

# Social Impact Assessment Park Campus Redevelopment

SSD-13895306

Client: Newcastle Grammar School

11 October 2021



Mara Consulting

People | Place | Social

Creating vibrant communities through powerful conversations



## ACKNOWLEDGEMENT OF COUNTY

*We are in the Country of the Awabakal and Worimi peoples. We recognise their connection to the land and water of this beautiful and vibrant place. We pay our respects to the Traditional Owners of the land on which we work and pay our respects to Elders past, present and emerging.*

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## COMMONLY USED ACRONYMS AND TERMS

ACRONYMS/TERMS	DESCRIPTION
Council	City of Newcastle
DA	Development application
DPIE	NSW Department of Planning, Infrastructure and Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
FTE	Full-time equivalent
IAIA	International Association for Impact Assessment
Ha	Hectares
Km	Kilometres
LEP	Local Environment Plan
LGA	Local Government Area
NSW	New South Wales
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development



# 1 Introduction

This consultation outcomes report has been prepared by Mara Consulting (Mara) on behalf of Newcastle Grammar to provide an overview of the consultation activities carried out during the development of the environmental impact statement (EIS) for the proposed Newcastle Grammar School Park Campus Redevelopment.

This report summaries communication and consultation activities undertaken in relation to the redevelopment proposal. It includes key issues and opportunities raised by the local community, stakeholders, and public authorities and how they are addressed in the EIS.

The engagement approach for the project has been guided by the International Association for Public Participation (IAP2) spectrum of public participation, delivered at an 'inform' and 'consult' level. In determining the approach to the communication and consultation, the Department of Planning, Industry and Environment's *Undertaking Engagement Guidelines July 2021*, were considered.

The focus of this report is consultation that occurred during the development of the technical studies and the EIS. It should be noted the proponent, Newcastle Grammar School (School), has been operating from the site since 1999 and liaising directly with the surrounding community since this time.

During the project, consultation activities included:

- proponent-led one-on-one stakeholder meetings
- project email address for enquiries and feedback
- letterbox drop to nearby residents
- emails to Council
- emails to key stakeholders
- mailout of information and invitation to get in touch and complete survey
- online survey
- online information sessions
- phone interviews with stakeholders
- digital feedback collected through a consultation platform.

The following report outlines the feedback received.



## 1.1 Secretary’s Environmental Assessment Requirements

The proposal is declared State Significant Development (SSD) and as such the consultation has been developed in accordance with the Secretary’s Environmental Assessment Requirements (SEARs) for the project, which were issued on 26 February 2021.

The SEARs set out the consultation requirements for the project, including consultation with relevant authorities and groups prior to the lodgement of the SSD application. This consultation outcomes report summarises the consultation undertaken between July and September 2021.

**Table 1: Consultation approach** provides a summary of the requirements, consultation activities undertaken and where the information is contacted in the report.

The consultation process was designed to give the community and stakeholders information about the project as well as the opportunity to provide feedback prior to the submission of the SSD application.

*Table 1: Consultation approach*

SEARs requirement	How the consultation met the requirements	Where in report
<ul style="list-style-type: none"> <li>describe the consultation process used and demonstrate that effective consultation has occurred</li> </ul>	Various consultation tools were implemented and distributed to stakeholders throughout the EIS process. This provided opportunities for stakeholders to provide feedback and input and for proponents to identify opportunities and challenges linked to the project.	Refer: Section 2. Consultation process Table 3: Consultation objectives Table 4: Consultation tools
<ul style="list-style-type: none"> <li>describe the issues raised</li> </ul>	Summary of issues raised is contained in this report	Table 6: Summary of issues and responses
<ul style="list-style-type: none"> <li>identify where the design of the development has been amended and/or mitigation proposed to address issues raised</li> <li>otherwise demonstrate that issues raised have been appropriately addressed in the assessment</li> </ul>	The design of the development has been amended and/or mitigation proposed to address the issues raised or appropriately addressed in the assessment.	Table 6: Summary of issues and responses  Table 7: Summary of stakeholder meetings and correspondence



## 1.2 Background

Newcastle Grammar School (NGS) is the leading Independent coeducational day school in Newcastle, with over 950 students and staff. NGS caters for students ranging from Kindergarten to Year 12. Currently, the School operates across two locations; the Hill Campus (Year 5 to 12), Newcastle and Park Campus, Cooks Hill (K-4).

The proposed redevelopment of Park Campus will create a world-class learning environment, that encourages Science Technology Engineering and Mathematics (STEM) and Inquiry Based Learning for Primary aged students.

If approved, at the completion of Stage 1 the Park Campus will cater for Kindergarten to Year 6 students in a new, modern learning environment, replacing and upgrading ageing facilities that are no longer fit for purpose.

Stage one of the project includes a three-storey building along Union Street with a new ground floor outdoor learning area, which will also be used as a play area. There will also be a roof top play area.

As part of a future stage, there will be a new building along Corlette Street incorporating undercover car parking and two storeys of student learning and staff spaces.

Refurbishment of remaining existing buildings on the site is also proposed to revitalise the appearance. Refurbishment of the building that houses the Sandi Warren Performance Centre will also take place to modernise this building, and will accommodate, canteen, and specialist learning facilities.

### Project location

The site is known as 127 Union Street, Cooks Hill, 2300, located within the Newcastle Local Government Area (LGA). The site is legally described as Lot 102 DP 861562 and sits on one title of approximately 9,440 square metres. The site fronts Union Street, Parkway Avenue and Corlette Street and is opposite National Park. The site is located in a residential and open space setting.

### Project description

The proposed redevelopment of the site that includes the demolition of part of the campus and construction of new buildings. The following works are proposed for the Park Campus:

- Demolition of the existing COLA and existing Block C, D and F
- Construction of a roadway along the northern boundary of the School
  - Roadway will provide kiss and drop off drive through
  - One way traffic flow will ensure safe movement through the School
  - Appropriate site security will be in place during school hours, such as a gate system that will surface automatically after drop off and pick up. This will allow the driveway space to be used as additional playground space throughout the school day.
- Construction of Union Street Building

- Union Street Building is proposed to be a three-storey building including under-croft and additional roof top play area, in keeping with the scale of development at the adjoining and nearby residential area.
- The ground floor will be open air acting as a covered outdoor learning area (COLA) and an extension of the play area.
- Construction of the Corlette Street Building including 31-35 car parking spaces
  - Corlette Street Building will provide semi basement car parking with an additional two storeys above.
- Building B refurbishment, to be used for administration, staff rooms and offices.
- Alterations to existing Building A, including the refurbishment of the Sandi Warren Performance Centre. Alterations will accommodate the Canteen, Library and Specialist Learning facilities.
- Associated landscaping and stormwater upgrades.

Image 1: Site map 127 Union Street, Cooks Hill. Source: Six Maps





## 2. Consultation process

### 2.1 Summary of consultation activities

Community and stakeholder feedback was invited on the proposed development between September 2020 and August 2021. All feasible channels were used to reach as many people as possible to inform them of the project. When the consultation plan was developed in mid-2020, COVID-19 measures in place. This was prior to SEARs being issued and was an attempt to provide adequate time for stakeholders to participate in the project. Community consultation included:

- project website using Social Pinpoint as the platform for sharing information. Since the site went live 26 June 2021, there have been more than 2156 visitors to the site (as of 10 September 2021) and 643 unique visitors with 73 document downloads
- project flyers were letterbox dropped to around 450 residents and businesses within 250m of the site
- social media via Mara Consulting's Facebook page and LinkedIn page, and through the School's digital platforms
- online project survey – *Have your say*. This was promoted on the project website, Mara Consulting website. The survey opened on 26 June and closed on 15 August 2021
- phone in-depth interviews with affected, interested and agency stakeholders
- two online community information sessions were held on 2 September 2021. In total, 4 participants attended the hour-long sessions that included an overview of the project, a video presentation and a facilitated Q&A session. The video presentation and summary of Q&A were both available on the website for those who could not attend the presentation.

In addition, a range of channels were established to provide stakeholders an opportunity to give feedback or get in contact at any point during the consultation. Some are ongoing, others through the duration of the EIS and will be available through the public exhibition stage of the project.

Table 2: Contact information

Communication channel	Details
Project information email	<a href="mailto:projects@maraconsulting.com.au">projects@maraconsulting.com.au</a>
Project website	<a href="https://mara.mysocialpinpoint.com.au/newcastle-grammar-school-park-campus-redevelopment">https://mara.mysocialpinpoint.com.au/newcastle-grammar-school-park-campus-redevelopment</a>
Address	Newcastle Grammar School Masterplan Redevelopment PO Box 167 Stockton NSW 2295
Phone	0249654317



## 2.2 Approach to consultation

The consultation plan was designed to meet the requirements of the SEARs. **Table 3 Consultation objectives** shows the approach and where in this report the consultation met the requirements. The consultation plan also details the consultation methods and activities used to engage specific stakeholders as identified in the SEARs.

### Consultation objectives

Like the approach, consultation aimed to meet the objectives set out in Table 3. This report summarises the activities undertaken to provide stakeholders and the community genuine opportunities to participate in the project.

*Table 3: Consultation objectives*

Objective	How this was done
Identify key stakeholders for the proposal and their respective requirements	Stakeholder mapping was conducted to understand and inform when and how consultation would occur. A range of tools were used to encourage participation.
Make the community and stakeholders aware of the project	Preparation of project information including developing a project specific website, images and maps, fact sheets, emails, letterbox drop, letters, emails, phone calls, social media promotion.
Distribute information to stakeholders, residents, and local businesses, impacted stakeholders, schools and broader community	Distribution of project information via one-on-one meetings, letterbox drops and mail outs, online consultation platform web pages, phone calls, online community consultation sessions, in-depth interviews, emails.
Identify and define potential issues and opportunities arising from the proposed development	Used feedback provided through the various feedback channels to identify and define potential issues and update project information, fact sheets, and FAQs.
Provide an opportunity for the community and stakeholders to provide feedback	Gathered feedback via one-on-one meetings with directly impacted and interested stakeholders, project-based contact channels including email address and mailbox, online surveys, online consultation platform, phone interviews and online community consultation sessions.
Recommend mitigation, management measures regarding the potential impacts of the quarry, through construction and operation	Developed mitigation and management plans and altered construction and access road designs as a direct outcome of one-on-one meetings with directly impacted stakeholders.

## 2.3 Stakeholder identification and engagement

Stakeholders were included in the consultation plan based on their geographic proximity to the project as well as potential impacts identified in the scoping report (including potential noise and vibration, traffic and transport, visual impacts of the proposed development). Stakeholders consulted during the engagement included:

- approximately 450 landowners, residents, businesses who live within 250m the proposed development
- key stakeholders such as businesses and industry groups including
- agencies and authorities
- anyone registered for communication updates about the project
- Sporting groups and organisations.

## 2.4 What tools were used

Table 4: Consultation tools provides a description of the consultation tools and materials that were prepared and developed, and who they were distributed to between June and September 2021.

*Table 4: Consultation tools*

Tools	Description	Stakeholder groups
Online community information session	Provided an opportunity for online (face-to-face) engagement between interested and impacted stakeholders, the School and project team.	Nearby residents, future school community, interested stakeholders, sporting groups business community, school community
Online consultation platform (Social Pinpoint)	Provided project information to community and stakeholders and gather feedback on issues, and opportunities regarding the project.	Nearby residents, future school community, interested stakeholders, sporting groups business community, school community
Online surveys	Easy to access community survey to gather feedback on the Project.	Nearby residents, future school community, interested stakeholders, sporting groups business community, school community
Contact mechanisms	A variety of contact mechanisms were established including project email, dedicated post box and consultation platform. Contact details have been included on all project-related communication materials.	Nearby residents, future school community, interested stakeholders, sporting groups business community, school community
Communications (emails, factsheets, frequently asked questions)	Distribution of project information to community and stakeholders via letterbox drops, mail outs, web pages, and social media platforms.	Nearby residents, future school community, interested stakeholders, sporting groups business community, school community

Tools	Description	Stakeholder groups
Phone interviews	In-depth, one-on-one interviews provided an opportunity for stakeholders to deliver feedback about the project and raise any issues or concerns.	Nearby residents, future school community, interested stakeholders, business community
Briefings	Briefings/forums with key agency and government stakeholders to seek feedback on a specific issue or range of issues. Both online and in-person.	City of Newcastle DPIE State Design Review Panel
One-on-one meetings	Meetings with stakeholders to discuss concerns and opportunities.	Impacted stakeholders Community Interested stakeholders

## 2.5 How and when consultation occurred

The consultation process has provided opportunities for stakeholders and members of the community to learn about the project and for the proponent to capture and respond to the matters being raised. Table 5: Contact statistics between September 2020 and August 2021 provides a description of the consultation tools and materials that were developed, and their schedule of delivery.

It should be noted that prior to Mara being engaged to conduct the project consultation, the proponent had liaised with landowners.

*Table 5: Contact statistics between September 2020 and August 2021*

Activity	Number of contacts
Website visitors	2156
Document downloads (factsheets, FAQs)	73
Emails (in and out)	47
Online survey	35
Online community information session	2
Video presentation	10 views
Letterbox drop (properties) within 2 km of project site	450
Phone calls	4
In-depth interviews	5

Two online community information sessions were held on Thursday 2 September 2021. A mid-morning session between 11:30am and 12:30pm, and an evening session from 5:00pm – 6:00pm. The event was structured to provide opportunities to ask questions and gather detailed information about the proposal. There were 4 participants across the two sessions. It included

- introduction of the project
- video presentation – 15minute overview of the proposed project
- questions raised prior to the meeting and answered
- facilitated Q&A

The video and Q&A were available after the session.



### 3. Feedback throughout the EIS process

During the consultation process, stakeholders identified a range of impacts of the project. Although feedback has differed based on individual stakeholder interests. Several consistent issues emerged.

#### 3.1 Survey

A survey was open to the community between 26 June and 15 August 2021. A total of 35 responses were received during this time. Survey responses identified the following:

- 100% of respondents were aware of the project and more than 58% received information from NGS
- On balance respondents are supportive of the NGS Redevelopment, with 50% very supportive and a further 24% somewhat supportive
- On balance respondents believe the proposal is beneficial to the local economy
- 32% said there would be positive impacts, 25% said negative impacts, 25% said both positive and negative
- Traffic and parking as well as noise and dust (construction) were most raised as potential concerns
- Overall, 79% of respondents said the proposed redevelopment would be positive for the local area.

#### 3.2 Summary of feedback and issues raised

Table 6: Summary of issues and responses provides a summary of these issues and opportunities as raised by the stakeholder, together with a response and or/reference to where these issues are addressed in this EIS. The themes and issues are not presented in priority order. It is, however, noted that the most raised issues by stakeholders related to noise, traffic, the access road, and vibration.

Table 6: Summary of issues and responses

Feedback and issues raised	Proponent response
What is NGS seeking to do?	<p>Newcastle Grammar School is seeking to meet the growing demand in enrolments and bring all primary years together at one campus. The buildings at the Park Campus, Cooks Hill are currently at capacity, with Years 5 and 6 located with high school years at the Hill Campus, Newcastle. The proposed redevelopment will:</p> <ul style="list-style-type: none"> <li>• Allow the relocation of Years 5 and 6 onto the Park Campus, to allow future growth on the Hill Campus</li> <li>• Consolidate Park Campus in Stage 1 to a 3-stream K-6 primary school. A future stage will see a 4-stream K-6</li> <li>• Upgrade and replace aging assets and infrastructure</li> <li>• Provide a contemporary learning environment that facilitates STEM and Inquiry Based Learning</li> </ul>

Feedback and issues raised	Proponent response
	<ul style="list-style-type: none"> <li>• Create a welcoming and interesting landscape that compliments learning and encourages discovery</li> <li>• Improve the existing traffic issues related to the School.</li> </ul>
Are there under cover play areas?	Yes, the proposal includes a three-storey building along Union Street with an undercover play space at ground level aswell as a covered roof top play area. This will have some discreet areas to maximise usage and respond to different aged children ensuring the space can have a multi-use.
As the current football pitch and the basketball/netball court will be removed and replaced with new buildings, has any space been allocated to playing fields/courts for the students?	<p>The landscape design has sought to maximise the active play space across the site. This has been achieved by ensuring that spaces are flexible and robust, supporting both active and passive play for all student ages. There are new open grassed spaces as well as the undercroft of the new building and also a new rooftop sports court area.</p> <p>Therefore, at the end of stage 1, there will be an increase of outdoor play space. Currently, there is 3,905m<sup>2</sup> in outdoor play space. The proposed stage 1 outdoor space will be approximately 5,011m<sup>2</sup> plus the rooftop play area of 775m<sup>2</sup>. Any future plans for Stage 2 would look at play space as part of total development.</p>
What parking will be provided as part of the masterplan including long-term staff parking?	A building along Corlette Street in Stage 2, will comprise under cover car parking with an additional two storeys above. In total, there will be 31-35 onsite carparks.
How many students will the School cater for?	<p>At the online information session, it was stated at completion of Stage 1 the school will cater for 400* students. A future stage 2 will cater for up to 500* students.</p> <p><i>*These numbers were verbally referred to in the community consultation sessions. The correct future student numbers are included in the Environmental Impact Statement.</i></p>
What are the proposed measures to manage noise?	<p>An acoustic engineer has assessed the potential noise from the proposed development.</p> <p>Noise modelling looks at how noise behaves at different locations around the project site and at nearby properties. It also assesses noise during different stages and operations, including vehicles during drop-off and pick up, outdoor play areas, events and through construction.</p> <p>The noise assessment shows the project will be able to operate within acceptable acoustic levels. The assessment highlighted during construction particular effort should be made to minimise construction noise where feasible and reasonable. This will also be included in the future construction management plan.</p>

Feedback and issues raised	Proponent response
When will year 5 and year 6 students move to the Park Campus?	Currently it is anticipated this will occur at the start of the 2024 school year.
Is there an opportunity to add colour to classrooms?	The interior design is still being developed at this time. The colour schemes will continue to be developed with feedback from the school. Colour is a really important part of primary classrooms.
Is there an opportunity to mix grades with open learning, example Year 1 and 2, Year 3 with 4?	The new building will allow for cross grade collaboration. We are excited about the possibilities for teaching and learning and inquiry.
How big is the roof top play space?	The roof top space is approximately 775m <sup>2</sup> .
Will there be balcony spaces, and can they be used for learning?	Yes.
There are currently disability car parks on Union St. Will these remain?	There will be disability car parking available. NGS will work with Council to find an approved location for disability car parking.
Will the new buildings be visible from the surrounding properties?	The proposed buildings along Union Street and Corlette Street will be visible to the street and public spaces including National Park. The buildings are proposed to be landmark buildings, with innovative and high-quality design and finishes. Extensive landscaping and generous setbacks to adjoining residential properties will also be included in the design, to ensure that the appearance of the site is sensitive to the local area and neighbours.
The design is multi-story, will that impact on privacy?	Preliminary design work is currently being undertaken by the project architects. Protecting the privacy of adjoining properties and students is a key outcome of the intended design.
What changes to traffic will there be resulting from the proposed redevelopment?	A key part of the proposal is the establishment of a 'kiss and drop' access through the site. The proposed one-way traffic flow kiss and ride drop off and pick up internal road will have an entry from Corlette Street and exit to Union Street. This access road is designed to provide a safe and quick drop off and pick up facility for parents, to remove carparking demand to the surrounding streets, improving traffic circulation, safety and amenity. In addition, as part of a future development, the

Feedback and issues raised	Proponent response
	proposed Corlette Street Building will provide an undercover car parking area, to further alleviate car parking demand in the area.

### 3.3 Feedback from stakeholders

This section outlines includes a summary of the feedback received during consultation with stakeholders required by SEARS and considered in the preparation of the EIS.

*Table 7: Summary of stakeholder meetings and correspondence*

Stakeholder	Date/s
<b>Government Architect NSW</b>	<b>21 July 2021</b> <b>10 September 2021</b>
<p>Consultation with the Government Architect NSW highlighted a number of recommendations to be considered in the design. The Government Architect also nominated elements that were supported as part of the Proposal. These include:</p> <ul style="list-style-type: none"> <li>• stair proposal, with the parabola shaped stair in plan, batten screening and the landscape buffer at the base</li> <li>• landscape response to create a journey with the elevated boardwalk and activities under the existing trees to create a campus identity</li> <li>• increasing the number of trees on the school campus</li> <li>• façade batten detail with differing batten depths to create the arch and parabola motif</li> <li>• interior baffle ceiling with curves that relates to the exterior architecture.</li> </ul> <p>Other commentary in terms of items to be considered related to:</p> <ul style="list-style-type: none"> <li>• Connecting to Country</li> <li>• Consultation with the Awabakal Aboriginal Land Council</li> <li>• Inclusion of a bush tucker garden and roof planting</li> <li>• Improvements to the masterplan and landscape at the entrances, variation in the tree and plan species, adjusting the roof and some internal and external building materials</li> <li>• Incorporate sustainability measures including water collection.</li> <li>• Several items were addressed by the design team prior to the Round 2 presentation to the Government Architect including: <ul style="list-style-type: none"> <li>• Perimeter landscaping and creating some public spaces</li> <li>• Maximise kiss and drop driveway and create flowing area for dual use (cars and play)</li> <li>• Update east façade stairs to make more cohesive with rest of the design</li> <li>• Liaising with Aboriginal parties on the design.</li> </ul> </li> </ul>	
<b>Transport for NSW</b>	<b>28 January 2021</b> <b>12 April 2021</b>



Stakeholder	Date/s
<p>Consultation with Transport for NSW in relation to traffic impacts on the surrounding streets, clarified the level of detail required for the traffic assessment. Additionally, a Green Travel Plan detailing guiding principles for a final plan will be reviewed by TfNSW as part of the EIS referral.</p>	
<p><b>Subsidence Advisory</b></p>	<p><b>8 June 2021</b> <b>9 September 2021</b></p>
<p>Consultation with the Subsidence Advisory (SA) NSW stated that subsurface investigation is required to reduce uncertainty of the state of workings. Once a report is submitted, SA NSW will consider the information and provide feedback.</p>	
<p><b>City of Newcastle</b></p>	<p><b>10 February 2021</b> <b>14 April 2021</b> <b>4 May 2021</b> <b>17 May 2021</b> <b>20 September 2021</b></p>
<p>A number of topics were discussed with Council including traffic, driveway access and road requirement. Feedback was requested in relation to the Union Street frontage setback, tree retention, landscaping and acoustic treatments, information regarding complying development criteria.</p>	



## 4. Outcomes report summary

This outcomes report is a summary of the activities completed and feedback received through the consultation program to support the lodgement of the Environmental Impact Statement (EIS) application for the Newcastle Grammar School Redevelopment.

Mara was engaged to conduct consultation to meet the planning and environmental approval requirements for the proposed development. The SEARs state that the Environmental Impact Statement (EIS) must address specific matters including community and stakeholder engagement. A detailed community and stakeholder engagement strategy was developed, identifying who has been consulted and why. Additionally, this outcomes report details the issues raised and how they have been addressed including changes to the proposed development.

The consultation program was designed to meet the requirements of the SEARs and other NSW Government policies that guide consultation and engagement. Consultation with Aboriginal and First Nations stakeholders is covered by work completed by specialist consultants, Heritage Now, who were commissioned to conduct a cultural heritage assessment for the project.

### 4.1 Next steps

In preparing the Environmental Impact Statement application for the Newcastle Grammar School Redevelopment, the project team has met the consultation requirements prescribed by the SEARs.

It has demonstrated in this report how it has engaged with stakeholders and how feedback has informed the designs and studies lodged with the State Significant Development Application (SSDA).

Once the EIS is exhibited the community will be invited to make a submission in relation to the proposal. The exhibition period will a minimum of 28 days. DPIE is responsible for notifying surrounding neighbours and will advertise the exhibition period. Community members will have the ability to make a formal submission on the proposal to DPIE and will be considered as part of the EIS determination.

The School will continue to engage with stakeholders and communities during the statutory exhibition of the SSDA, and if the project is approved, through the construction and operation of the School.

The project team will continue to provide information to the community and stakeholders about ongoing activities including project updates at key stages.



## Appendices

Appendix 1 – Example Factsheets

Appendix 2 – DL flyer - letterboxed

Appendix 3 – Community information session presentation

Appendix 4 - YouTube video

Appendix 5 – Sample of website



# Appendix 1 – Example Factsheets

**Park Campus Masterplan redevelopment**

Factsheet - July 2021



## Creating a world-class learning environment

### About the project

Newcastle Grammar School is the leading independent co-educational day school in Newcastle, with over 950 students and staff. The School caters for students ranging from kindergarten to Year 12.

Currently, the School operates across two locations: the Hill Campus (Year 5 to 12), Newcastle and Park Campus, Coles Hill (K-4).

The proposed masterplan redevelopment of Park Campus will create a world class learning environment, that encourages STEM and inquiry based learning for primary-aged students.

It is an exciting opportunity for the School community that will enable all primary students to be taught in the one location.



### Community and stakeholder consultation

Mara Consulting has been engaged by Newcastle Grammar School to conduct community consultation.

Feedback will be used in an independent assessment of the environmental impact of the proposed project and submitted to the Department of Planning, Industry and Environment for assessment.

For more information or to stay up to date about the project, visit this website:

[bit.ly/NGSParkCampus](http://bit.ly/NGSParkCampus)

Newcastle Grammar School is creating a vibrant and engaging learning institution for Kindergarten through to Year 6 at the Park Campus, Coles Hill.

If approved, at the completion of Stage 1 the School will cater for kindergarten to Year 6 students in a new, modern learning environment, replacing and upgrading existing facilities that are no longer fit for purpose. The project is an essential state significant development (SSD) and an Environmental Impact Statement (EIS) is currently being prepared.



Stage one of the project includes a three-storey building along Union Street with a new ground floor outdoor learning area, which will also be used as a play area. There will also be a roof top play area.

As part of a future stage, there will be a new building along Corlette Street incorporating undercover car parking and two storeys of student learning and staff spaces. Rehabilitation of existing buildings on the site is also proposed to revitalise the appearance. Rehabilitation of the building that houses the Sandi Warren Performance Centre will also take place to modernise the building, and will accommodate, cinema, library and specialist learning facilities.

Your feedback about the proposed School redevelopment is important to us. To join the conversation, visit the project website for more information.



Investment in a modern learning environment that encourages discovery, STEM and inquiry based learning.



Flexible learning spaces, new play spaces, covered outdoor learning area, upgraded library and performance space.

**FACTSHEET**



## Park Campus



Artist's impression of the Park Campus masterplan upgrade.

### Timeline



**Website**  
Stay up to date by visiting the project website: [bit.ly/NGSParkCampus](http://bit.ly/NGSParkCampus)

**Email**  
Contact the community liaison team by: [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au)

**Phone**  
Contact us during business hours, Monday to Friday, on 4965 4317.

**How to get involved?**

Your feedback is important to us. We are currently completing the detailed design, including technical studies to inform the environmental impact assessment. During this time, there are a number of ways to get involved and provide feedback. It is not always possible to include all suggestions, but we will consider feedback provided.

Visit the website to find out more about the project and stay up to date with events and activities.

**Get in touch**

P 02 49654317 E [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au) W [bit.ly/NGSParkCampus](http://bit.ly/NGSParkCampus)

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**Park Campus Masterplan redevelopment**

Frequently asked questions

July 2021

### What is NGS seeking to do?

Newcastle Grammar School is seeking to meet the growing demand in enrolments and bring all primary years together at one campus. The buildings at the Park Campus, Coles Hill are currently at capacity, with Years 5 and 6 located with high school years at the Hill Campus, Newcastle. The proposed masterplan redevelopment will:

- Allow the relocation of Years 5 and 6 onto the Park Campus, to allow future growth on the Hill Campus
- Consolidate Park Campus in Stage 1 to a 3-storey to 6 primary school, a future stage will see a 3-storey to 6
- Upgrade and replace existing assets and infrastructure
- Provide a contemporary learning environment that facilitates STEM and inquiry based learning
- Create a welcoming and interesting landscape that complements learning and encourages discovery
- Improve the existing traffic issues related to the School.

### Why does NGS need to redevelop the site?

Currently, the School operates across two locations: the Hill Campus, Newcastle and Park Campus, Coles Hill. The proposed masterplan redevelopment would move Years 5 and 6 to Park Campus and create a world-class primary learning environment that encourages inquiry based learning.

If approved, Park Campus will become a modern learning environment, replacing and upgrading existing facilities that are no longer fit for purpose.

### Why does the School need to cater for more students?

The current facilities are not adequate for the expected growth in student numbers in NGS in the coming years. The Masterplan provides an opportunity to create a welcoming and interesting space for learning while a relaxing pressure on existing school facilities. Importantly it will enable the School to bring Years 5 and 6 to the Park Campus and teach all primary aged children in the same location. This development will help cater for the learning needs of future people coming to NGS.

### What will the site look like?

Preliminary design work is currently being undertaken by the project architects. The proposal includes a three-storey building along Union Street with undercover and roof top play area, in addition to a building along Corlette Street, which will comprise undercover car parking with an additional two storeys above. Rehabilitation of existing buildings on the site is also proposed to revitalise the appearance of these buildings.

### Will the new buildings be visible from the surrounding properties?

The new proposed buildings along Union Street and Corlette Street will be visible to the street and public spaces including National Park. The buildings are proposed to be landmark buildings, with innovative and high-quality design and finishes. Attractive landscaping and generous setbacks to adjoining residential properties will also be included in the design, to ensure that the appearance of the site is sensitive to the local area and neighbours.

## Frequently asked questions

### The design is multi-story, will that impact on my privacy?

Preliminary design work is currently being undertaken by the project architects. Protecting the privacy of existing properties and students is a key outcome of the intended design.

### Will there be additional noise?

An acoustic impact assessment will be prepared as part of this EIS. This acoustic assessment will evaluate potential noise and vibration impacts caused by the construction and operation of the School and outline ways to mitigate potential noise to reduce adverse impacts.

### What parking arrangements will there be?

A traffic and parking assessment will be prepared by a qualified traffic engineer and submitted as part of the EIS. The assessment will evaluate access arrangements, parking and the existing and proposed operation and efficiency of the local road network.

The report will also build on the existing green travel strategies in place at the School. This will aim to encourage staff and students to access the site by walking, cycling or public transport. The proposed car parking area and future drop through for drop off and pick up is well located to reduce congestion in local streets, improve the safety of pick up and drop off times and improve the access to the School.

### What changes to traffic will there be resulting from the proposed redevelopment?

A key part of the proposal is the establishment of a 'loop' and access through the site. The proposed new one-way traffic flow is also to be implemented. The proposed road will have an entry from Corlette Street and exit to Union Street. The access road is designed to provide a safe and quick drop off and pick up facility for parents, to remove competing demand to the surrounding streets, improving traffic circulation, safety and amenity. In addition, as part of a future development, the proposed Corlette Street Building will provide undercover car parking area, to further alleviate car parking demand in the area.

### Will there be any benefits for the community resulting from the proposed School redevelopment?

The proposal presents a positive contribution to the local economy and social infrastructure of the greater Newcastle area. Park Campus will cater for Year 5 and 6 students. It will also provide room for K-4 year groups to alleviate pressure on other educational facilities in the area.

and cater for the anticipated future population growth. It will create both new direct and indirect jobs during both the construction and operational phases of the School. Additionally, the School regularly hosts events and caters to a range of community activities. The redevelopment will provide better facilities for community and school enjoyment.

### How will construction be managed?

The traffic and parking assessment being prepared as part of the EIS will make recommendations on construction impacts. In addition, an acoustic impact assessment will be prepared as part of this EIS. It will evaluate potential noise and vibration potential impacts caused by the construction and operation of the School and outline ways to mitigate potential noise to reduce any adverse impacts. A detailed construction management plan would be prepared for the project, to address any potential impacts to neighbouring properties, the road network and the ongoing operation of the School.

### What approval is required for the proposed School redevelopment to go ahead?

An approval from the NSW Department of Planning Industry and Environment (DPIE) is required for this project to go ahead. Once the development application is lodged, there will be an opportunity for public submissions to be lodged with the DPIE, as part of the community consultation and public notification stage of the approval process.




### How can I provide feedback on the proposed School redevelopment?

You can have your say online, take the survey, discuss the project over the phone or through the online platform. A community drop-in session will be scheduled too.

**Website**  
Stay up to date by visiting the project website: [bit.ly/NGSParkCampus](http://bit.ly/NGSParkCampus)

**Email**  
Contact the community liaison team by: [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au)

**Phone**  
Contact us during business hours, Monday to Friday, on 4965 4317.

**Get in touch**

P 02 49654317 E [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au) W [bit.ly/NGSParkCampus](http://bit.ly/NGSParkCampus)



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## Appendix 2 – DL Flyer – letterboxed

# Park Campus Masterplan redevelopment



## Have your say

Newcastle Grammar School is creating a vibrant and engaging learning institution for Kindergarten through to Year 6 at the Park Campus, Cooks Hill.

If approved, at the completion of Stage 1 the School will cater for Kindergarten to Year 6 students in a new, modern learning environment, replacing and upgrading ageing facilities that are no longer fit for purpose. The project is considered a State Significant Development (SSD) and an Environmental Impact Statement (EIS) is currently being prepared.

Your feedback about the proposed School redevelopment is important to us. To join the conversation, visit the project website for more information.



### Get in touch

P 02 4965 4317

E [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au)

W [bit.ly/NGSParkCampus](https://bit.ly/NGSParkCampus)

## Frequently asked questions

### What is NGS seeking to do?

Newcastle Grammar School is seeking to meet the growing demand in enrolments and bring all primary years together at one campus. The buildings at the Park Campus, Cooks Hill are currently at capacity, with Years 5 and 6 located with high school years at the Hill Campus, Newcastle. The proposed masterplan redevelopment will:

- Allow the relocation of Years 5 and 6 onto the Park Campus, to allow future growth on the Hill Campus
- Consolidate Park Campus in Stage 1 to a 3-stream K-6 primary school. A future stage will see a 4-stream K-6
- Upgrade and replace aging assets and infrastructure
- Provide a contemporary learning environment that facilitates STEM and Inquiry Based Learning
- Create a welcoming and interesting landscape that complements learning and encourages discovery
- Improve the existing traffic issues related to the School.



### Want to know more?

- Visit: <https://bit.ly/NGSParkCampus>
- Call: Mara Consulting on 02 4965 4317
- Email: [projects@maraconsulting.com.au](mailto:projects@maraconsulting.com.au)

## 2 – Community information session presentation

### Newcastle Grammar School Park Campus Masterplan Redevelopment

# Online information session

Park Campus Masterplan Redevelopment 2 September 2021

## Project

The School commenced on the site in 1989 and has evolved significantly over the time.

Currently, the School operates across two locations

- the Hill Campus (Year 5 to 12)
- Newcastle and Park Campus, Cooks Hill (K-4).

The proposed masterplan redevelopment of Park Campus will create a new learning environment that encourages STEM and Inquiry Based Learning for Primary aged students.

- Buildings at the Park Campus are currently at capacity
- Yr 5 and Yr 6 located at the Hill Campus
- Current ageing facilities are not fit for purpose

### 01 Overview

## Park Campus

- Staged**  
Stage one includes a three-storey building, new outdoor spaces and refurbished spaces.
- Cater for primary years**  
Year 5 and 6 will move to Park Campus, creating a K-6 learning facility.
- STEM and Inquiry**  
Create a modern learning environment, replacing and upgrading ageing facilities.
- Outdoor discovery**  
Outdoor space that encourages exploration, discovery and play.

### 02 Masterplan

The Park Campus is surrounded by Union Street, Parkway Avenue and Corlette Street in Cooks Hill.

### 03 Location

## Improvements

**Stage one**

- New three-storey building along Union Street
- Ground floor outdoor learning area, which will also be used as a play area
- Roof top play area
- Construction of gated roadway along the northern boundary
- Kiss and drop, in/out carpark
- Pedestrian plaza

### 04 Staged development

## Staging

- Existing permanent buildings
- Existing buildings to demolish
- Refurbish existing building
- Proposed building footprint
- Existing building to be refurbished
- On-site vehicular circulation
- On-site pedestrian circulation
- Hardstand play
- School entry points
- Existing site trees
- Proposed screen planting
- Administration / visitor entry point

## Site plan

- Existing permanent buildings
- Existing buildings to demolish
- Refurbish existing building
- Road
- No standing during pick up/drop off, visitor parking during school hours
- Bus zone
- Existing trees
- Existing trees to be removed
- Proposed screen planting
- Administration / visitor entry point
- School entry points

## 05 Studies

Site investigations completed

Traffic and parking	Construction	Flood study
<ul style="list-style-type: none"> <li>• Internal 'kiss n' drop'</li> <li>• New road through the site to alleviate pressure on surrounding streets</li> <li>• Parents can stay with car when smaller children still in car</li> </ul>	<ul style="list-style-type: none"> <li>• Traffic management plan to manage construction periods</li> <li>• Includes pedestrian access and managing vehicles in surrounding streets safely</li> <li>• Off-site parking</li> <li>• Construction zones to be determined with Future Contractor and local authorities</li> <li>• Marshalling of pedestrians through site</li> </ul>	<ul style="list-style-type: none"> <li>• The design of the buildings has taken into consideration the risk of potential for flooding</li> <li>• People and property safety is a key consideration</li> </ul>

## 05 Studies

### Site investigations completed

#### Noise and vibration

- The noise assessment shows that the proposal will be able to operate within acceptable acoustic levels
- Construction noise will be proactively managed and noise minimised where feasible and/or reasonable

#### Mine subsidence

- Subsidence risk was taken into consideration when designing the buildings

#### Aboriginal heritage

- Aboriginal consultation and Aboriginal Cultural Heritage Assessment is complete
- No surface Aboriginal artefacts found
- Unexpected finds procedure will be in place should artefacts be uncovered during construction

## 05 Studies

### Site investigations completed

#### Arborist

- Where possible, trees that can be retained and incorporated into the development have been identified
- Some trees will need to be removed
- Landscaping will include planting of native trees

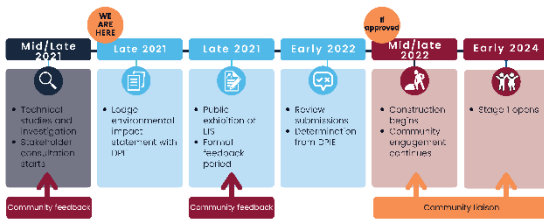
#### Landscape

- Landscape design has maximised the play space through the site
- Outside learning and flexible spaces
- Garden spaces and ecological learning
- Creative spaces and imaginative zones for exploration and discovery

#### Architecture

- Masterplan gives cohesion to staged development
- Incorporate passive solar screening (classroom)
- New to design and learning environment
- Links indoor and outdoor spaces for flexible learning environment

## Timeline



## 06 What's next

## Contact Us

If you would like to know more

**Phone Number**  
02 49654317

**Email Address**  
projects@maraconsulting.com.au

**Website**  
Stay up to date by visiting the project website [bit.ly/NOSParkCampus](https://bit.ly/NOSParkCampus)

Feedback closes  
9 September 2021



## Appendix 4 - YouTube video

YouTube AU

Search

Newcastle Grammar School  
Park Campus Masterplan  
Redevelopment

Online information  
session

Park Campus Masterplan Redevelopment 2 September 2021

0:02 / 15:17

Newcastle Grammar School Park Campus Masterplan  
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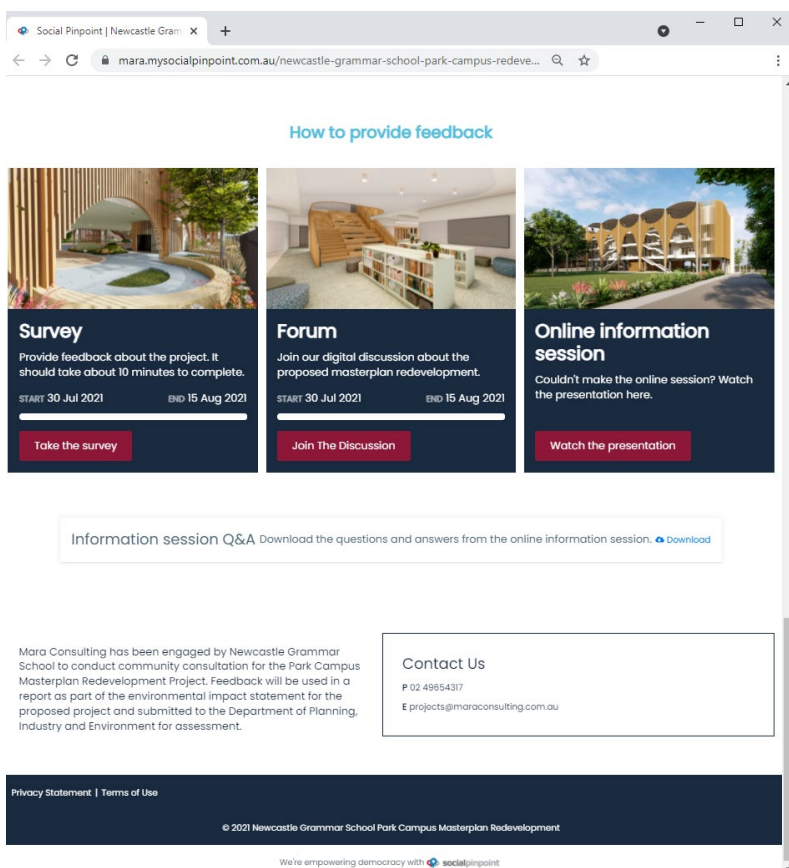
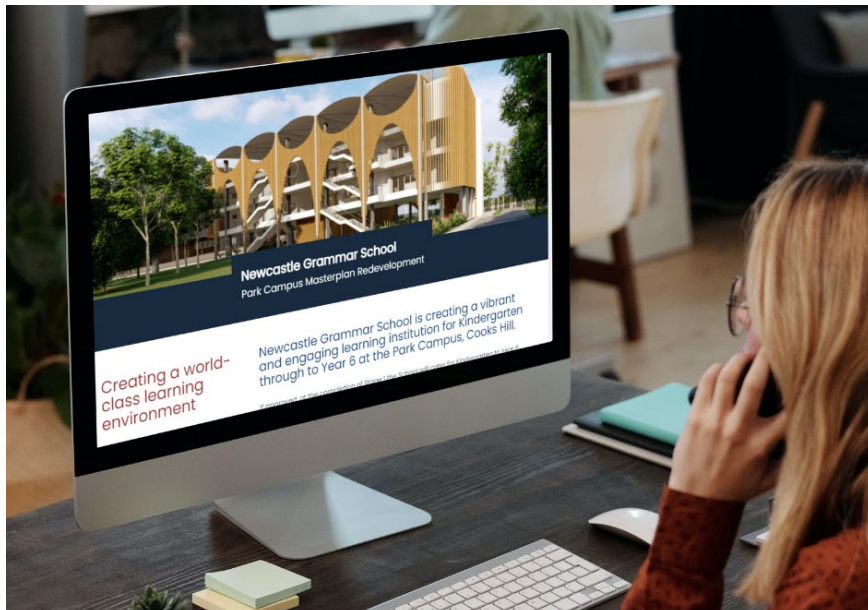
Mara Consulting  
2 subscribers

ANALYTICS EDIT VIDEO

Link to presentation: <https://www.youtube.com/watch?v=1TKAmtmQ35E>



## Appendix 5 – Sample of website



Link to engagement platform: <https://mara.mysocialpinpoint.com.au/newcastle-grammar-school-park-campus-redevelopment>

**“ Creating vibrant communities through  
powerful conversations**

**MARA**