



Engagement Outcomes Report

Waverley College Senior Campus SSDA

Prepared by Gyde Consulting on behalf of Waverley College

19 September 2024

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

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Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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1. Project Overview

1.1 Purpose of the Report

This Engagement Outcomes Report has been prepared by Gyde Consulting (Gyde) on behalf of Waverley College to support a State Significant Development Application (SSDA) for proposed upgrades to Waverley College Senior Campus.

A detailed *Communications and Engagement Strategy* was developed to ensure that key stakeholders and the community had access to information about the proposal, had access to a variety of ways to contribute feedback, and had opportunities to influence the final project outcomes.

This report provides a summary of all community and stakeholder engagement undertaken during the development of the SSDA, and responds to item 26 of the Secretary's Environmental Assessment Requirements (SEARS) received on 23 April 2024.

It provides a summary of the key issues raised during consultation with the community and stakeholders, and how these issues have been responded to by the project team in the development of the SSDA.

Consultation with stakeholders and the community will continue following the lodgement of the SSDA as a part of the planning process.

1.2 The Proposal

A State Significant Development Application is being prepared for a program of staged alterations and additions to the existing Waverley College Senior Campus. The site is located at 131 Birrell Street, Waverley and also comprises 14 Carrington Rd, Waverley and 141-149 Birrell St, Waverley.

The proposal involves works across the site in two parts, referred to as the east and west precincts.

The proposal includes:

- Construction of a new 6-storey 'Building 1' and at-grade car parking, including new vehicular access point.
- Alterations to Braidwood Court configuration and landscaping
- Alterations and additions to Centenary Building
- Alterations and additions to Library / Chapel
- Construction of covered Library area and roof top deck
- Conlon Link and Conlon Building refurbishment
- Construction of Airmount Courtyard
- Demolition of 6 x dwellings along Henrietta St and 3 x dwellings on Carrington Road
- Landscaping additions and alterations across the site.
- Active spaces



Figure 1 Proposed Masterplan

2. Consultation Approach

2.1 Engagement for State Significant Developments

As the project meets the threshold for State Significant Development (SSD), community and stakeholder engagement must respond to the NSW Government *Undertaking Engagement Guidelines for State Significant Projects* (October 2022).

To facilitate effective engagement, proponents will be expected to:

- *provide clear and concise information about the project and its impacts*
- *implement activities that encourage and facilitate participation*
- *report back on what was heard, what has or hasn't changed, and why.*

Proponents should tailor their engagement activities, so information is appropriate in content and context for the audience. Engagement also needs to be proportionate to the scale, likely impacts, and likely level of community interest in the project.

Extract - *Undertaking Engagement Guidelines for State Significant Projects* (March 2024)

The *Guidelines* require the proponent to:

- **Plan early** – identify stakeholders and consider appropriate and effective engagement activities
- **Engage as early as possible** – to identify, avoid or manage issues without significant cost or delay
- **Ensure engagement is effective** - provide the information and opportunities that allow stakeholders to engage in a meaningful way
- **Ensure engagement is proportionate to the scale and impact of the project**
- **Be innovative** – use innovative means to enable participation from a broad spectrum of the community
- **Be open and transparent about what can be influenced.**

Consultation has been developed to achieve the above guidelines and provide the community and stakeholders with the opportunity to provide feedback.

2.2 Social Impact Assessment Engagement

As part of the SSDA, a Social Impact Assessment (SIA) has been prepared for the proposed upgrades to Waverley College Senior Campus. A Social Impact practitioner at Gyde Consulting has been heavily involved in the development of the Community Engagement Plan for the project.

The project has aimed to embed social impact throughout the project process through clear identification of stakeholders that are most likely to be impacted.

Social impact integration in the engagement process has included:

- Co-design of the Community Engagement Plan
- Co-design of the online community survey

Consistent with the community consultation objectives of DPE's SIA Guideline, community and stakeholder objectives for this SIA include:

- to provide meaningful opportunities across the project planning lifecycle for communities to understand both the nature and complexity of potential positive and negative impacts, ensure inputs from the community inform the development of purposeful enhancement and mitigation measures.
- to use culturally appropriate methodologies to ensure Aboriginal and culturally diverse communities are engaged, and their perspectives, insights and feedback valued and considered.
- to tailor and organise engagement to ensure a range of views, concerns and community aspirations.
- to target engagement to understand and respond to the degree of potential impacts experienced by different residents and communities across the social locality.
- to ensure inputs, outputs and measures to enhance and / or mitigate impacts are reported back to the community.

2.3 Stakeholders








The following table outlines the stakeholders that were identified for engagement. Engagement with stakeholders and the community will be ongoing throughout various stages of the SSDA and delivery of the proposed upgrades.

Table 1 Stakeholders

Stakeholders	Project Interest
Local and State Authorities	
Waverley Council Staff	<ul style="list-style-type: none"> Local planning compliance Project scope, design, and timing. Construction impacts, eg noise, dust and heavy vehicles. Traffic, access, public transport, and parking impacts
Local MPs Ms Allegra Spender, Federal MP Dr Marjorie Spooner O'Neill, NSW MP	<ul style="list-style-type: none"> Project scope, design, and timing. Construction impacts, eg noise, dust and heavy vehicles Traffic, access, public transport, and parking impacts
Government agencies and peak bodies <ul style="list-style-type: none"> Department of Planning, Housing and Infrastructure Transport for NSW Department of Education 	<ul style="list-style-type: none"> Timing of project Alignment of the project with relevant government priorities, projections, strategies, and plans. Compliance with standards, policy, and regulatory requirements, including planning requirements. Integration with planned public infrastructure projects.
Wider Community	
Landowners and tenants of immediate surrounding properties	<ul style="list-style-type: none"> Project scope, design, and timing. Visual and amenity impacts. Construction impacts, eg noise, dust, and heavy vehicles. Traffic, access, public transport and parking impacts
Wider local community	<ul style="list-style-type: none"> Project scope, design, and timing. Visual and amenity impacts. Construction impacts, eg noise, dust, and heavy vehicles. Traffic, access, public transport and parking impacts
Local Aboriginal community <ul style="list-style-type: none"> Local Aboriginal Land Council Elders and community members 	<ul style="list-style-type: none"> Project scope, design, and timing Recognition and respect for Aboriginal heritage and culture in the local area and in relation to the project Protection of culturally significant objects or sites Compliance with statutory requirements in relation to Aboriginal heritage protection if applicable.
Waverley College Senior Campus School community <ul style="list-style-type: none"> Staff and teachers Parents and Citizens Association 	<ul style="list-style-type: none"> Project scope, design, and timing. Effects of the project on the community prior to, during and after construction. Construction-related issues, including noise, dust, and heavy vehicles. Effects on traffic, access, public transport, and parking

3. Engagement Methods

A variety of engagement methods were applied to ensure that the community had a range of opportunities to view information about the project and provide feedback directly to the project team.

Method		Purpose
Community inbox		A project email address was established to provide a point of contact for neighbours, community members and stakeholders to access information from the project team.
Project FAQs		A series of FAQs was developed to ensure that stakeholders had access to up-to-date and accurate project information that can be distributed and shared.
Project website		A dedicate webpage was made available on the College website, providing information about the project scope, an artist impression of the proposed building and a map showing the scope, location and timing of the work.
Community survey		A brief community survey was developed to provide an opportunity to provide feedback about the development proposal and how it may impact the local community.
Community letter		A letter was distributed to 2,151 residences within a 500m radius of the school in the local area. The letter provided information about the proposal, an invitation to the community drop-in session, and a link to the project website and community survey.
Community information session		A drop-in session at the school was held with interactive materials to encourage community members to contribute their ideas and vision for the precinct.
Door knocking		Door knocking was carried out at 32 immediately impacted properties near the site.

4. Stakeholder Consultation

4.1 Register of Consultation

The project team has worked closely with key stakeholders, including local and state government, to progress the design and development of the proposed upgrades to Waverley College Senior Campus.

A register of engagement with key stakeholders is provided below.

Table 2 Stakeholder Consultation

Stakeholder Consultation			
Stakeholder	Date	Forum	Outcome
Government Architects Office – State Design Review Panel	21 June 2023	Presentation to State Design Review Panel	Detailed outcomes of consultation with the State Design Review Panel and response to key issues can be viewed in the Architectural Design Report (Section 10.1)
	8 December 2023	Letter of advice and recommendations following presentation	
Waverley Council	20 October 2021	Pre-DA Advice letter	Detailed outcomes of consultation with Waverley Council and response to key issues can be viewed in the Environmental Impact Statement
	14 November 2023 – 13 May 2024	Flood Level Information Engagement	Detailed outcomes of consultation with Waverley Council and response to key issues can be viewed in the Integrated Water Management Plan
	20 November 2023	Flood Level Information Report	
	29 November 2021	Pre-DA Meeting	Detailed outcomes of consultation with Waverley Council and response to key issues can be viewed in the Environmental Impact Statement
	3 July 2024	Online Briefing Meeting	Detailed briefing on SSDA with formal feedback provided. A response to the key issues can be viewed in Environmental Impact Statement.
Transport for New South Wales	27 June 2024	Online Meeting	Detailed outcomes of consultation with Transport for New South Wales and response to key issues can be viewed in the Transport and Access Report

4.2 Detailed Stakeholder Engagement

The following section outlines the key issues raised in consultation with the various key stakeholders related to the proposed upgrades to Waverley College Senior Campus and how the project responded to these issues.

Table 3 Stakeholder Key Issues

Key Issues	Outcome
TfNSW	
Request for Green Travel Plan and Travel Access Guide to be provided	This has been provided as part of the Traffic Impact Assessment documentation.
Highlighted Charing Cross Streetscape upgrade project	Noted.
Proposed additional bus routes shared with TfNSW	Formal letter issued to TfNSW on behalf of the College for consideration.
Waverley Council	
Documentation requirements including contextual analysis, POM and consideration of LEP standards.	The Architectural Design Report includes detailed contextual analysis include solar, view and overshadowing impacts.
Protection of significant trees and potential from increased street trees.	Refer to Arborist Report. The proposed design has been developed to avoid and mitigate impacts to significant trees.
Detail on site access points and movement through the campus requested	Refer to Architectural Design Report for details of access and movement pathways through site.
Traffic matters including need to Traffic and Access Report, consideration of pedestrian safety, Green Travel Plan and Operational Management Plan	A Traffic Impact Assessment and Green Travel Plan has been provided as part of the submission documentation.

5. Connecting with Country

All infrastructure and urban design SSDA on Country in NSW should be informed by the NSW Government Architect's Connecting with Country Framework.

Country has been considered through the design development of the scheme, including engagement with the College's First Nation Advisory Group.

It is intended that workshops with the Advisory Group will continue through design development and delivery of the Masterplan.

6. Community Participation

6.1 Online community survey

An online community survey was developed to allow local residents and members of the school community to provide feedback on the proposal and inform the Social Impact Assessment and the project. The survey was advertised in a letter sent to all residents within a 500m radius of the school, an advertisement in the Wentworth Courier, an item in the school newsletter and on the project webpage. Attendees of the community information session were also invited to complete the survey.

A total of 30 surveys were completed by members of the community as follows:

- 83% of surveys were received from people who live in the area
- 10% of respondents worked in the area
- 13% were parents or guardians of students at the school.

Survey findings:

- 74% of respondents were 'very concerned' about traffic and parking during construction
- 61% of respondents were 'very concerned' about construction impacts including noise, dust and/or vibration.
- 52% of people were 'very concerned' about temporary changes to pedestrian or road access during construction
- 36% of people were 'not at all concerned' about impacts to students during the upgrades.

Additional issues raised in the survey comments included:

- Potential impacts to native animals and loss of vegetation
- The need to improve parking for parents and the drop off and pick up zone to minimise blocking access to driveways and loss of street parking for residents
- The development will create traffic and should occur on the Birrell Street side of the site
- The heritage buildings proposed to be demolished should be retained and if necessary incorporated into the design
- The proposed development is out of character to the area.
- Concern for the wellbeing of neighbours and the school community during construction, particularly in relation to noise and air quality
- Opportunities for residents to provide feedback during construction should be considered
- The existing footpath/cycle way/road on Henrietta Street should be widened to assist in traffic flow, and a safe pedestrian crossing should be provided across Henrietta Street.

6.2 Community Inbox

A community inbox was made available for all project enquiries. A total of 5 emails were received, with the following enquiries:

- seeking further information about the scope of the SSDA
- requesting more information about the impacts of the proposal for local residents on Salisbury Street
- raising other matters not related to the proposal.

6.3 Door-knocking

Door knocking of 32 immediately impacted residents was carried out on Monday 11 March 2024, between 3pm and 5 pm. Residents were asked a series of questions to contribute to the Social Impact Assessment for the project, and invited to complete the community survey.

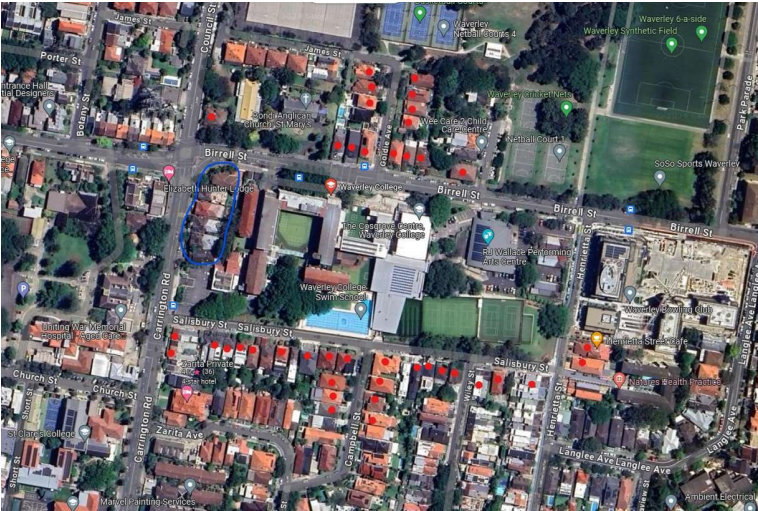


Figure 2
Residences identified for door knocking

Door-knocking engagement:

- 12 residences answered and responded to the survey
- 2 residences answered and did not participate in the survey
- 18 residences did not answer.

Where residents did not respond to door knocking, a *Sorry We Missed You* letter was provided, inviting the resident to attend the community information session, complete the community survey or email the community inbox for more information.

The following table provides a high-level summary of key issues raised by residents living close by to the college during door knocking.

Table 4 Door knocking findings

Door knocking findings	
Question	Community Feedback
What are the most appealing or positive things about living close to the College?	Many residents noted that living close by to the College provided a vibrant and lively community. Regardless of use the presence of community facilities nearby to residences such as the swim school was cited as a positive aspect to living close to the College.

Door knocking findings	
What are the least appealing or negative things about living close to the College?	<p>A key issue raised included parking in front of driveways during drop-off and pick up hours. Similarly, loss of street parking for residents on streets including Salsbury Street, Henrietta Street and Langlee Avenue was identified as an issue for residents. Traffic flow and traffic management were raised as concerns.</p> <p>Ongoing noise due to improvements and maintenance to the college during school holidays was cited as a negative. Some residents also suggested that the school could prioritise communication and on-going consultation with residents for construction and operational matters.</p>
How do you think the College could better manage some of the least appealing things?	<p>Respondents suggested that Waverley college could provide a traffic office/ranger to assist with traffic flow and traffic management. In addition, designated construction parking was also suggested by nearby residences.</p>
Do you have any concerns about the actual upgrades?	<p>Most respondents noted concern regarding construction traffic management including loss of street parking, and increased traffic.</p> <p>Construction noise, vibration and dust impacts were cited as a concern for nearby residents.</p> <p>The height of Building 1 and view impacts were also noted as a concern particularly for residents located on Salsbury Street.</p>
Additional comments	<p>Some respondents felt that community consultation would not influence the project moving forward.</p> <p>Many residents noted that the presence of trees and landscaping was a positive aspect of the College and the retaining of trees and landscaping were noted as a major priority for nearby residents.</p>

6.4 Community information session

A community information session was held at Waverley College Senior Campus on Tuesday 19 March 2024 from 4pm to 7pm. The session was advertised in the Wentworth Courier, in a letter to residents within a 500m radius of the school and on the project webpage.

The session was attended by two representatives of Waverley College, and three Gyde Consulting representatives for planning, community engagement and social impact assessment.

24 individuals attended the community drop-in session, comprising members of the local community and the school community.

Key themes and issues raised during the community information session included:

Traffic and Transport

Traffic and transport was a primary concern from residents located near to the school site, with traffic constraints on Henrietta Street a key issue. Henrietta Street residents felt that driveway access should be located on Birrell Street due to existing traffic volumes on Henrietta. Residents noted that while timed local parking has improved traffic impacts on local street, more on-site parking in the long term would reduce demand on local streets. Residents also noted that improved drop off and pick up arrangements would alleviate traffic concerns in the local area.

Building Design

Some residents felt that the size and scale of the development was too big for the local context, and larger than the recent bowling club development. Some residents were concerned about potential view and over shadowing impacts for nearby properties.

Other residents were not concerned about the scale of the building, given that will be located at the centre of the school grounds, and not along the entirety of the Henrietta Street frontage.

Facilities

Some residents felt that the development was larger than necessary and not required to service the existing school population, raising concerns that the school would seek to increase student numbers.

There were concerns that allocated green spaces would also be used for development purposes in the future.

One resident was concerned that there would be noise impacts from the rooftop terrace of the new building, assuming that it would be used for future events.

Some residents wanted more information about the underground car park that had been included in the original SEARs request, and had not yet seen the updated plans without an underground car park.

Heritage and Local Character

One resident raised concern about the demolition of the older cottages on Carrington and Henrietta Street, as impacting heritage and local character value in the local area.

Staging

Residents were keen to gain a better understanding of the project staging and timeframes for project delivery, particularly families with students attending the school.

Construction Impacts

Local residents have construction fatigue and were concerned about construction traffic, vehicles, noise and dust impacts, following their experience during the construction of nearby, recently completed development. One resident raised concerns about the protection of native flora and fauna during construction.

7. Key Issues and Project Response

Key themes were consistent across all communications channels, with a number of key issues being raised across multiple forums.

Table 5 Key issues and project response

Traffic and Transport		
Key Issues	Project Response	Report
Residents of Henrietta Street were opposed to driveway access on Henrietta Street due to congestion concerns. Driveway access preferred from Birrell Street. An exit point on Birrell Street would take pressure off Henrietta Street as the only exit point.	The Henrietta Street access has been slightly relocated and additional traffic modelling has been undertaken to ensure impacts to Henrietta St and Langlee Avenue are manageable.	Traffic Impact Assessment Report.
Some residents noted that while car parking spaces would increase in the first stages of the project, they would decrease over time and return to similar numbers to current availability. Residents would like to see more on-site car parking to alleviate parking of staff and students in local streets.	Waverley College is moving away from providing a high levels of car parking on school grounds, in line with broader access policies. Once complete, the masterplan will provide less car parking than is currently available on site to support a modal shift over the next 10-20 years.	Traffic Impact Assessment Report
A green travel plan should be in place to prioritise pedestrian, cycle and public transport access to the College.	A Green Travel Plan has been prepared in support of the SSDA	Green Travel Plan
Timed local parking has alleviated all day parking in the area associated with school staff, students and sporting events.	Noted. The SSDA does not impact parking arrangements on local streets.	Noted.
Children moving between the junior and senior campus along local footpaths can cause frustration for local residents.	Noted. The SSDA does not include any changes to movements of children between junior and senior college campuses.	N/A
The existing footpath/cycle way/road on Henrietta Street should be widened to assist in traffic flow, in addition a safe pedestrian crossing should be provided across Henrietta Street.	Footpaths, cycleways and road spaces in the vicinity of the school are the remit of local Council.	N/A
Parking for parents and an improved drop off and pick up zone should be provided for parents to minimise blocking access to driveways and loss of street parking for people who live in the area.	Noted. The SSDA does not impact parking arrangements on local streets	Traffic Impact Assessment Report

Building Design		
Key Issues	Project Response	Report
The building height is out of context with surrounding developments and should be lowered.	The proposed building height is contextually appropriate within the context of the Centenary Building and recent Waverley Bowling Club Development. A detailed contextual analysis of the surrounding area and impacts has been undertaken as part of design development.	Architectural Design Report and Visual Impact Assessment
Some residents felt that the size and scale of the building is excessive, and should not be needed by the school. Alternatively, some residents were not concerned by the proposed height of the building given its location at the centre of the school grounds.	The size of the building responds to the need to update existing small classrooms and provide adequate space for students. The dedicated science building will allow the consolidation of the science faculty and free up space in other buildings for alternative uses.	Architectural Design Report
The size and scale of the building will have view and overshadowing impacts for neighbouring residents.	The main body of the building runs parallel to Salisbury Street. While the new built form will change the view, the building is set back across a road and tennis courts, reducing view loss and overshadowing impacts for residents. An analysis of the overshadowing impacts has been provided as part of the Architectural Design Report.	Architectural Design Report

Facilities		
Key Issues	Project Response	Report
The rooftop terrace will have noise impacts for local residents.	The rooftop terrace is attached to a staff room and designed to provide outside break spaces for teachers. It is not intended for public use out of hours	Preliminary Plan of Management and Acoustic Report.
Some community members were concerned that the new green spaces would be temporary and that the school would build over them in the future.	There is no plan to build over new green spaces or sporting facilities. Waverley College recognises a need for open, green spaces for use by students for active and healthy use, and sees those spaces as a very important part of the school grounds in the long term. Outdoor facilities are used for both the junior and senior school and are an important asset for student use.	Noted.

Facilities		
Key Issues	Project Response	Report
Several residents had viewed the previous plans submitted as part of the request for SEARs and were concerned about the inclusion of an underground car park.	The underground carpark has been removed from the plans and is not part of the SSD application.	Architectural Plans
Some residents were concerned that the College would seek to raise student numbers when additional facilities were made available.	The primary focus of the masterplan is to provide additional teaching for space for the existing school population and to accommodate the average natural growth of approximately 20 students per year. This number is not anticipated to change as a direct result of this SSDA.	EIS

Heritage and Local Character		
Key Issues	Project Response	Report
One resident raised concern about the demolition of the older cottages on Carrington and Henrietta Street, as impacting heritage and local character value in the local area.	These buildings are owned and tenanted by Waverley College. They are not identified heritage items and the demolition of the existing dwellings would not detract the heritage significance of the subject site or the significance of the heritage items in the vicinity. The proposed demolition would not lead to the loss of any heritage significant structures within the Waverley locality.	Statement of Heritage Impact

Construction Impacts		
Key Issues	Project Response	Report
Several residents mentioned a high level of construction fatigue in the local area following the bowls club development and some other apartment building works, particularly on Henrietta Street. Residents were frustrated with noise, dust and traffic impacts of ongoing construction. One resident claimed that construction traffic driving down Henrietta Street, which has a 2-tonne weight limit, has caused some structural damage (wall cracking) to his house.	Noted. The project is now moving through approval processes and construction is not anticipated to start until 2025. This will provide residents with some reprieve prior to the start of construction. Construction impacts, traffic routes and mitigation measures will be managed via a Construction Management Plan.	Construction Management Plan (see Traffic Impact Assessment Report)
Some community members were concerned that during construction and in the operation of the proposed development there would be impacts to native animals and loss of vegetation		Noted.

Staging		
Key Issues	Project Response	Report
Residents were keen to gain a better understanding of the project staging and timeframes for project delivery.	More up-to-date information about staging will be provided on the project webpage as it becomes available.	College website

8. Conclusion

A comprehensive engagement program was undertaken to ensure that the local community and the school community had a range of opportunities to hear about the proposed development, view project plans, and provide feedback about the proposal to the project team.

The project team has taken feedback from the community on board, and considered the issues raised within the design and planning for the project proposal. In particular, the project team has:

- Integrated design principles that align with feedback from the local Indigenous community and Indigenous members of the school community
- Responded to feedback from the SDRP in relation to contextual analysis, landscaping and ESD as demonstrated in project documentation
- Undertaken full heritage assessments to ensure appropriate response to dwelling on Henrietta Street and Carrington Road
- Traffic and transport response.

Feedback from stakeholders has been considered by the project team and will inform the development of the State Significant Development Application for submission in mid-2024.

The community will have ongoing access to information about the proposed upgrades to Waverley College Senior Campus through the project webpage at <https://waverley.nsw.edu.au/information/waverley-college-stage-1-master-plan/>.

Continued engagement will take place with stakeholders and the community during public exhibition process of the SSDA, as well as during future stages of the planning development process.

Appendix A-F

Community Engagement Materials

GYDE

Appendix A: Community letter



Dear Resident,

Proposed upgrades to Waverley College Senior Campus

Waverley College is committed to providing high quality learning environments for students. At the heart of our planning is a commitment to delivering real educational and wellbeing benefits to our students while delivering environmentally sustainable outcomes.

A State Significant Development Application is being prepared by Waverley College for the construction of a new building, and staged upgrades to existing facilities over 10 years.

The proposal includes:

- Construction of a new 6-storey building and car park on the school grounds
- Alterations and additions to existing buildings
- Construction of a covered library area and rooftop deck
- Demolition of 3 buildings on Henrietta Street and 3 buildings on Carrington Road, owned by the school, to accommodate new facilities
- Landscaping across the site.

Please note that there is no plan to increase student numbers as part of this proposal.

Have your say on the proposed changes

There will be multiple opportunities for members of the community to provide feedback about the proposal, and your feedback will be an important consideration in the design and delivery of this project.

You are invited to a community drop-in session to hear about the proposed changes:

When: Tuesday 19 March 2024, 4:00pm – 7:00pm (please drop in at a time that suits you)

Where: Waverley College Performing Arts Centre, 131 Birrell Street, Waverley

You can also provide your feedback by completing a survey about the proposed changes.

Please scan the QR code or visit www.surveymonkey.com/r/WaverleyCollegeSSDA to access the survey.



For more information visit www.waverley.nsw.edu.au/masterplan or email ssda@waverley.nsw.edu.au

Sincerely,

Graham Leddie

Principal, Waverley College

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Appendix B: Project webpage

Waverley College Stage 1 Master Plan

An exciting new era for Waverley College



M3 ARCHITECT RENDER OF THE SCIENCE AND INNOVATION CENTRE FROM THE TENNIS COURTS

Our story begins in 1903 with our first intake of just 22 students. Today, we are a dual-campus school accommodating over 1,500 students and celebrating over a century of educating Sydney's young men. This first stage of our master plan includes a number of projects designed to enhance the facilities for our students and the wider community.

A State Significant Development Application is being prepared by Waverley College for the construction of a new building, and staged upgrades to existing facilities over 10 years.

The future of the College is looking bright.

Proposed Project includes:

- Construction of a new 6-storey 'Building 1' and on ground car parking, including new vehicular access point.
- Alterations to Braidwood Court configuration and landscaping
- Alterations and additions to Centenary Building
- Alterations and additions to Library / Chapel
- Construction of covered Library area and roof top deck
- Conlon Link and Conlon Building refurbishment
- Landscaping of Airmount Courtyard
- Demolition of 3 school owned buildings along Henrietta St and 3 school owned buildings on Carrington Road
- Landscaping additions and alterations across the site
- Creation of active and outdoor learning spaces

2.8 Proposed Masterplan



Design

Waverley College is committed to providing high-quality learning environments for students. At the heart of our planning is a commitment to delivering real educational and wellbeing benefits to our students while delivering environmentally sustainable outcomes and mitigating impacts to neighbouring residents.

Waverley College assisted by m3 architecture and Taylor Brammer are committed to providing a world-class design.

The design will aim to locate local places of significance for First Nations People and educate the Waverley community, connecting them to First Nations culture and history.

The design will:

- Respect the existing local scale
- Consider access to landscaping and sunlight
- Design for natural light and natural ventilation
- Address the existing sound streetscape
- Retain existing significant trees
- Enhance existing microclimates
- Improve and add to existing open space and learning space
- Feature new opportunities for outdoor learning
- Include new native planting
- Address issues with disabled access across the site

We aim to work with our school community, relevant government agencies and the local community, seeking feedback on the design.

Planning Process

We are in the early stages of planning and designing the proposed updates to the school. Community involvement will be central to the development of this project.

There will be opportunities for the community to provide feedback about the proposal.

The project plans will also be places on formal exhibition by the Department of Planning and Environment as part of the State Significant Development Application process, for projects with a capital investment value of more than \$50 million.

The intention is to submit an application in mid-2024, with construction of the first stage commencing in 2025 pending planning approval.

Project Status

- Secretary's Environmental Assessment Requirements (SEARs) – Issued
- Site Analysis – Completed
- Design – Completed
- Community Consultation – On-going
- State Significant Development Application (SSDA) – Not yet started
- Public Exhibition – Not yet started
- SSDA Determination – Not yet started
- Construction – Not yet started
- Completion



Community Engagement

We will continue to provide project updates to the local community and notify you of opportunities to provide your feedback.

We would like to hear what you think about the early planning for this project. Please visit this [community survey link](#) to provide your feedback.

To find out more, please attend our Drop-in Session on **Tuesday, 19 March 4pm-7pm** in the Performing Arts Centre Foyer, 131 Birrell St, Waverley, or email us at ssda@waverley.nsw.edu.au

Project FAQs

- What exactly is being planned for Waverley Senior College Campus? ▾
- What are the key drivers for the proposal? ▾
- Is there a plan to increase student numbers at the school following construction? ▾
- At what stage is the proposal? ▾
- When will construction take place? ▾
- How will the new developments benefit the school and the wider community? ▾
- What is the planning pathway for the proposal? ▾
- When will the planning proposal be submitted? ▾
- What will be the impact on local traffic and parking? ▾
- What is being done to preserve and maintain the area's character and heritage? ▾
- Has there been any local consultation with First Nations people? ▾

**WAVERLEY
COLLEGE**

Upgrade Proposal

Community drop in session



Waverley College is committed to providing high quality learning environments for students.

A State Significant Development Application is being prepared by Waverley College for the construction of a new building, and staged upgrades to existing facilities over 10 years.

The proposal includes:

- Construction of a new 6-storey building and car park on the school grounds
- Alterations and additions to existing buildings
- Construction of a covered library area and rooftop deck

- Demolition of 6 school owned buildings on Henrietta Street and Carrington Road, to accommodate new facilities
- Landscaping across the site.

You are invited to a community drop in session to hear about the proposed changes:

When: Tuesday 19 March 2024,
4pm – 7pm

Where: Waverley College
Performing Arts Centre,
131 Birrell St, Waverley

For more information visit
waverley.nsw.edu.au/masterplan
or email
ssda@waverley.nsw.edu.au

Appendix D: Community survey



Proposed upgrades to Waverley College Senior Campus

State Significant Development Application for Waverley College Senior Campus

A State Significant Development Application is being prepared by Waverley College for the construction of a new building, and staged upgrades to existing facilities over 10 years.

The proposal includes:

- Construction of a new 6-storey 'Building 1' and at-grade car parking, including new vehicular access point.
- Alterations to Braidwood Court configuration and landscaping
- Alterations and additions to Centenary Building
- Alterations and additions to Library / Chapel
- Construction of covered Library area and roof top deck
- Conlon Link and Conlon Building refurbishment
- Construction of Airmount Courtyard
- Demolition of 3 school owned buildings on dwellings along Henrietta St and 3 school owned dwellings on Carrington Road
- Landscaping additions and alterations across the site.
- Active spaces

Community engagement will be an important consideration in the design and delivery of the proposed development of Waverley College Senior Campus. There will be multiple opportunities for members of the community to provide feedback about the proposal.

We would like to hear what you think about this project. Please complete the following survey to provide your feedback. If you have any further questions, or would like to provide a more detailed response, please email us at ssda@waverley.nsw.edu.au.

1. What is your connection to Waverley College Senior Campus (please tick all that apply)

- ☐ I live in the area
- ☐ I work in the area
- ☐ I am a student at Waverley College Senior Campus
- ☐ I am parent or guardian of a student at the school
- ☐ I am a staff member at Waverley College Senior Campus
- ☐ I own a business in the area
- ☐ I regularly visit the area
- ☐ Other (please specify)

Next

2. Do you think the proposed upgrades will have a positive impact to the local community?

- ☐ Yes
- ☐ No
- ☐ Maybe
- ☐ Neutral

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Next

3. How concerned are you about the following potential construction impacts?

	Not at all concerned	Not too concerned	Neutral	Somewhat concerned	Very concerned
Noise, dust and/or vibration impacts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic and parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Temporary changes to pedestrian or road access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Impacts to students during the upgrades	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

4. How concerned are you about the potential impacts of the project on completion?

	Not at all concerned	Not too concerned	Neutral	Somewhat concerned	Very concerned
View impacts to neighbours	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic or parking issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public domain and landscaping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Noise impacts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

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Next

5. Is there anything you think should be considered during the construction of the proposed upgrades to Waverley College Senior Campus?

6. Is there anything you think should be considered when the proposed upgrades are complete?

7. To what extent do you agree with the following statement: 'I am supportive of the proposed staged upgrades to Waverley College Senior Campus'

- ☐ Strongly agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly disagree

8. Do you have any comments about the proposed for upgrades to Waverley College Senior Campus?

9. If you would like to be kept informed about the State Significant Development Application for Waverley College Senior Campus, please provide your email address.

Your email address will only be used to inform you of any further opportunities for community consultation about this project and will not be distributed to any other party.

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Done

Appendix E: Community drop-in information boards

Appendix F: Sorry we missed you postcard



Sorry we missed you

A State Significant Development Application is being prepared by Waverley College for the construction of a new building, and staged upgrades to existing facilities over 10 years.

As you are a neighbour of the College, we dropped by today to talk to you about the proposed changes.

Please see attached more information about the proposal, which includes an invitation to a community [drop in](#) session, and a link to a community survey if you would like to provide your feedback.

If you would like to discuss the proposal with the project team, please email ssda@waverley.nsw.edu.au and we will arrange a time to talk to you about the project.

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