level sports courts
- Civic space associated with the College, located to the east of the new building
- Minor alterations to the forecourt adjoining the Coghlan building to the east in order to provide an interface and connection with the new building, civic space and existing landscape
- Staged increase in student population cap to a maximum of 1,790 by 2030.

Figure 3 St Patricks College New Science and Learning Building



Source: BVN Architects

3. PEOPLE TO BE CONSULTED DURING DESIGN AND CONSTRUCTION

St Patricks College is surrounded by residential neighbours and educational institutions, and it will be important to make sure near neighbours are well informed about construction activity and impacts.

People who will be informed and consulted during design and construction, or stakeholders, are outlined in Table 2. The communication activities used to consult them, and their concerns are also outlined.

This table will be reviewed and updated as needed.

Table 2 Stakeholders, activities, and concerns

People to be consulted (Stakeholders)	Communication activities (see Section 4)	Concerns
Individual households and businesses within a 500m radius of the construction zone including: <ul style="list-style-type: none"> - Australia Catholic University, Strathfield - Marie Bashir Public School 	Enquires and feedback response Issues resolution and mediation of disputes Incident management Construction updates as required. Construction signage.	During Environmental Impact Statement (EIS) consultation, local residents and businesses identified the following concerns: Traffic management Parking impacts and obstruction of neighbourhood driveways View impacts and privacy Impacts of construction activities including noise, dust and vibrations
Regulatory agencies and utilities: <ul style="list-style-type: none"> - Strathfield Council - Endeavour Energy - Roads and Maritime Services - Sydney Water - Transport for NSW. 	Contact is covered by relevant approvals.	Traffic management Visual impacts Construction activities Environmental impacts
Department of Planning, Industry and Environment	Contact is covered by relevant approvals.	Regulatory oversight of Development Consent C10 for SSD 10400

4. PROCEDURES AND MECHANISMS

4.1. INFORMATION PROVISION

Information about the Project will be provided to residents in line with the requirements of Development Consent Condition C5 through the communication activities outlined in Table 3 Communication activities for information provision.

Table 3 Communication activities for information provision.

Activity	Description	Stakeholder	Timing
Establishment of project contact points	<p>Project contact points will be provided during communications activities. See Table 4 Project contact points.</p> <p>The community will use these project contact points to provide feedback or make enquiries and complaints.</p> <p>Process for responding is outlined in Sections 4.2 and 4.3.</p>	Individual households and businesses within a 500m radius of the construction zones	Ongoing
Signage	Project contact points for the community to provide feedback or make enquiries and complaints will be included on signage at the front of the site.	Individual households and businesses within a 500m radius of the construction zones	Ongoing
Start of construction notification letter	Letter outlining construction timeline, impacts and mitigations, and community feedback, enquiries and complaints phone number and email.	Individual households and businesses within a 500m radius of the construction zones	No less than 14 days before start of construction
Out-of-hours works notification letter (As required in Development Consent Condition D6)	Letter outlining out-of-hours works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email	Individual households and businesses within a 500m radius of the construction zones	No less than 7 days before out-of-hours work
Unplanned works notification letter	Letter outlining unplanned works, impacts and mitigations, and community feedback, enquiries and complaints phone number and email	Individual households and businesses within a 500m radius of the construction zones	No less than 24 hours before unplanned work or as soon as practical afterwards

4.1.1. Community based forums

Depending on the level of stakeholder interest and feedback in the first three months of construction, the principal contractor or their authorised representative will consider the establishment of community-based forums to enable deeper focus on key environmental management issues for the Project.

4.2. ENQUIRES AND FEEDBACK RESPONSE

As outlined in Table 3, project contact points will be established and maintained for design and construction of the Project.

Table 4 Project contact points

Channel	Details
Point of contact	Dean Marcon
Mailing address	PO Box 7002 Alexandria NSW 2015
Phone number	02 9770 7600
Email	hystpats@hansenyuncken.com.au
Website	PO Box 7002 Alexandria NSW 2015

All feedback and enquires will be answered in accordance with the timeframes below:

Table 5 Response times

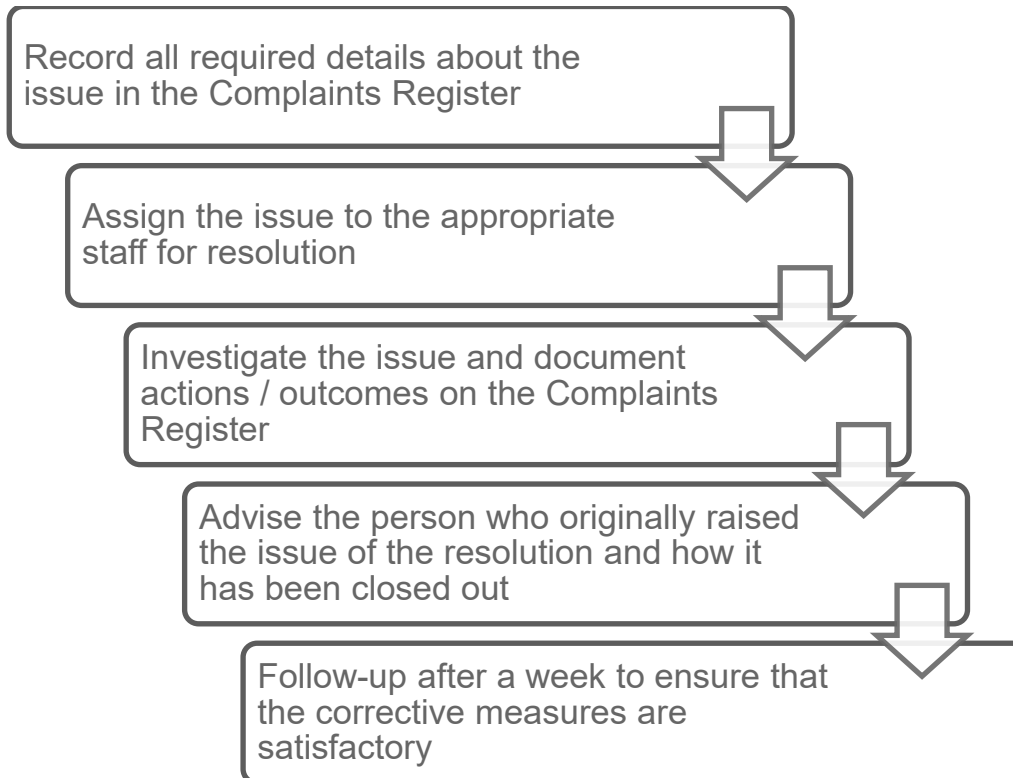
Channel	Response time
Email	Two business days
On-site inquiry	Five business days
Site phone line	Two business days
Website contact	Three business days

4.3. ISSUES RESOLUTION AND MEDIATION OF DISPUTES

This document provides a procedure for issues resolution and the mediation of disputes, targeting resolution within seven days from the date the issue was first raised.

This mechanism in Figure 2 Complaints resolution process allows for the identification and implementation of corrective measures in response to issues raised by the community, to minimise the likelihood of recurrence. All complaints will be recorded in a Complaints Register and made available on the website as required in Consent Condition A18 (a) (viii).

Figure 4 Complaints resolution process



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