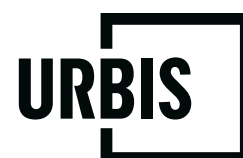




# BARKER COLLEGE

## Engagement Outcomes Report

Prepared for  
**BARKER COLLEGE C/O EPM PROJECTS**  
18 July 2022



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

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# 1. INTRODUCTION

This engagement outcomes report (the report) has been prepared by Urbis Pty Ltd (Urbis) for Barker College under the management of EPM Projects to support the submission and approval of a State Significant Development Application (SSDA).

The report informs part of the Environmental Impact Statement (EIS) seeking approval for the proposed redevelopment of Barker College at 91 Pacific Highway, Hornsby (the site). The site is located in the Hornsby Shire Council Local Government Area (LGA).

The community and stakeholder engagement for the project was informed by a community and stakeholder participation strategy that was prepared in line with the Department of Planning and Environment's (DPE) *Undertaking Engagement Guide: Guidance for State Significant Projects* and the International Association of Public Participation's (IAP2) Public Participation Spectrum.

## PROJECT DESCRIPTION

Baker Collage is preparing an SSDA seeking approval to enhance the existing conditions of the school campus and improve amenities and facilities to support the current and future student and staff population.

Specifically, the SSDA seeks to increase the number of students and staff that may be enrolled and employed by the School. The School is now proposing a new limit of 2,850 students and 480 full time equivalent staff that may use the campus at any one time. This represents a total increase of 430 students (approximately 18%) and 141 FTE staff (approximately 40%).

This SSDA seeks approval for the staged development of Barker College, including:

- Concept Proposal for the provision of new and upgraded facilities, including:
  - A Co-curricular Performing Arts and Exams Centre building and associated basement parking on the south-western corner of Unwin Road and Clarke Street (subject to a further detailed approval)
  - A new maintenance shed and associated parking to the south of the Performing Arts and Exam Centre Building (subject to a further detailed approval)
  - An Aquatic and Tennis Centre incorporating an indoor pool and roof-top tennis courts and associated basement parking on the north-western corner of Unwin Road and Clarke Street (subject to a further detailed approval)
  - Approval for the associated demolition of existing school buildings to accommodate the buildings described above.
  - Stage 1 detailed works (as outlined below)
- Stage 1 detailed works, including:
  - Rationalisation of the of the internal Chapel Drive carriageway and parking area associated with the Junior School to improve the traffic flow and pedestrian safety associated with the internal pick-up and drop off system
  - Re-alignment of the internal Chapel Drive carriageway and provision of adjacent footpath to improve the traffic flow and pedestrian safety associated with the internal pick-up and drop off system
  - Landscape works to 'The Avenue' roadway (an internal share way) to create a new Civic space for the school and transitioning to the existing east-west site connection on RB Finlay Walk and toward C-Block
  - Construction of a new elevated east-west walkway along the southern edge of C-Block and incorporating spectator viewing to Bowman Field
  - Construction of a north-south pathway connection linking the Rosewood Centre to the Junior School Campus
  - Increasing the existing cap that applies to total staff and student numbers, up to a maximum of 2850 students and 480 (FTE) staff using the campus at any one time.

# RESPONSE TO SEARS

Table 1 Response to SEARs (SSD – 31822612)

SEARs item	Reference within this report
<b>Issue and Assessment Requirements – Concept Proposal: Engagement</b>	
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .	<p>The engagement strategy was prepared and implemented to ensure Barker College delivered an engagement program consistent with DPE's Undertaking Engagement Guide: Guidance for State Significant Projects.</p> <p>Refer to Section 2 of this report for more detail.</p>
Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	See below
<ul style="list-style-type: none"> <li>the relevant Department assessment team</li> </ul>	<p>Barker College engaged with relevant assessment teams, including Planning Assessment Team at DPE and the Government Architect of NSW.</p> <p>Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> <li>any relevant local councils</li> </ul>	<p>Barker College engaged with relevant local councils, including Hornsby Shire Council.</p> <p>Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> <li>any relevant agencies, including Transport for NSW and Sydney Trains</li> </ul>	<p>Barker College engaged with relevant agencies, including Transport for NSW.</p> <p>Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> <li>the community.</li> </ul>	<p>Barker College engaged with the community, particularly people or groups likely to be impacted by the project.</p> <p>Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> <li>if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under</li> </ul>	Not applicable to this project.

SEARs item	Reference within this report
another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	

# COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

Community and stakeholder engagement throughout the development of the proposal was achieved through the implementation of the engagement strategy outlined in this section.

## ENGAGEMENT OBJECTIVES AND APPROACH

In accordance with NSW Department of Planning and Environment (DPE)'s expectations around early and effective engagement for state significant projects, this engagement strategy aligned directly with DPE's *Undertaking Engagement Guide: Guidance for State Significant Projects*.

Urbis Engagement focused on consultation with the community proportionate to the scale, based on the likely impacts and likely level of community interest in the proposal. The strategy also carefully considered DPE's expectations for engagement on State Significant Developments, including:

- Engagement during the project scoping phase should provide the community with an understanding of the project and offer the opportunity to provide feedback.
- Engagement during the preparation of the SSDA submission should include any engagement activities required by the SEARs. During this time, the community should have the opportunity to provide feedback and be encouraged to share local knowledge to be considered in the proposal's design and impact assessment.

Activities for consultation with the community included early discussions with the Mayor of Hornsby Shire Council and Council's senior planning staff, a near neighbour letterbox drop, available project 1,800 number and email address, information available on Barker College's website and an invitation to attend a community information session (webinar).

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 1) describes goals for public participation and the corresponding promise to the public. For this engagement strategy, the engagement objective aligned to the goals of **informing** or **consulting** with stakeholders and the community. This means our objective was to either:

- Provide balanced and objective information to assist stakeholders in understanding the proposal
- Obtain public feedback on the proposal.

Figure 1 IAP2 Public Participation Spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve these objectives, the engagement approach involved:



- Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication.
- Notifying the community about the opportunities to engage.
- Understand early community sentiment and proactively advise on how these matters can be addressed via detailed documentation or other means.
- Highlight community sentiment by providing opportunities for stakeholders to contribute feedback.
- Maintain the highest possible relationship between Barker and Hornsby Shire Council aimed at gaining Council's support for the SSDA.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.
- Managing expectations by closing the feedback loop through sharing how stakeholder and community views influenced the project.

## **PURPOSE OF ENGAGEMENT**

The stakeholder and community engagement process for the Barker College project aimed to:

- Provide accurate information about the proposed concept plans
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the planning and development of all stages of the project
- Invite proactive engagement on key community issues and concerns
- Deliver an independent, transparent, and accountable consultation process.

# STAKEHOLDERS

As outlined in the SEARs, DPE defines stakeholders as the relevant Department assessment team, relevant local councils, any relevant agencies and the community. As described in DPE’s *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project.

The stakeholders for the project have been categorised by group, as shown in the figure below.

Figure 2 Stakeholder categorisation

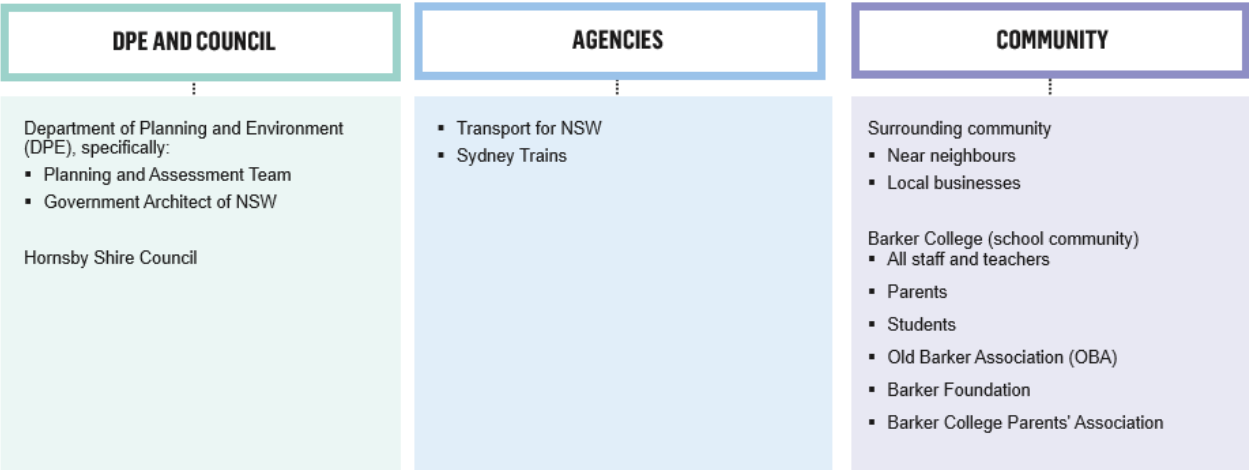
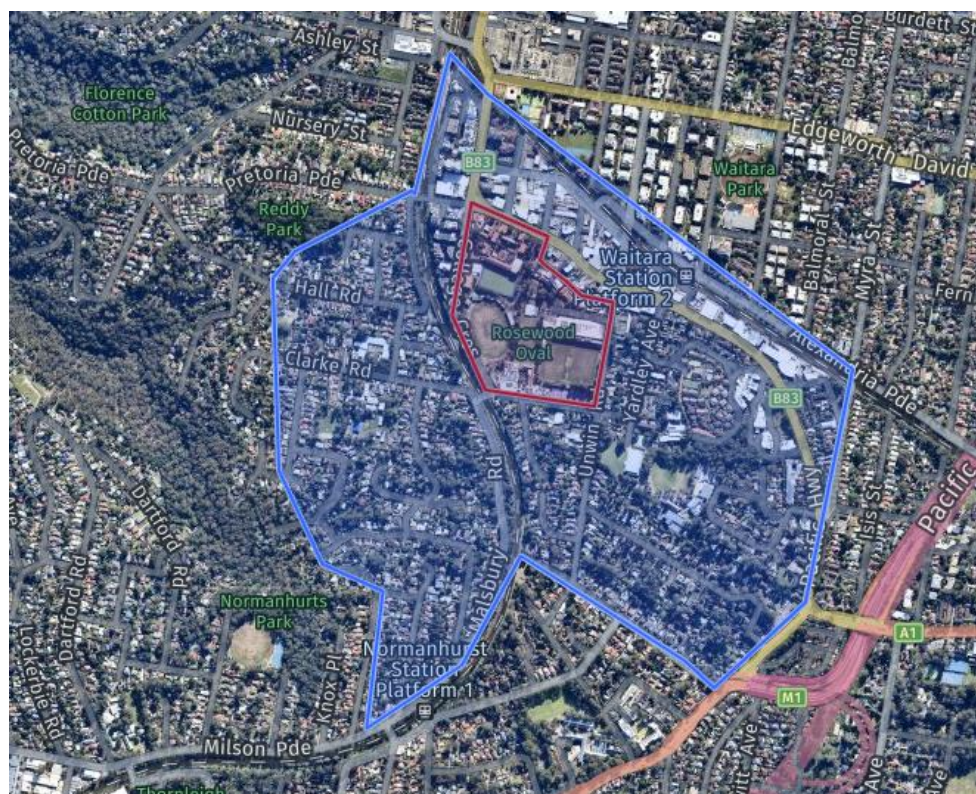


Figure 3 shows the site and the nearest neighbours (the community catchment). This area informed the catchment for distributed communications. Given the schools location in a populated residential neighbourhood, the engagement approach considered all likely localised impact on neighbours as a result of the proposed master plan.

While all community surrounding the site, south of the Pacific Highway, were informed about the proposal via a community newsletter, direct neighbours on Unwin Road, Clarke Road, Marillian Ave and College Crescent also received a direct letter (in addition to the community newsletter) outlining potential changes to traffic conditions and parking.

Figure 3 Surrounding community



The site



Community catchment

To ensure a coordinated approach, Urbis Engagement collaborated with Barker College (the proponent) EPM Projects (project managers) and Urbis Planning (planners) to engage with various stakeholder groups.

The stakeholder matrix in Table 2 outlines the stakeholders, engagement objective and forms of engagement. The stakeholder identification matrix is based on the principles of IAP2's Public Participation Spectrum as outlined above.

Table 2 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
<p>The relevant Department assessment team, specifically:</p> <ul style="list-style-type: none"> <li>Planning and Assessment Team</li> <li>Government Architect of NSW</li> </ul>	Consult: Obtain feedback on the proposal.	<p>Virtual meetings</p> <p>Telephone Calls</p> <p>Written correspondence</p>
<p>Relevant local councils, specifically:</p> <ul style="list-style-type: none"> <li>Hornsby Shire Council</li> </ul>	Consult: Obtain feedback on the proposal.	<p>Written correspondence</p> <p>Virtual meetings</p>
Relevant agencies, specifically:	Consult: Obtain feedback on the proposal and understand how the	Written correspondence

Stakeholder	Engagement objective	Forms of engagement
<ul style="list-style-type: none"> <li>Transport for NSW</li> <li>Sydney Trains</li> </ul>	proposal may impact each agencies service.	
<p>Community, specifically:</p> <ul style="list-style-type: none"> <li>Surrounding community</li> <li>Near neighbours</li> <li>Local businesses</li> <li>Community groups</li> </ul>	Consult: Obtain feedback on the proposal and provide balanced and objective information to assist in understanding the proposal's impacts and benefits.	<p>Community newsletter</p> <p>Community information drop-in session (webinar format)</p> <p>1800 number</p> <p>Dedicated engagement email address</p>
<p>Barker College (school community)</p> <ul style="list-style-type: none"> <li>All staff and teachers</li> <li>Parents</li> <li>Students</li> <li>Old Barker Association (OBA)</li> <li>Barker Foundation</li> <li>Barker College Parents Association</li> </ul>	Consult: Obtain feedback on the proposal and provide balanced and objective information to assist in understanding the proposal's impacts and benefits.	<p>School email newsletter</p> <p>School specific information session (webinar format)</p> <p>1800 number</p> <p>Dedicated engagement email address</p>



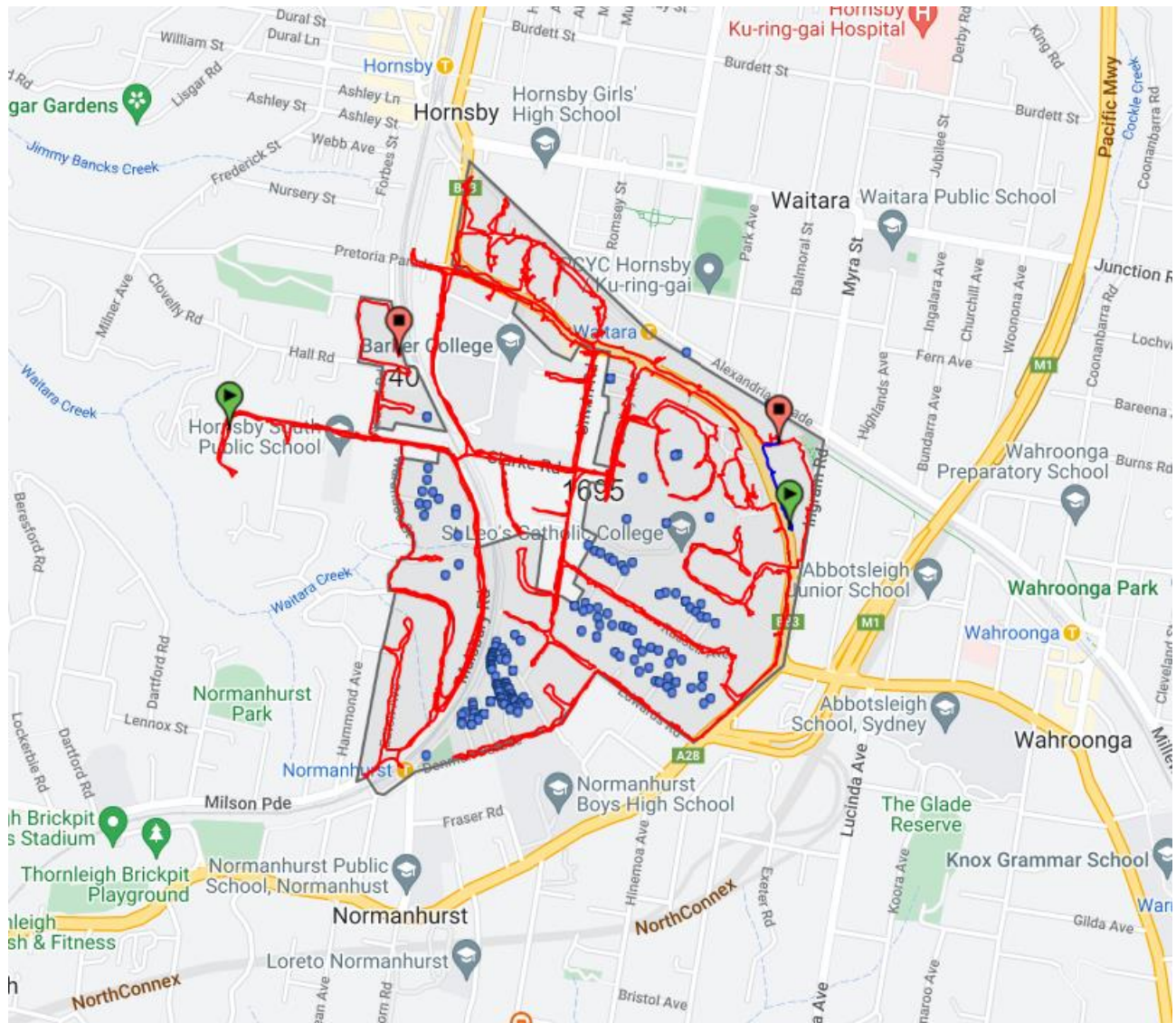
# FORMS OF ENGAGEMENT

## COMMUNITY NEWSLETTER

The community newsletter outlined key features of the project and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback. The newsletter also invited the community to attend an online information session to meet with the project team, ask questions and provide feedback.

It was distributed on Monday, 1 November 2021 by letterbox drop to 2,200 residents and businesses surrounding the site. The newsletter distribution footprint is outlined in Figure 4 below. Community newsletter is included in Appendix A.

Figure 4 Newsletter distribution zone



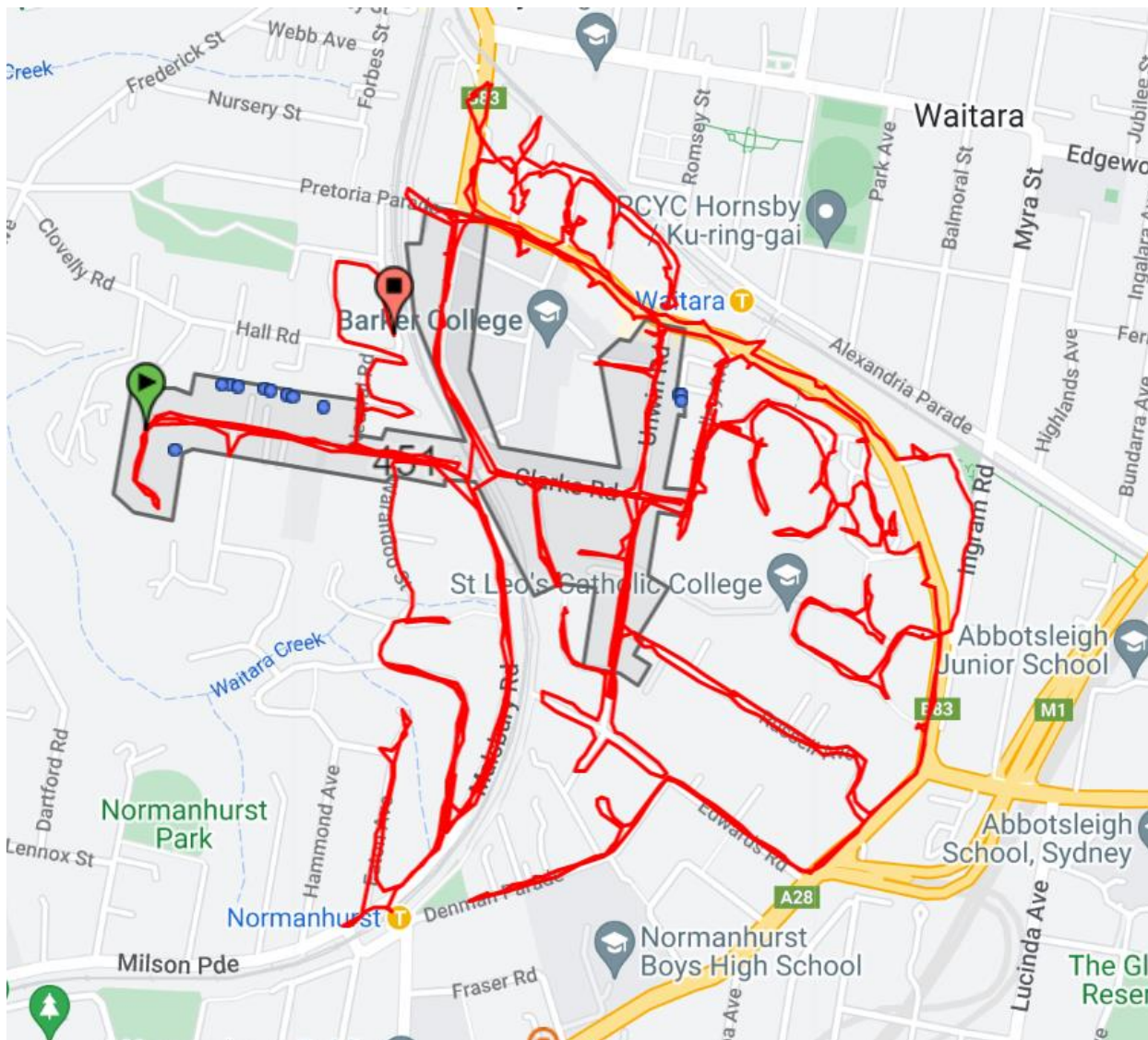
## DIRECT NEIGHBOUR LETTER

Two direct near neighbour letters were sent to homes and businesses directly surrounding the site.

- **Letter #1 – 1 November 2021:** Distributed to 500 homes and businesses to inform them about plans for the site. The letter included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback. The letter was sent alongside the project community newsletter to invite the community to attend an online information session to meet with the project team, ask questions and provide feedback.

- **Letter #2 – 12 November 2021:** A second letter was sent as a reminder to register for the community information session to the same 500 homes and businesses surrounding the site.

Figure 5 Direct letter distribution zone



## ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact Barker College through a dedicated phone number and email address. These contact details were managed by Urbis to enable stakeholders and the community to provide feedback on the project.

At the time of writing this report, 13 community enquires have been received from eight community stakeholders since 1 November 2021 via the dedicated phone number and email address.

## ONLINE COMMUNITY INFORMATION SESSIONS

Two information sessions were held to inform the community of the proposed plans for the school.

The purpose of the sessions was to inform the community and stakeholders about the project and allow them to provide feedback and ask questions. The project team was available to answer specific questions on the proposal. Due to Covid-19 restrictions at the time of the information sessions being held, they were hosted online via Zoom.

- **Session #1:** School community information session (Monday, 15 November 2021, 5.30 – 7.00pm)
  - 39 attendees from the School community attended session #1

- **Session #2:** General community information session (Thursday, 18 November 2021, 6.00 – 7.30pm)
  - Eight attendees from the general community attended session #2.

The project team presented the detail of the Proposal and were available to answer questions. The session was facilitated by Urbis Engagement. The project team who presented on the night included:

- Phillip Health, Head of Barker College
- Rachel Neeson, Neeson Murcutt + Neille (architect)
- Ken Hollyoak, TTPP (traffic engineer).

During the session, the community were invited to ask questions and provide their views on the Proposal. They were also encouraged to submit questions ahead of time via the project email address provided to ensure the key information attendees were seeking would be covered in more detail during the presentation.

A total of 15 questions and comments were submitted during the general community session and 8 during the school community session. Detail of feedback is outlined in section 5 of this document. The presentation is included in Appendix B.

## WEBSITE

As part of the engagement process and to ensure access to detailed information regarding the proposal, a dedicated project information landing page was developed as part of the Barker College website and published on 1 November 2021 (in line with the distribution of community newsletter #1).

The website (<https://www.barker.college/about-barker/our-master-plan>) provides information about what's being proposed, the school and community benefits, the planning process, and project contact information.

This engagement activity was designed to be used as an IAP2 'inform' tool, with easily accessible information available anywhere, at any time. It also included details of a project email and phone number managed by Urbis Engagement to enable people to provide feedback on the project (an IAP2 'consult' tool). The website is updated at key project milestones, to ensure the community and stakeholders have access to the most up to date information.

# ENGAGEMENT FEEDBACK

The following section of this report outlines the feedback received from the community and key stakeholders during the consultation period and the responses provided by the project team.

## OVERVIEW OF FEEDBACK

Since 1 November 2021 (initial engagement with the community), the engagement for the Barker College SSDA has reached around 2,200 people in the community. The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Traffic management and parking
- Enquiries regarding the proposal, including built form and landscape
- Pedestrian access to and from the school campus.

Table 3 – Issues raised and project response

Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
<p>The relevant Department assessment team, specifically:</p> <ul style="list-style-type: none"> <li>▪ Planning and Assessment Team</li> </ul>	<p>The Scoping Report was lodged in November 2021.</p> <p>Following lodgement consultation with the Planning and Assessment Team has been ongoing.</p> <p>Barker College and EPM are in ongoing discussions with the assessing officer to provide updates including estimated date of lodgement.</p>	<p>During consultation with DPE and Government Architect of NSW on 10 March 2022, it was confirmed:</p> <p><i>The State Design Review Panel Chair and DPE Assessments team do not require a third review prior to lodgement.</i></p>	<p>Barker College and EPM will continue to consult with the Planning and Assessment Team throughout the approval process to keep them informed of any updates and changes to the proposal.</p>
<ul style="list-style-type: none"> <li>▪ Government Architect of NSW</li> </ul>	<p>Barker College and EPM consulted with the Government Architect of NSW through a State Design</p>	<p>During consultation with DPE and Government Architect of NSW on 10 March 2022, it was confirmed:</p>	<p>Barker College and EPM will send the SSDA application to the SDRP for review post-lodgement.</p>



Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
	<p>Review Panel discussion on 27 October 2022 and 2 March 2022.</p> <p>Prior to each meeting, an updated SSDA package was prepared by Neeson Murcutt + Neille (architects) to inform the Panel.</p>	<i>The State Design Review Panel Chair and DPE Assessments team do not require a third review prior to lodgement.</i>	
<p>Relevant local councils, specifically:</p> <ul style="list-style-type: none"> <li>Hornsby Shire Council</li> </ul>	<p>Barker College and EPM sent Hornsby Shire Council a scope briefing agenda and drawings on 12 November 2021 to coordinate a meeting.</p>	<p>Hornsby Council confirmed in February 2022 that a meeting was not necessary and that responses had been provided to SEARs.</p>	<p>Barker College and EPM will continue to consult with the Hornsby Shire Council throughout the approval process to keep them informed of any updates and changes to the proposal.</p>
<p>Relevant agencies, specifically:</p> <ul style="list-style-type: none"> <li>Transport for NSW</li> </ul>	<p>A Traffic Impact Assessment was submitted to Transport for NSW on 6 March 2022.</p> <p>A briefing was then held on 22 March 2022 with Transport for NSW about the project.</p>	<p>Feedback from Transport for NSW notes:</p> <p>A copy of the Green Travel Plan is to be submitted with EIS</p> <p>No significant concerns with traffic impact assessment or analysis raised.</p>	<p>Barker College and EPM will continue to consult with the Transport for NSW throughout the approval process to keep them informed of any updates and changes to the proposal.</p>
<ul style="list-style-type: none"> <li>Sydney Trains</li> </ul>	<p>The proposed scope of works does not impact any easements, covenants or infrastructure benefiting Sydney Trains. We do not require access to the Railway Corridor to undertake the construction or development work,</p>	<p>Not applicable</p>	<p>Barker College and EPM will continue to assess changes plans against Sydney Trains requirements and consult with them as required throughout the approval process.</p>

Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
	nor are we in the Vicinity of the Railway Corridor.		
Community, specifically: <ul style="list-style-type: none"> <li>Surrounding community</li> <li>Near neighbours</li> <li>Local businesses</li> <li>Community groups</li> </ul>	<p>Fact sheet and near neighbour letterbox drop (2,200 homes and businesses) – 1 November 2021</p> <p>Website – live from 1 November 2021</p> <p>Webinar reminder near neighbour letterbox drop (2,200 homes and businesses) – 12 November 2021</p> <p>Community information session – 18 November 2021</p> <p>Email and phone enquiries (nine community enquiries received from seven community stakeholders)</p>	<p>Community feedback was collected during the information session and via the 1,800 number and engagement email address.</p> <p>Common topics included:</p> <p><b>Current works, specifically:</b></p> <p>Enquiries regarding current works underway at the school on the new site where a sports pavilion and multi-level carpark were constructed recently.</p> <p><b>Traffic management and parking, specifically:</b></p> <p>Traffic mitigation and management plans (including investigation into a roundabout at Clarke Rd and Unwin Rd intersection).</p> <p>Parking associated with the new facilities.</p> <p>Requirement for students to be dropped off and picked up on the school campus to minimise impacts on local streets.</p>	<p>Barker College has committed to maintaining contact with the community throughout the approval process to keep them informed of any updates and changes to the proposal.</p> <p><b>Current works:</b></p> <p>Current works that have recently taken place on site were approved as part of a separate approval process and were explained to the community via direct communications via the school.</p> <p>A key focus of the SSDA is improving the management of student pick up and drop off, ensuring no net loss of parking on campus at any time, including during the construction of the new facilities. Specific basement parking is allocated to each of the new facilities.</p> <p>The proposal seeks to minimise traffic queueing associated with student drop off and pick up, improve pedestrian safety to and from public transport, and encourage the use of public transport.</p> <p>All detail of changes to traffic conditions in and around the school were outlined in the community newsletter and further explained</p>

Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
		Private vs public transport discussions.	<p>during the information session by the traffic engineer.</p> <p>Barker is committed to keeping the community informed at each stage of the proposal and will continue to share updates regarding traffic.</p>
		<p><b>Built form and landscape, specifically:</b></p> <p>Intended landscaping for the School and Rosewood Centre.</p> <p>Setback requirements from near neighbours.</p> <p>Plans for current gym and swimming pool building.</p>	<p>Regarding the plans for the proposed built form and landscaping, plans have been carefully considered to ensure all new buildings are set back to retain the mature trees surrounding the campus.</p> <p>The proposed development includes substantial landscaping and tree planting around the edges of the campus augmenting existing landscaping. This measure seeks to provide a landscaped outlook for residents and screening and softening of school buildings.</p> <p>The concept proposal also seeks to align the two proposed new facilities with the existing Rosewood Centre to create a sport and movement precinct via a pedestrian link through the Junior School.</p> <p>The future use of the existing gym and swimming pool buildings on the western side of the Campus have not been determined at this stage, however, represent a future opportunity of refurbishment and/or new</p>

Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
			building work for education uses within the education core of the Campus. Any future works in this area would be the subject of a separate application process.
<p>Barker College (school community)</p> <ul style="list-style-type: none"> <li>All staff and teachers</li> <li>Parents</li> <li>Students</li> </ul>	<p>Webinar (School community) – 15 November 2021</p> <p>Email webinar invitation (School community)</p> <p>Website content – live on 1 November 2021</p>	<p>School community feedback was collected during the information session and via the 1,800 number and engagement email address.</p> <p><b>Common topics included:</b></p> <p><b>Traffic management:</b></p> <p>Green Travel Plan implementation.</p> <p>Existing traffic concerns.</p> <p>Pedestrian pathways (including enquiry regarding whether walkways have been explored to and from public transport stops).</p>	<p>A key focus of the master plan is improving the management of student pick up and drop off, ensuring no net loss of parking on campus at any time, including during the construction of new facilities. The proposed plans will also minimise traffic queueing associated with student drop off and pick up, improve pedestrian safety to and from public transport, and encourage the use of public transport.</p> <p>All detail of changes to traffic conditions in and around the school were outlined in the community newsletter and further explained during the information session by the traffic engineer.</p> <p>Barker is committed to keeping the community informed at each stage of the proposal and will continue to share updates regarding traffic.</p>
		<p><b>Site acquisitions:</b></p>	<p>Barker College has acquired the site located adjacent the School on the Pacific Hwy. Barker's plans for this site are not associated</p>

Stakeholder	How this group was consulted	Issues / feedback discussed	Project Response
		Enquiry regarding Barker's acquisition of Auto One.	with the proposed master plan outlined in this report.

# FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Barker College welcome ongoing feedback on the proposal. They will continue to keep stakeholders and the community informed of the project through the exhibition and determination phases through:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Providing information on how the community's views have been addressed in the EIS
- Enabling the community to seek clarification about the project through the two-way communication channels.

# DISCLAIMER

This report is dated 18 July 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Barker College c/o EPM Projects (**Instructing Party**) for the purpose of Engagement Outcomes Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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## **APPENDIX A**

## **COMMUNITY NEWSLETTER**





# Barker College

## Inspiring Tomorrow: Planning For The Future

Across Greater Sydney, there is an ever-increasing demand for high-quality coeducation. This community update provides an overview of the work Barker College is doing now to accommodate student demand beyond 2022 and be a good neighbour.

Barker's transition to coeducation, which commenced in 1975, has seen demand grow significantly, becoming one of the top coeducational private schools in Australia.

In response to this need, Barker intends to lodge a master plan in early 2022 with the Department of Planning, Industry and Environment (DPIE), as part of a State Significant Development Application (SSDA).

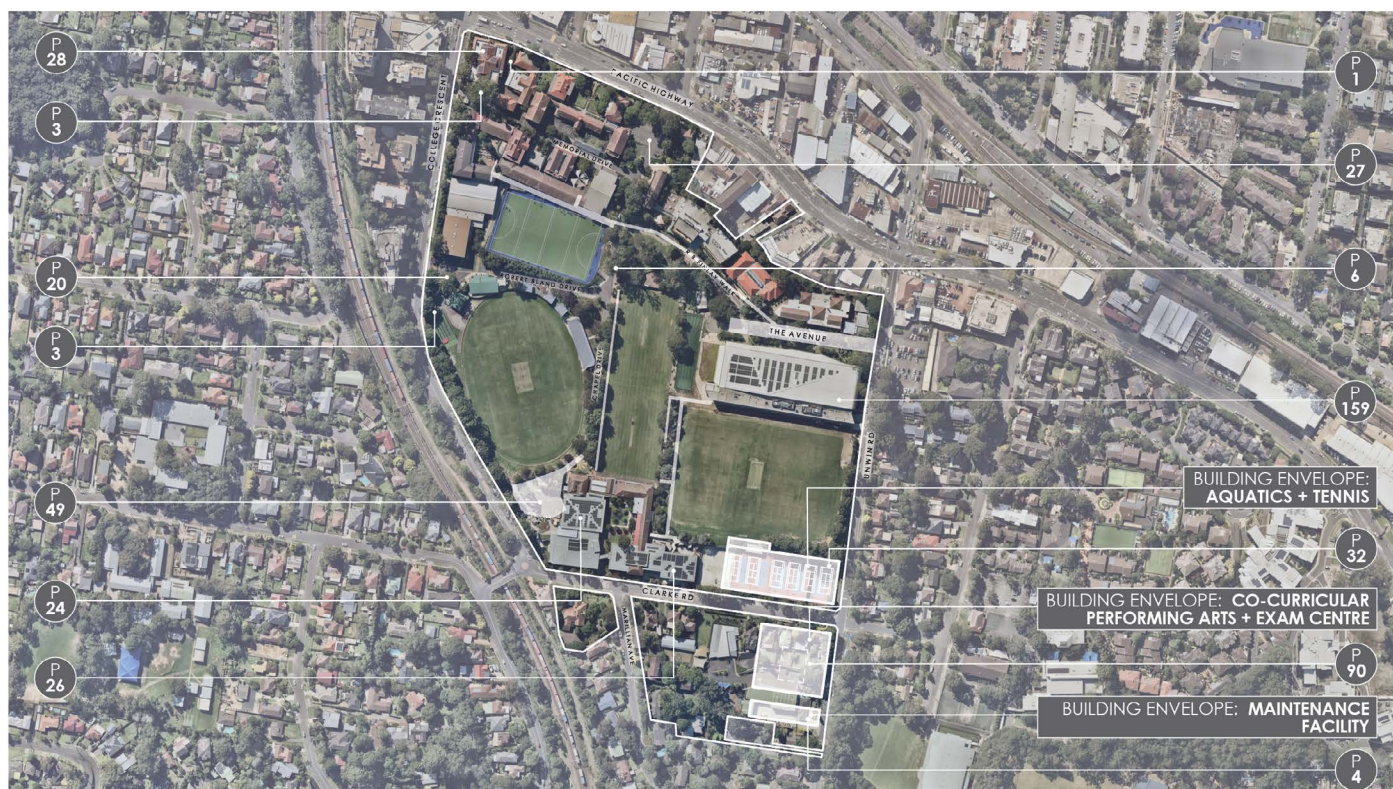
The master plan ensures no net loss of car parking on site at any time, including during construction of new facilities, improved traffic management and pedestrian safety, and an enhanced landscape buffer to neighbouring homes.

### About Barker College

Barker College was founded in 1890 in Kurrajong Heights and has been located on its Hornsby campus, on the lands of the Dharug people, since 1895. To continue this legacy, Barker has made a significant investment in upgrading the quality of facilities for students and staff. Under the banner of "Inspiring Tomorrow", Barker continues to plan for its future to support the needs of students, staff and the surrounding local community.

Barker is one of the few non-government coeducational schools in Sydney's North Shore. Each year the School is unable to accommodate around 200 students wishing to start their secondary schooling at Barker.

The SSDA seeks approval to increase the number of students and staff that may be enrolled and employed by the School, which was set by a previous Development Application (DA) submitted to Hornsby Shire Council in 2017. The School is now proposing a new limit of 2,850 students and 480 full time equivalent staff that may use the campus at any one time. This represents a total increase of 430 students (approximately 18%) and 141 FTE staff (approximately 40%).



An aerial view of the proposed site plan. The final number of car parks following the delivery of the aquatic and tennis centre and co-curricular performing arts and exam centre are also shown.



## Project Overview – What's Being Proposed?

Barker is seeking approval through a State Significant Development Application (SSDA) for improved traffic management in and around the School, an aquatics and tennis centre to replace ageing facilities, improved pedestrian infrastructure and a new co-curricular performing arts and exam centre. The final number of car spaces on campus following the delivery of the aquatic and tennis centre and co-curricular performing arts will be a total of 472.

### Key Features of the Proposed Design include:

#### Improved Traffic Management and no Net Loss of Parking

- Improvements to student drop off and pick up by increasing internal student set down areas which will reduce congestion at the entrance from and exit on to College Crescent.
- Improved traffic management by increasing internal student drop off and pick up areas, which will minimise traffic queueing caused by drivers waiting to collect students.
- Car parking underneath each new facility to ensure no net loss of parking on the campus at any time, including during construction of new facilities.
- Development of a Green Travel Plan to reduce the use of private cars by driving-age students, by staff and by parents dropping off and picking up students.
- Upgraded pedestrian links, including a new pathway to connect the Rosewood Centre to the Junior School Campus to improve pedestrian access and safety. This will also improve the flow of traffic on the School campus and surrounding public roads.

#### Green Space

- Additional greenery around the edges of the campus.
- Purpose-built landscaped pedestrian linkages through 'The Avenue' – providing pedestrian access to and from the School via Unwin Road to the Pacific Highway.

#### Education Facilities

- A new co-curricular performing arts and exam centre on the south-western corner of the Unwin Road and Clarke Road intersection.
- A new aquatic and tennis centre on the north-western corner of the Unwin Road and Clarke Road intersection, including an indoor pool and roof-top tennis courts.
- Preservation of the main northern end of the campus to restore and protect the School's heritage.

## The Planning Pathway

This month, Barker will take the first step in the State Significant Development (SSD) planning pathway by lodging a request with the Department of Planning, Industry and Environment (DPIE) for the Secretary's Environmental Assessment Requirements (SEARs).

### Next Steps

The next step is to prepare an Environmental Impact Statement (EIS). Before taking this next step, Barker is engaging with its neighbours, the School community and Hornsby Shire Council.

Feedback from the community will be collated in a Summary of Consultation Outcomes Report and included in the submission to the Department of Planning, Industry and Environment to inform future planning.

A formal SSDA will not be lodged until early 2022. Following the SSDA lodgement, the proposal will be publicly exhibited, and the community will be consulted further.

A detailed traffic impact assessment is being prepared to ensure potential impacts on residents are thoroughly assessed and mitigated. This assessment will be submitted as part of the SSDA and be available to view during public exhibition.

### Providing Feedback

Barker is committed to keeping the school community, the local community and surrounding residents informed about the master plan and offer easy and available ways to provide feedback. All the detail can also be accessed via the website –

<https://www.barker.college/about-barker/our-master-plan>

### Online Community Information Session

Join us at our upcoming online community information session to learn more about the project, ask questions and provide feedback.

**Date:** Thursday 18 November 2021

**Time:** 6:00pm to 7:30pm

For more information and to register your interest, please email [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

Barker has engaged Urbis to provide information and collect feedback on the proposal. For general enquiries please contact:

**Phone:** (02) 7202 1239

**Email:** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

If you would like to learn more about enrolment for your child, please contact **Barker College** directly on (02) 8438 7207.



A street view image of proposed building envelopes looking north on Unwin Road.

## **APPENDIX B**

## **DIRECT NEIGHBOUR LETTER #1**

November 2021

Dear neighbour,

### **Barker College is planning for the future**

As a close neighbour of Barker College (Barker), we are writing to inform you about work Barker is doing now to plan for the future.

The attached community update provides an overview of a master plan which is being prepared to manage increased student demand by:

- Improving the management of student drop off and pick up
- Ensuring no net loss of parking on campus at any time, including during the construction of new facilities
- Minimising traffic queuing caused by drivers waiting to collect students
- Improving pedestrian safety to and from public transport to encourage its use
- Incorporating a significant portion of new landscaping to provide a buffer between the school and its neighbours.

This letter provides some additional information for you as one of our closest neighbours.

Barker is seeking approval for the master plan through a State Significant Development Application (SSDA).

The proposed master plan is a response to the significant demand across Sydney for high-quality coeducational education. The SSDA will also seek an increase in a historic cap on the School's student and staff numbers.

### **What are the next steps?**

This month, Barker will take the first step in the State Significant Development (SSD) planning pathway by lodging a request with the Department of Planning, Industry and Environment (DPIE) for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs is the "rule book" for what must be considered through an Environmental Impact Statement (EIS).

Before preparing the EIS, Barker is engaging with its neighbours, the school community and Hornsby Shire Council so that they are aware of these plans. This feedback from the community will be collated to inform the master plan and be included in the submission to DPIE.

The SSDA will not be lodged until early 2022. Following the SSDA lodgement, the proposal will be publicly exhibited, and the community will be further consulted.

Pending approval, the timing of construction will then be determined. The first step would be traffic upgrades, which include:

- Improvements to student drop off and pick up by increasing internal student set down areas which will reduce congestion at the entrance from and exit on to College Crescent.
- Purpose-built landscaped pedestrian linkages through 'The Avenue', which was recently purchased from Hornsby Shire Council, to improve pedestrian access to and from the School via Unwin Road to the Pacific Highway.
- Upgraded pedestrian links, including a new pathway to connect the Rosewood Centre to the Junior School Campus to improve pedestrian access and safety. This will also improve the flow of traffic on the School campus and surrounding public roads.

A detailed traffic impact assessment is being prepared to ensure potential impacts on residents are thoroughly assessed and mitigated. This assessment will be submitted as part of the SSDA and be available to view during public exhibition.

### Sharing your feedback

At Barker, we are committed to keeping the local community informed about the master plan and offer easy and available ways to provide feedback throughout the process. All the detail can also be accessed via the website – <https://www.barker.college/about-barker/our-master-plan>.

To find out more about what is being proposed, we invite you to join us at our upcoming online community information session to ask questions and provide your feedback.

- Date: Thursday 18 November 2021
- Time: 6pm to 7.30pm

Barker has also appointed Urbis Engagement to support discussions with the community throughout the planning process. We encourage you to get in touch to learn more about the plans. All the detail can also be accessed via the website – <https://www.barker.college/about-barker/our-master-plan>

**You can call** (02) 7202 1239 **or email** [engagement@urbis.com.au](mailto:engagement@urbis.com.au). We will continue to keep you informed as the project progresses.

Yours sincerely,  
Phillip Heath  
Head of Barker College

## **APPENDIX C**

## **DIRECT NEIGHBOUR LETTER #2**

12 November 2021

### **Barker College is planning for the future**

Earlier this month, we provided neighbours with an update about Barker College's master plan, which is being prepared to sustainably manage student demand.

This is a friendly reminder about our community information webinar which will be held online on Thursday 18 November 2021. Any neighbours with an interest in the School's plans are welcome to attend.

The session will be an opportunity to learn more about the master plan, ask questions and provide feedback to the School and project team.

During the session, we will provide an overview of the features of the proposed master plan, including:

- Improving the management of student drop off and pick up
- Ensuring no net loss of parking on campus at any time, including during the construction of new facilities
- Minimising traffic queuing caused by drivers waiting to collect students
- Improving pedestrian safety to and from public transport to encourage its use
- Incorporating a significant portion of new landscaping to provide a buffer between the School and its neighbours.

### **Community information webinar – session details:**

- Date: Thursday 18 November 2021
- Time: 6pm to 7.30pm

Barker is committed to keeping the local community informed about the master plan and offering easy and available ways to provide feedback throughout the process.

**To register for the webinar or ask us any questions about the master plan, you can call (02) 7202 1239 or email [engagement@urbis.com.au](mailto:engagement@urbis.com.au).**

You can also access further details via the Barker website – <https://www.barker.college/about-barker/our-master-plan>.

### **The master plan – fast facts**

The proposed master plan is a response to the significant demand across Sydney for high-quality coeducational education.

Barker will be seeking approval of the master plan through a State Significant Development Application (SSDA) and is working towards lodging this application in early 2022.

The master plan allows improved traffic management in and around the School, an aquatics and tennis centre to replace ageing facilities, improved pedestrian infrastructure and a new co-curricular performing arts and exam centre.

We understand that the management of traffic and parking in and around local streets is of importance to our neighbours. Therefore, the master plan has a strong focus on managing traffic through:

- Improvements to student drop off and pick up by increasing internal student set down areas which will reduce congestion at the entrance from and exit on to College Crescent.
- Increased internal student drop off and pick up areas, which will minimise traffic queueing caused by drivers waiting to collect students.
- Car parking underneath each new facility to ensure no net loss of parking on the campus at any time, including during the construction of new facilities.
- Development of a Green Travel Plan to incentivise the use of public transport and reduce the use of private cars by driving-age students, by staff and by parents dropping off and picking up students.
- Upgraded pedestrian links, including a new pathway to connect the Rosewood Centre to the Junior School Campus, to improve pedestrian access and safety.

Yours sincerely,

David Porter  
Chief Operating Officer



## **APPENDIX D**

## **INFORMATION SESSIONS PRESENTATION**



A group of six students in school uniforms are walking along a paved path outdoors. The students are smiling and appear to be in a school setting with trees and a building in the background. The uniforms consist of white shirts, dark ties, and dark shorts or skirts. One student is holding a book titled 'SIGNPOST'.

# Barker College

## Planning for the Future

November 2021



# Acknowledgement of Country

We acknowledge the traditional custodians of the various lands on which we are meeting today and pay our respects to Elders – past, present and emerging.



# Today's agenda

1. Project status and planning pathway
2. About Barker and master plan overview
3. Master plan – proposed design
4. Questions
5. Traffic, parking and access
6. The planning process and next steps
7. Questions

# Today's session



Presentation  
and  
Q&A.



Ask questions  
by clicking on  
the Q&A  
button and  
typing.

# Project team

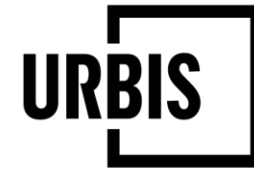


NEESON MURCUTT + NEILLE

ARCHITECT



TRAFFIC



URBAN PLANNING &  
COMMUNITY  
ENGAGEMENT



LANDSCAPE  
ARCHITECT



STRUCTURAL &  
CIVIL ENGINEERS



HERITAGE



ABORIGINAL CULTURAL  
HERITAGE



ECOLOGIST

STEENSEN VARMING

ESD CONSULTANT

**Barker**  
Inspiring Tomorrow

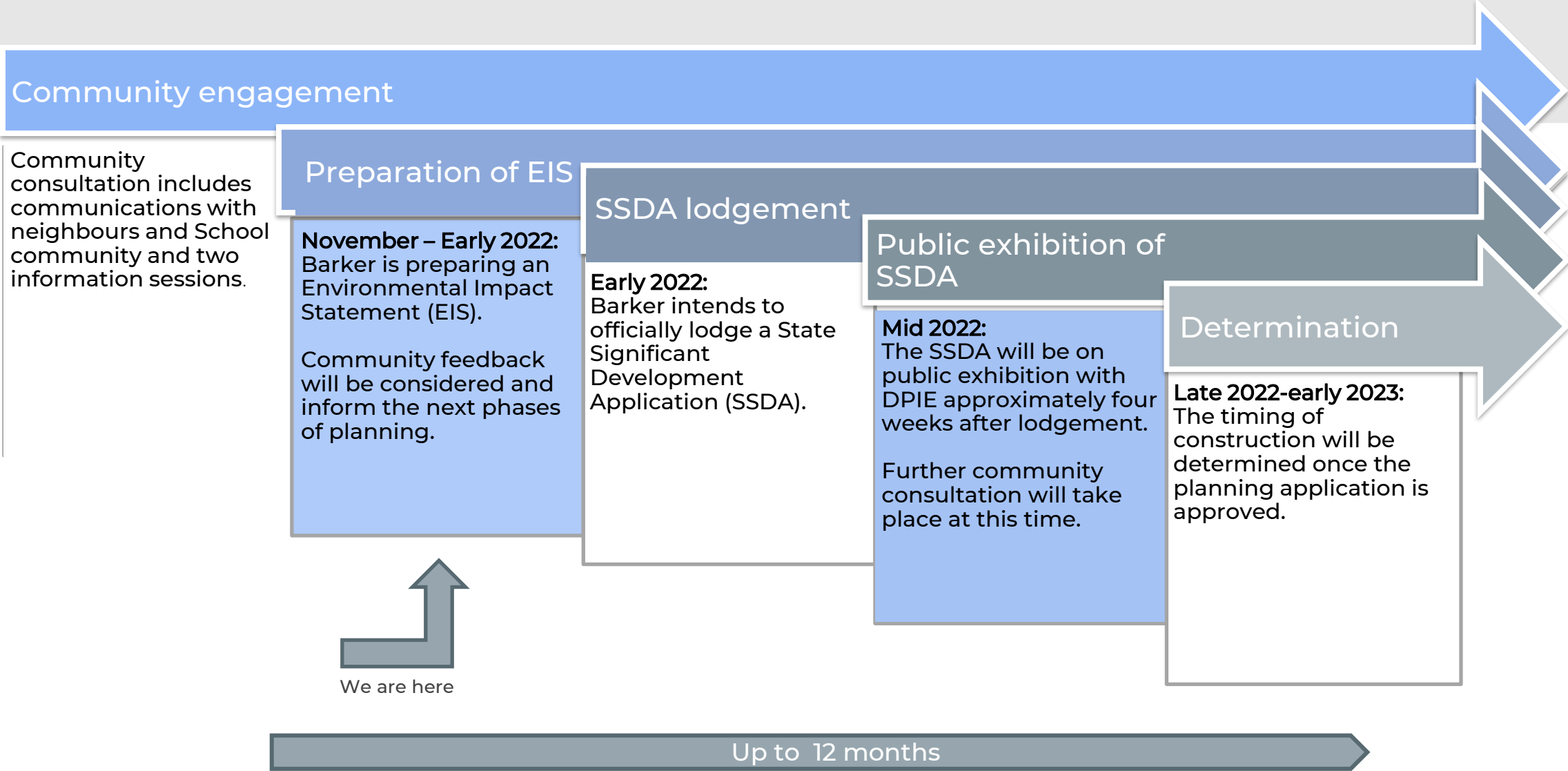
# Project status

- Early phase
- Community consultation before lodgement of master plan



**Barker**  
College

# State Significant Development Application process





# Barker's vision



**Barker**  
Inspiring Tomorrow

# About Barker College

- Founded in 1890 in Kurrajong Heights.
- Relocated to its current Hornsby campus in 1895.





# History and heritage

## Caring for the past – planning for the future

- Barker is committed to Aboriginal reconciliation and education:
  - Darkinjung Barker School at Yarramalong on the Central Coast (2016)
  - Ngarralingayil Barker in Wollombi (2020)
  - Dhupuma Barker (2021) in a homeland community near Nhulunbuy in East Arnhem Land
- Involving Registered Aboriginal Parties to contribute and provide feedback on the design.





# Our vision

- Co-education to be inclusive and respect diversity.
- Barker has become one of the top co-educational private schools in Australia.
- Barker encourages resilience and adaptability.
- Accommodate student demand beyond 2022 and be a good neighbour.
- Increase opportunities for both boys and girls to access high-quality education.
- Barker will actively administer and monitor a Green Travel Plan.



Image: Aerial image of existing campus

# Master plan design



**Barker**  
Inspiring Tomorrow



# Barker today

- Core precinct on the Pacific Highway (heritage face).
- Extension south of the core precinct.
- Lower campus, neighbouring Clarke Road.
- Eastern campus.
- Kurrajong Prep.

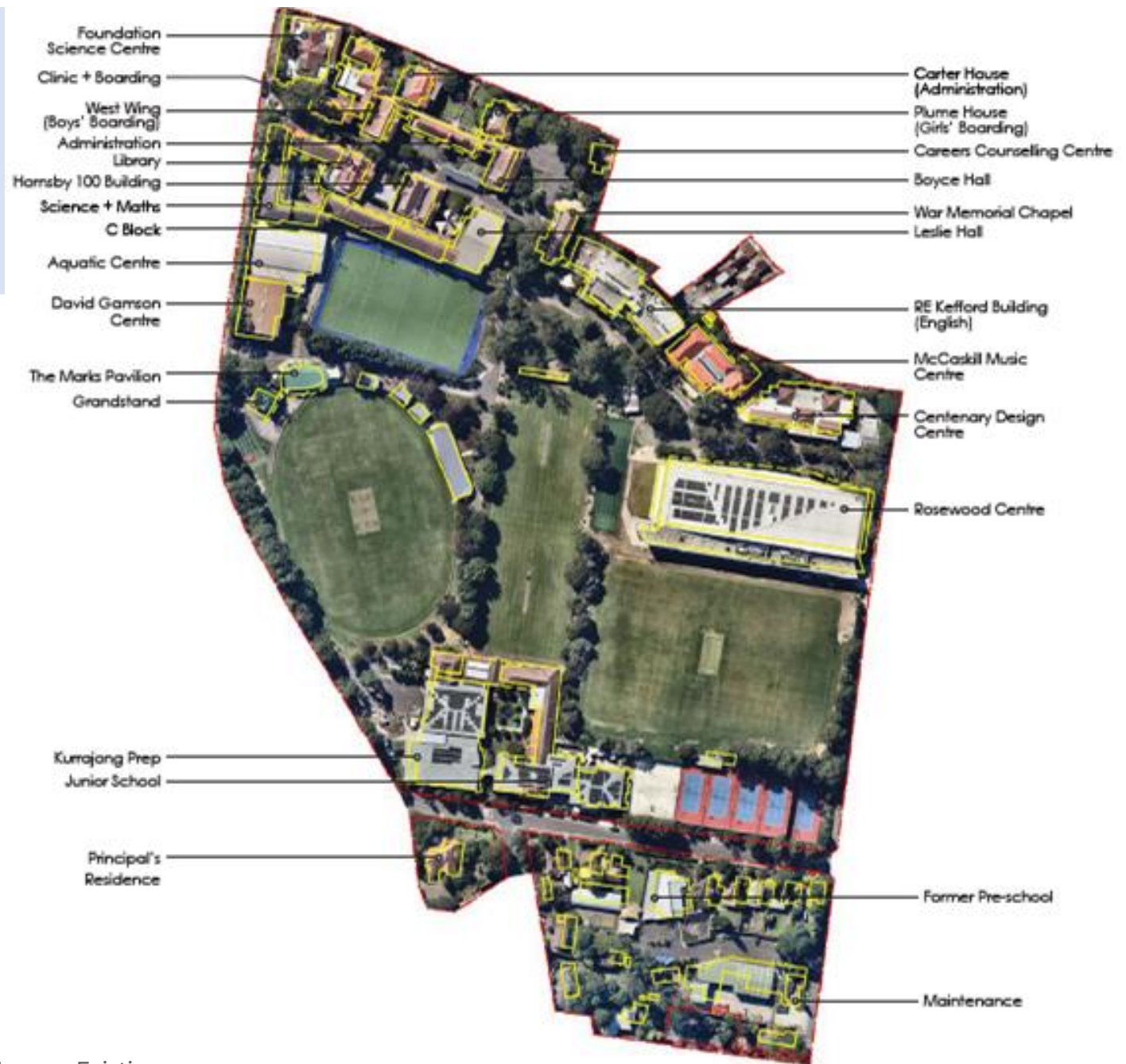


Image: Existing campus

# Urban context



Image: Site aerial



Image: Site and surrounding context

# What is proposed?



Improve drop off  
and pick up



Improved pedestrian  
safety



Green Travel Plan



Aquatic and tennis  
centre



A new limit of students and  
full time equivalent staff



More greenery around the  
edges of the campus



A new co-curricular  
performing arts and  
exam centre



# Guiding principles: Campus sustainability



**Be Resourceful**



**Champion**



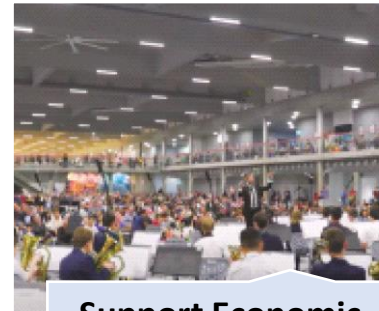
**Plan for Climate  
Resilience**



**Care for Country**



**Support Social  
Sustainability**



**Support Economic  
Sustainability**

# Respecting history and heritage

## Preserving the School's legacy

- Northern campus is known as the historic face of the School.
- Cultural heritage will be protected.
- No new built form will challenge the existing heritage character.

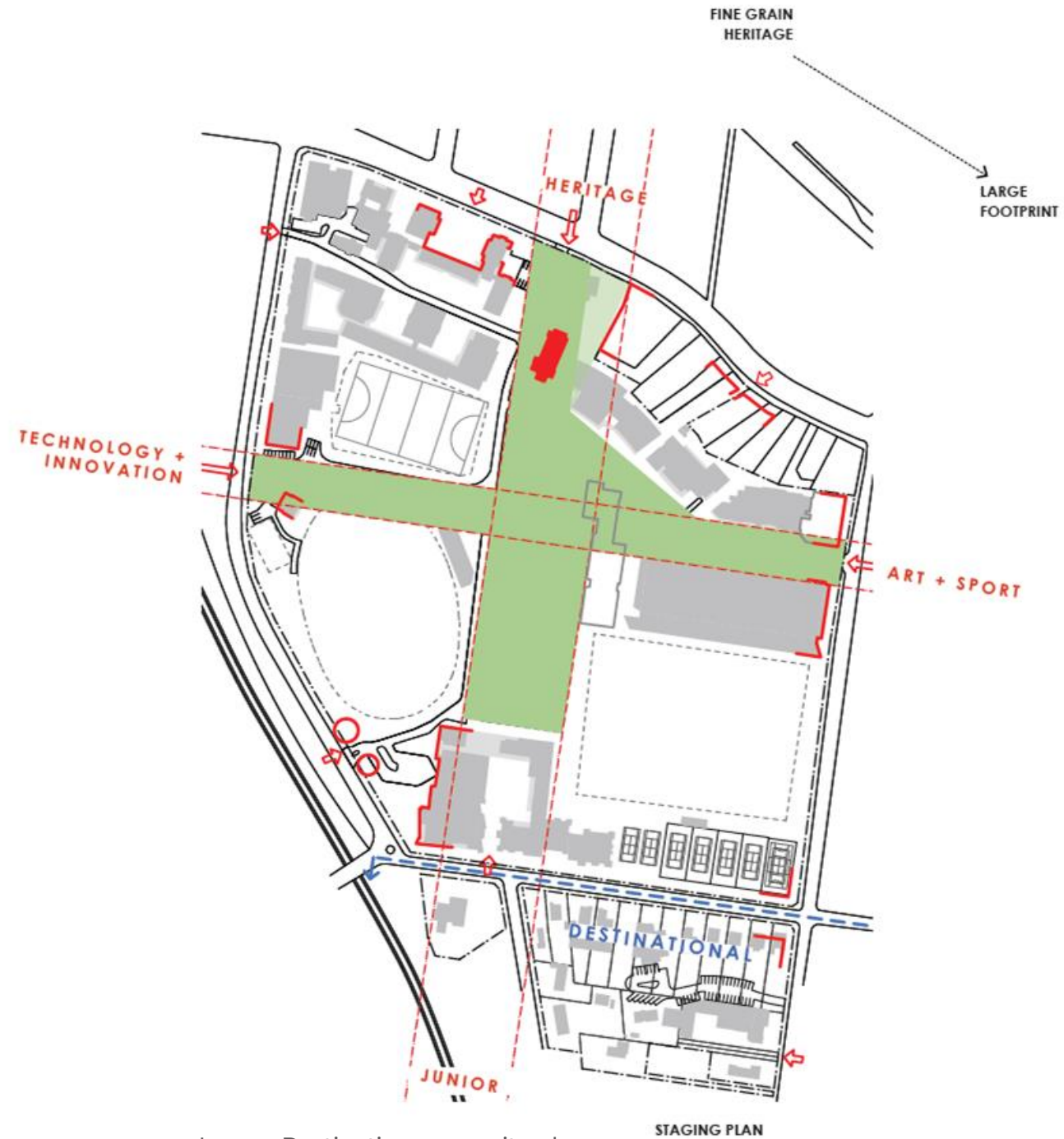


Image: Destination zone - site plan





Image: Barker Junior School



Image: Barker College Rosewood Centre by Neeson Murcutt + Neille

**Barker**  
Inspiring Tomorrow



# Master plan – overview



Image: Hand drawn sketch of master plan

# Master plan – overview

- New pedestrian infrastructure.
- Improvements to pick up and drop off.
- Aquatics and tennis centre.
- Co-curricular performing arts and exam centre.
- Maintenance facility.

WALKWAY SOUTH C-BLOCK

DROP-OFF / PICK-UP

THE AVENUE

ROSEWOOD WEST CONNECTION

AQUATICS AND TENNIS CENTRE

CO-CURRICULAR PERFORMING ARTS AND EXAM CENTRE

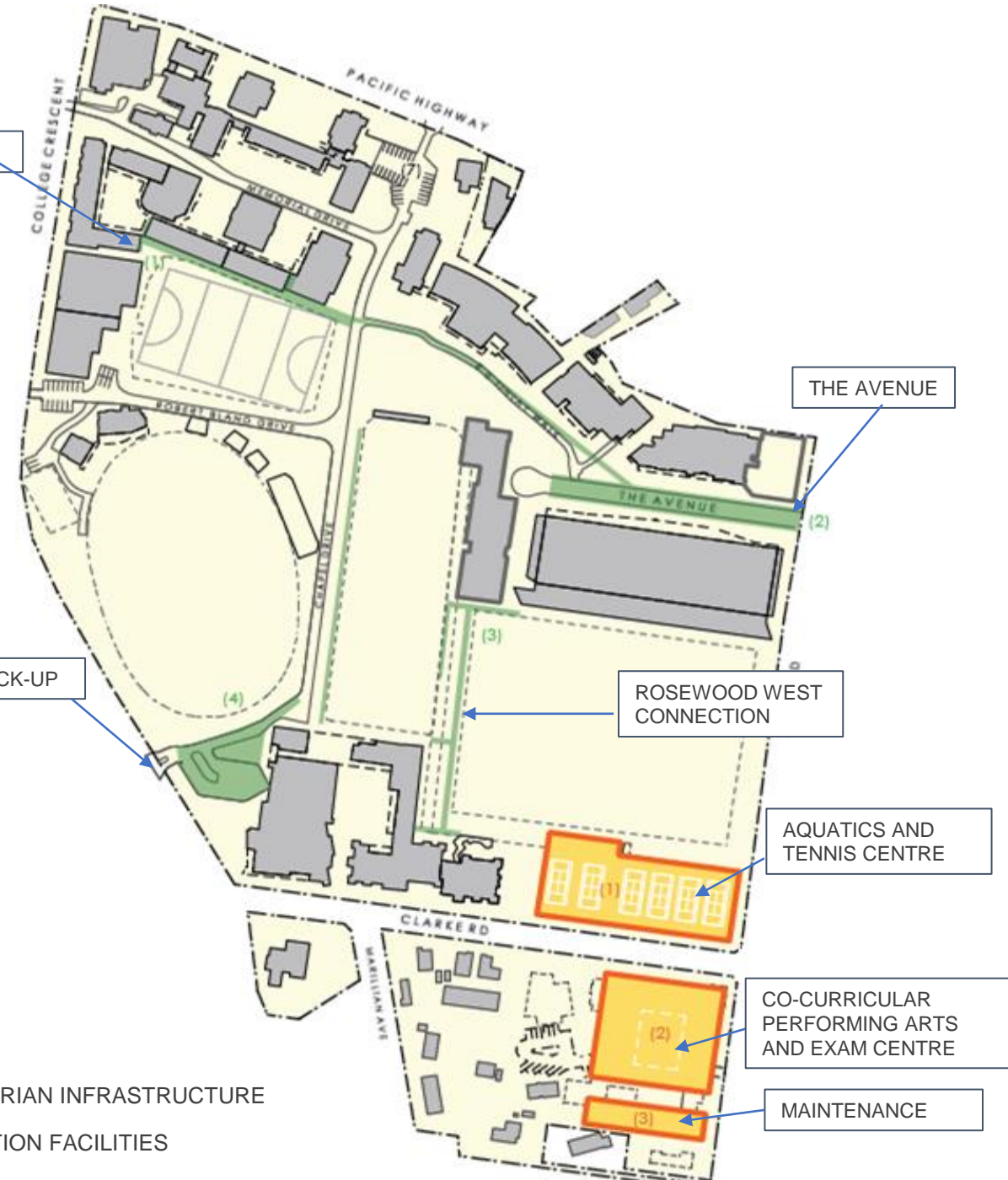
MAINTENANCE

## Legend



PEDESTRIAN INFRASTRUCTURE

EDUCATION FACILITIES



# Positive connections to landscape

- Substantial greenery around the campus
- Building setbacks to retain the mature trees.
- Landscaped space.
- More areas for students and teachers to gather outside.
- Good sunlight is maintained to near neighbours throughout the day.



Image: Proposed landscaping



# Improving pedestrian infrastructure

- Upgraded pedestrian links:
  - Pathway to connect the Rosewood Centre to the Junior School Campus.
  - Purpose-built landscaped pedestrian linkages through 'The Avenue'.
- Improve wheelchair accessibility in and around the School.



(1)  
C-BLOCK WALK



(2)  
THE AVENUE  
R B FINLAY WALK



(3)  
ROSEWOOD WEST WALK

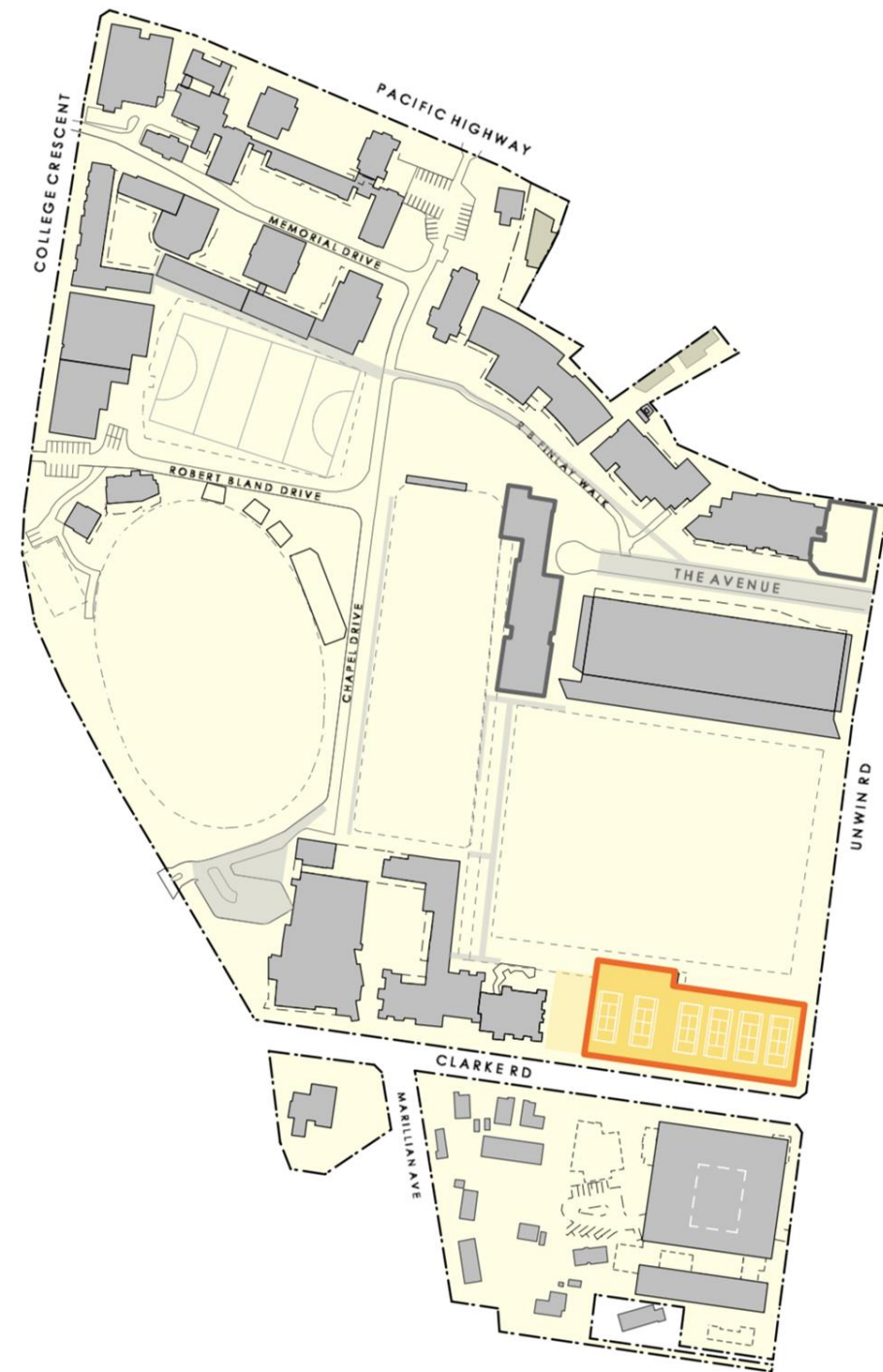
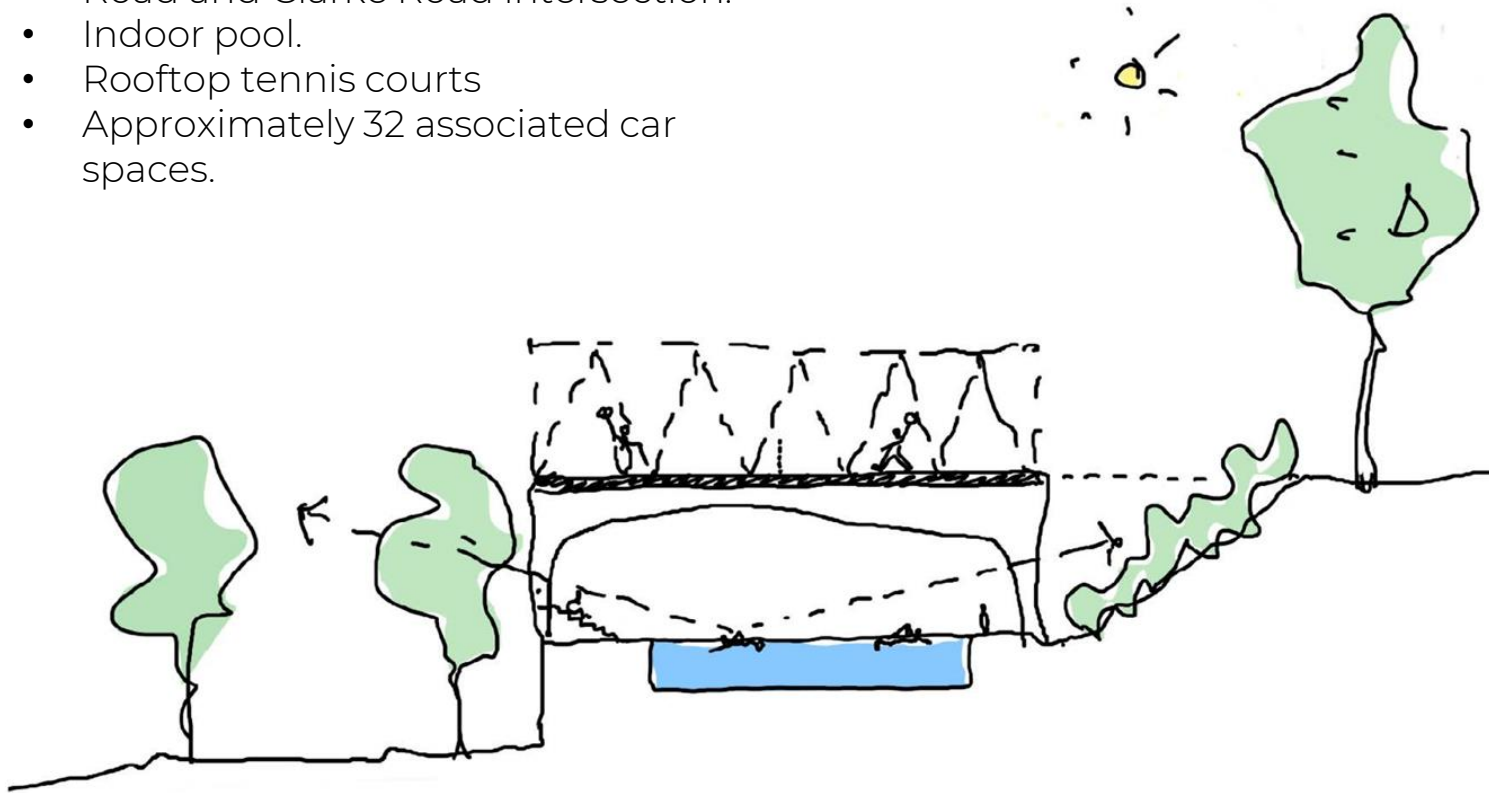


(4)  
DROP-OFF / PICK-UP



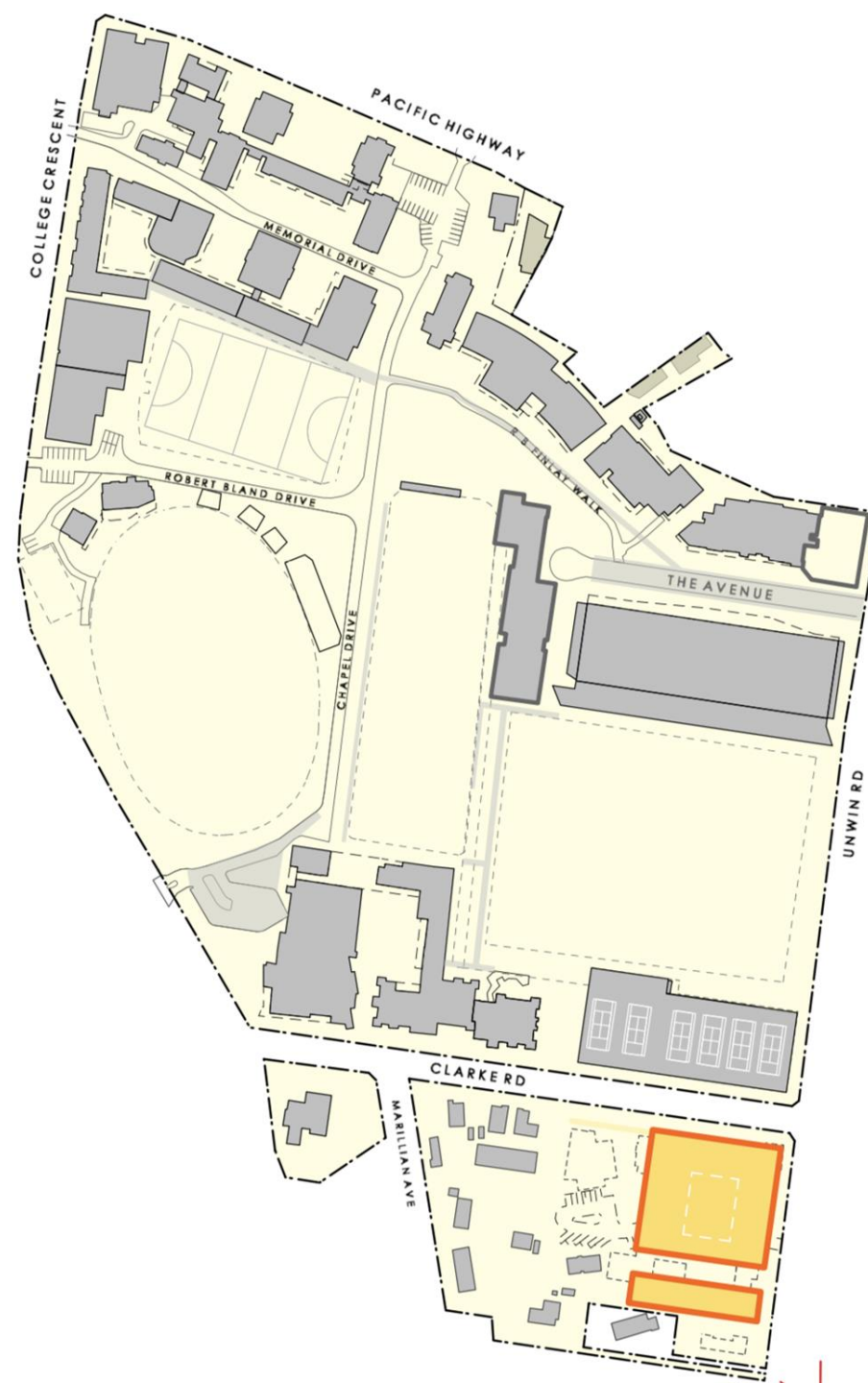
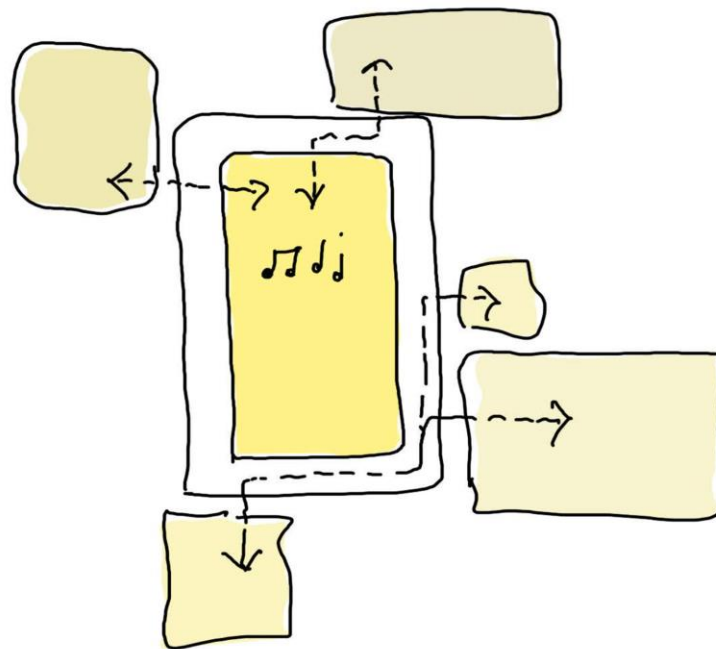
# Aquatics and tennis centre

- North-western corner of the Unwin Road and Clarke Road intersection.
- Indoor pool.
- Rooftop tennis courts
- Approximately 32 associated car spaces.



# Co-curricular performing arts and exam centre

- South-western corner of the Unwin Road and Clarke Road intersection.
- Approximately 90 associated car spaces.
- Upgrades to the existing maintenance facility.





# Minimising visual impact

- New facilities located on the intersection of Unwin Road and Clarke Road.
- Stepping down to the south, near to neighbours.
- Significant portion of new landscaping.
- Considering solar access and potential overshadowing.
- Set back away from neighbours to ensure good sunlight is maintained.



Image: Clarke Road looking west towards Co-Curricular Performing Arts and Exam Centre (left) and Aquatic and Tennis Centre (right).

# Proposed building envelopes



Image: Aerial view with looking east along Clarke Road towards Co-Curricular Performing Arts and Exam Centre (left) and Aquatics and Tennis Centre (right).

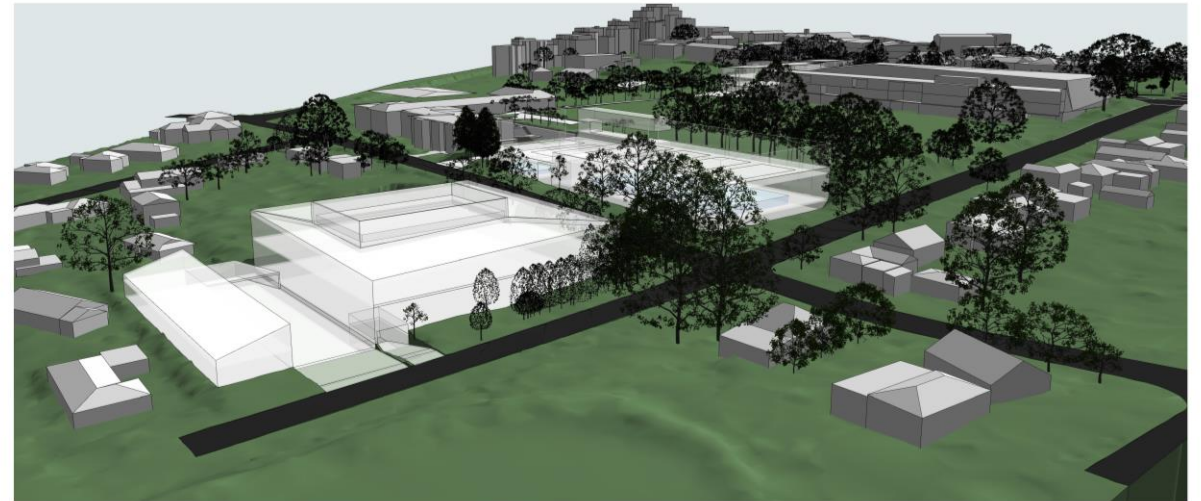


Image: Aerial view looking north west towards Co-Curricular Performing Arts and Exam Centre (left) and Aquatics and Tennis Centre (right).



# Proposed building envelopes

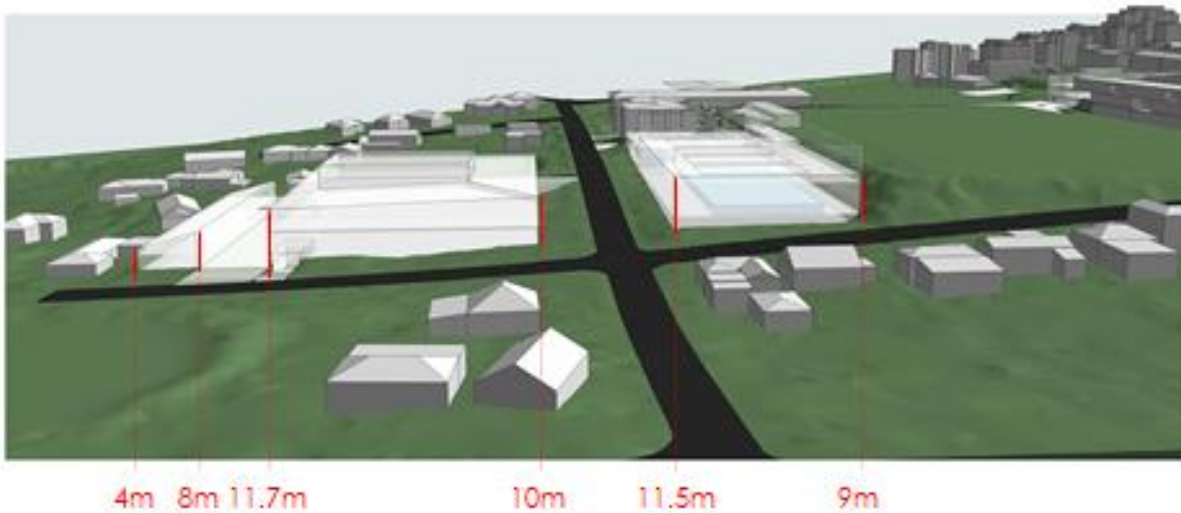


Image: Aerial view with looking east along Clarke Road towards Co-Curricular Performing Arts and Exam Centre (left) and Aquatics and Tennis Centre (right).

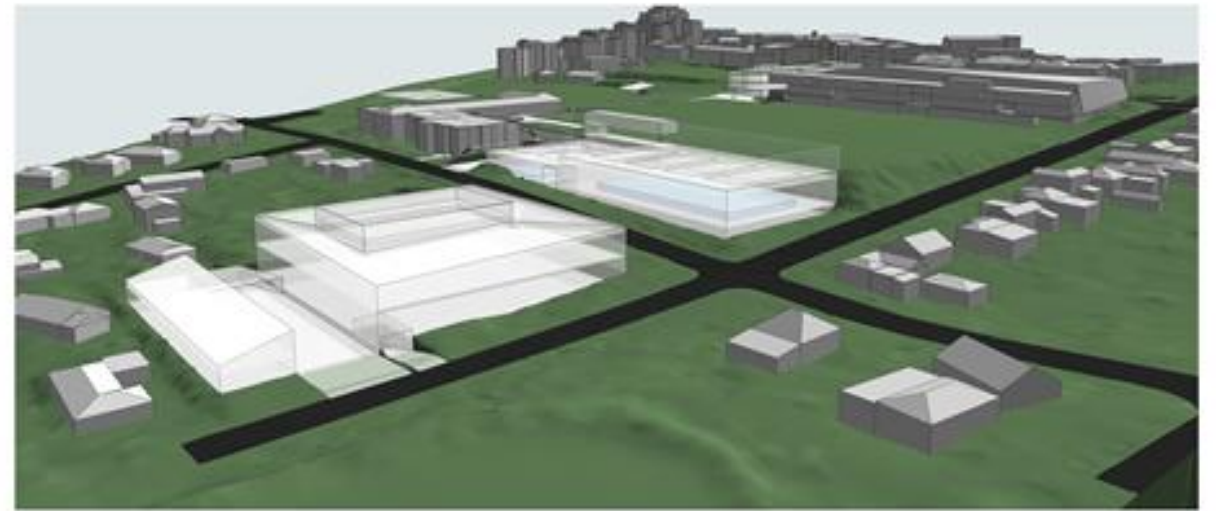


Image: Aerial view looking north west towards Co-Curricular Performing Arts and Exam Centre (left) and Aquatics and Tennis Centre (right).





Image: Co-curricular Performing Arts and maintenance facility from Unwin Road.

# Questions



# Traffic, parking and access



**Barker**  
Inspiring Tomorrow

# Current conditions

## Queuing at intersections:

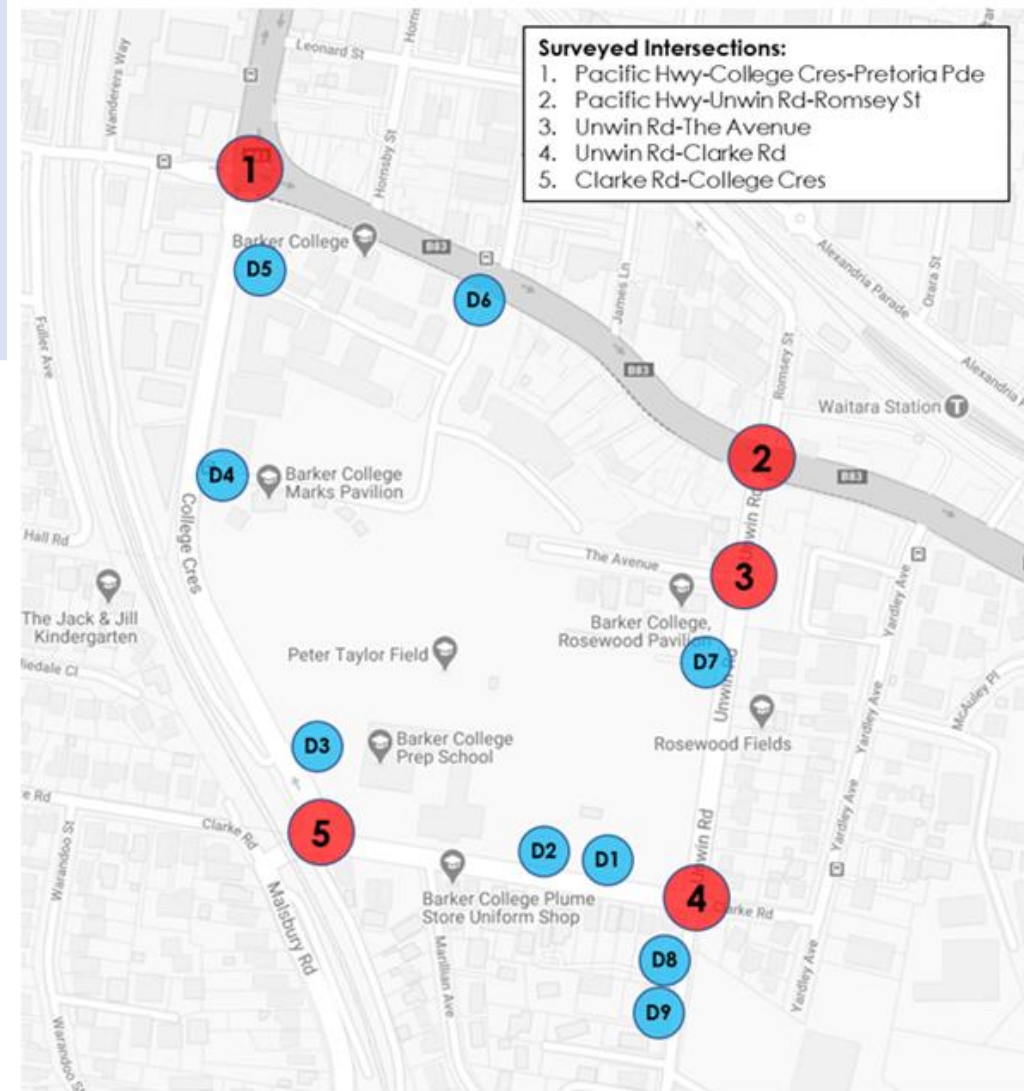
- College Crescent, Pretoria Pde and Pacific Highway (1)
- Unwin Road and Pacific Highway intersection (2)
- Unwin Road and The Avenue (3)
- Clarke Road and Unwin Road (4)
- Clarke Road and Malsbury Road (5)

## Some on street parking occurring:

- Some staff and students
- Some pick up and drop off on local streets

## Current public transport use, to be further encouraged:

- 34% for primary students
- 70-80% for secondary students
- 3% for staff





# Initiatives and benefits of the master plan

Increasing on-campus student drop off and pick up to:

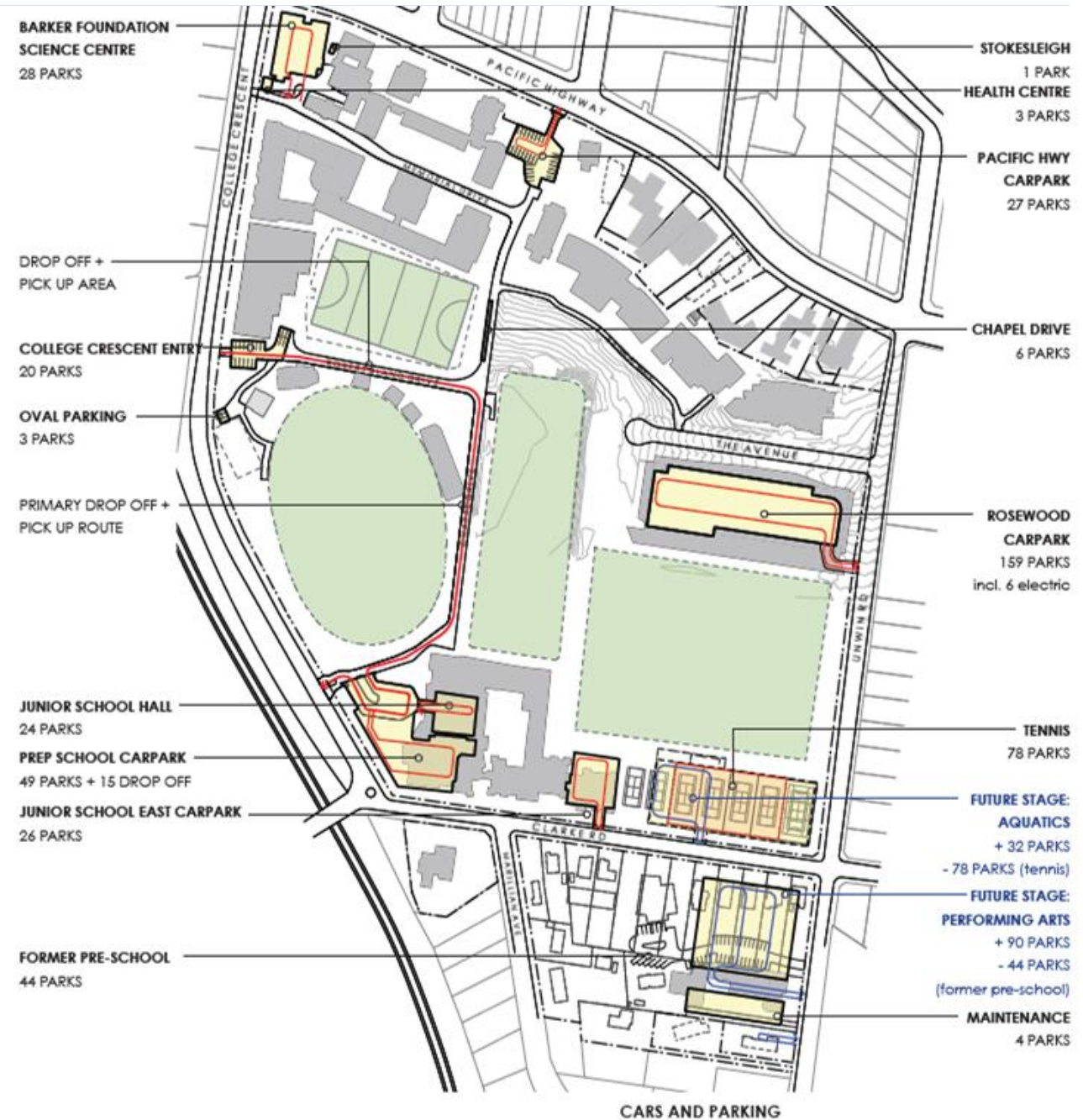
- Keep traffic queues on-site
- Improve circulation by minimising vehicle merging points
- Improve **safety** of students and **efficiency** of car movement – keeping people on internal paths and cars on internal roads.

Actively administering a Green Travel Plan to:

- Reduce the use of private cars by driving-age students, staff and parents dropping off and picking up students
- The School will introduce a range of measures to encourage parents, staff and students to use public transport, walk and where safe, to cycle.

Ensuring no net loss of parking on campus at any time, including during the construction of new facilities, by delivering:

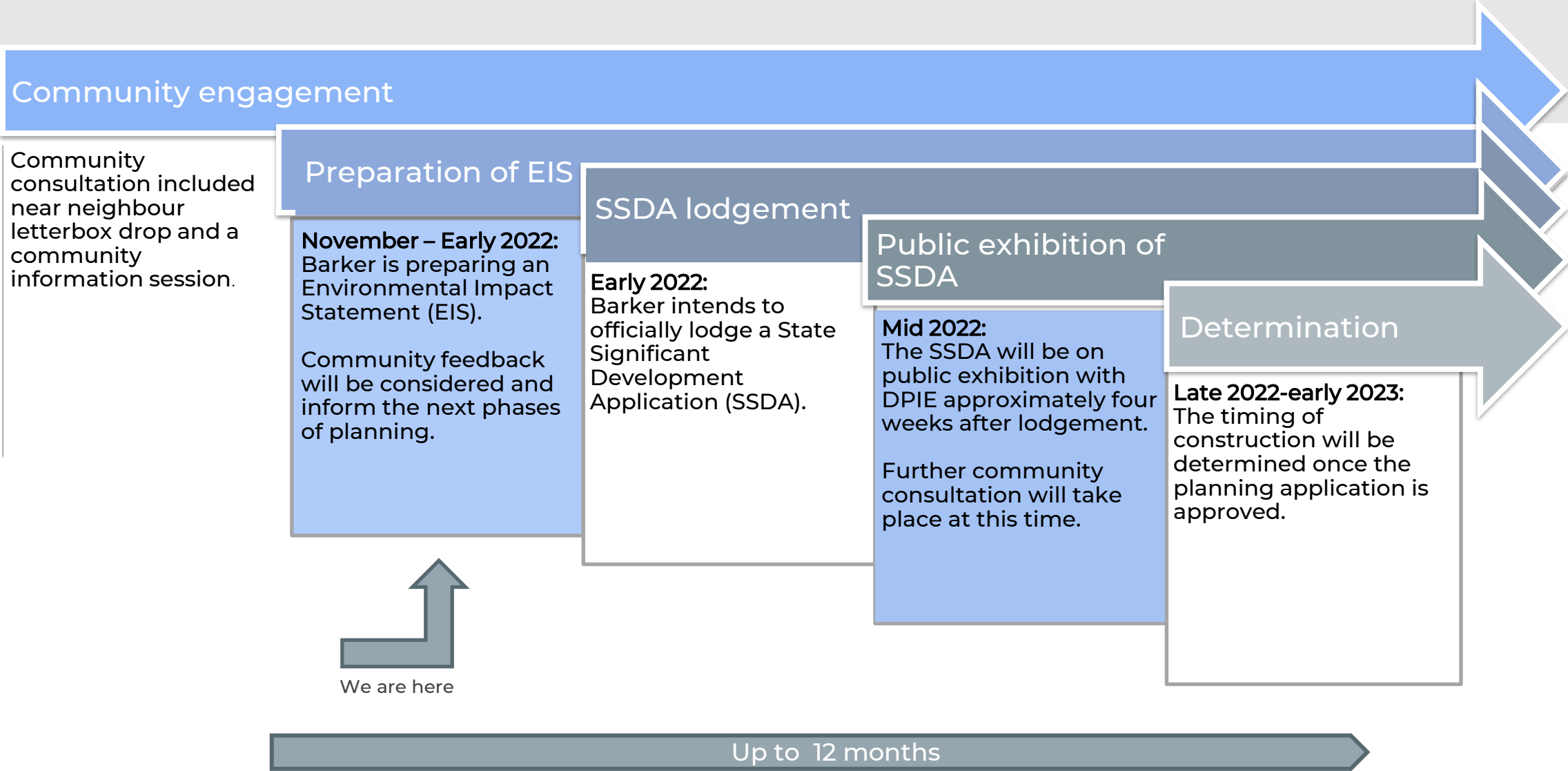
- 90 new basement parking spaces on the south-western corner, at the Unwin Road and Clarke Road intersection
- 32 new basement parking spaces on the north-western corner, at the Unwin Road and Clarke Road intersection.



# The planning process and next steps



# State Significant Development Application process



# Questions



# Thank you and close



