

Engagement Summary Table

Stakeholder	Key Date(s)	Action
Community Stakeholders		
School community: <ul style="list-style-type: none"> ▪ Students ▪ Parents ▪ Queenwood Parents' Association ▪ Staff and faculty ▪ Senior leadership ▪ School Board ▪ Alumni 	A newsletter was sent out on the 22nd of August to the Queenwood community. There has been no feedback received from the school community from the newsletter.	Queenwood will continue to internally consult with the school community throughout the assessment and construction process of the proposal.
Local Community	<p>On 2 September 2025, a community newsletter was distributed to 1216 properties surrounding the site. This newsletter provided an overview of the SSDA and outlined how residents could make enquiries and provide feedback via the 1800 number and project email address.</p> <p>The newsletter also included details and how to participate in a SIA survey through a QR code provided.</p> <p>Two Community Pop-Up sessions were held at Forest Way Shopping Centre on:</p>	Community feedback and responses have been provided in the table below.

Stakeholder	Key Date(s)	Action
	<ul style="list-style-type: none"> ▪ 18 September 2025 ▪ 20 September 2025 <p>These sessions provided the community with the opportunity to meet the project team, gain a more comprehensive understanding of the proposed development, ask questions and provide feedback.</p>	
<p>State Member for Wakehurst, Mr Michael John Regan, MP</p>	<p>On Thursday, 4 September 2025, Urbis Engagement, on behalf of Queenwood issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p> <p>On Tuesday 7 October 2025, Urbis Engagement and the Queenwood project team attended a briefing with Mr Michael Regan, the State Member for Wakehurst, at Parliament House.</p>	<p>At the briefing held with Mr Michael Regan at Parliament House, questions and feedback were provided on:</p> <ul style="list-style-type: none"> ▪ Current status of project ▪ Site issues ▪ Number of students on site ▪ Concentrated use / permanent teaching spaces ▪ 24/7 usage ▪ Site boundary ▪ Neighbour concerns ▪ Outdoor court surface ▪ Community use ▪ Types and number of courts ▪ Community consultation ▪ Project staging and timeframes

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		Responses to the matters raised above were provided to Mr Michael Regan and have also been included within this EIS.
Federal Member for Mackellar, Dr Sophie Scamps	On Thursday, 4 September 2025, Urbis Engagement, on behalf of Queenwood issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.	At the time of writing this report, no feedback has been received from the Federal Member for Mackellar, Dr Sophie Scamps.
Northern Beaches Council Mayor, Sue Heins Deputy Mayor, Ruth Robins	On Thursday, 4 September 2025, Urbis Engagement, on behalf of Queenwood issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.	At the time of writing this report, no feedback has been received from the Northern Beaches Council Mayor or Deputy.
Cr Vincent De Luca OAM, Narrabeen Ward Councillor	<p>On Thursday, 4 September 2025, Urbis Engagement, on behalf of Queenwood issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p> <p>On Thursday, 4 September 2025, Urbis Engagement received an email response from Cr Vincent De Luca OAM enquiring if the facility would be open to the public when not used by the school.</p> <p>On Wednesday, 17 September 2025, Urbis Engagement responded to Cr Vincent De Luca OAM.</p>	<p>Cr Vincent De Luca OAM was provided with a response that Queenwood is committed to providing the community with access to these high-quality, multipurpose sporting and recreational spaces at mutually agreed times.</p> <p>While the primary purpose of the development is to enhance opportunities for students from the existing school campuses to train and compete in sport, it will also make a valuable contribution to the Northern Beaches by ensuring the broader community can benefit from these excellent resources. The details of the proposed use have also been outlined within this EIS.</p>

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<p>Cr Robert Giltinan OAM, Narrabeen Ward Councillor</p>	<p>On Thursday, 4 September 2025, Urbis Engagement, on behalf of Queenwood issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p> <p>On Sunday, 7 September 2025, Urbis Engagement received an email response from Cr Robert Giltinan OAM.</p>	<p>Cr Giltinan provided his support for the project outlining that <i>'Any sporting structure designed to provide our children with places to play and to keep healthy playing various activities has my support 110 percent. The grand nature of the complex sounds very exciting, and I trust all will go well in your future plans. Very best wishes.'</i></p>
<p>Aboriginal Stakeholders</p>		
<p>Metropolitan Aboriginal Land Council</p>	<p>Urbis Archaeology engaged with the Metropolitan LALC throughout the Aboriginal Cultural Heritage Assessment (ACHAR) consultation process via email on 3 October 2024.</p>	<p>At the time of writing this report, no feedback has been received from the Metropolitan LALC on the draft ACHAR.</p>
<p>Registered Aboriginal Parties (RAPs)</p>	<p>Following the purchase of the land in July 2024, the school held a Smoking Ceremony and Welcome to Country conducted by Uncle Laurie on 19 September 2024.</p> <p>Uncle Laurie is a descendent of the local Indigenous community. The ceremony acknowledged and paid respect to the traditional owners of the land and welcomed Queenwood onto the land. The ceremony was attended by the Chair of Council, the Principal, the Property Committee, the school Executive, Director of Sport, and student leaders.</p> <p>On 24 June 2025, the school conducted a Walk on Country with Uncle Dean Kelly. Uncle Dean Kelly is a Wailwan man</p>	<p>Further details about the consultation process and how feedback from RAPs has been considered in the proposal is provided in the ACHAR.</p> <p>Queenwood are committed to a developing a genuine connection and engagement with local Indigenous communities on which land this project is located. The following insights from Country have been incorporated into the design of the proposed activity:</p> <ul style="list-style-type: none"> ▪ Water as Lifeblood ▪ Bush and Environment ▪ Sport and Exercise

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	<p>from Yuin Country working as a Community Liaison Officer for NSW National Parks and Wildlife Service.</p> <p>Urbis Archaeology engaged with RAPs throughout the ACHAR consultation process via email on the 3 October 2024. A total of 14 parties registered interest in the project.</p> <p>A separate email was sent on 13 December 2024 to RAPs who had expressed an interest in the project which was held on 17 December 2024. One response was received to attend the site visit and meeting.</p>	<ul style="list-style-type: none"> Gathering and Learning
National Native Title Tribunal	<p>Urbis Archaeology engaged with the Metropolitan National Native Title Tribunal throughout the Aboriginal Cultural Heritage Assessment (ACHAR) consultation process via email on 3 October 2024.</p> <p>A response was received on the 3 October 2024.</p>	Further details about the consultation process and how feedback from the National Native Title Tribunal has been considered in the proposal is provided in the ACHAR.
NTS Corp	Urbis Archaeology engaged with NTS Corp throughout the Aboriginal Cultural Heritage Assessment (ACHAR) consultation process via email on 3 October 2024	At the time of writing this report, no feedback has been received from the NTS Corp on the draft ACHAR.
Office of the Registrar, Aboriginal Land Rights Act 1983	<p>Urbis Archaeology engaged with Office of the Registrar, Aboriginal Land Rights Act 1983 throughout the Aboriginal Cultural Heritage Assessment (ACHAR) consultation process via email on 3 October 2024.</p> <p>A response was received on 3 October 2024.</p>	Further details about the consultation process and how feedback from the Office of the Registrar, Aboriginal Land Rights Act has been considered in the proposal is provided in the ACHAR.

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Key Agencies		
NSW Department of Planning, Housing and Infrastructure (DPHI)	On Thursday 3 July 2025, a meeting was held with Urbis planning and DPHI's Social Infrastructure team to request advice on the provisions of the WLEP 2000 and the need to hold a public hearing.	DPHI confirmed that based on the wording within the WLEP 2000, a public hearing was not required.
Planning and Assessment Team		DPHI and GANSW raised planning considerations around bushfire management, flooding, biodiversity impacts, public domain works, vehicle and bus access, and accessibility compliance, noting the site's environmental overlays and the need for thorough documentation and mitigation.
Government Architect NSW (GANSW)	On Thursday 7 August 2025, a briefing to GANSW and DPHI was held outlining Queenwood's vision, the need for the proposed sports facilities, and their intended operation, including school and community use, and addressed transport arrangements for students.	<p>Feedback was provided on design matters included increasing tree canopy cover, expanding bushland conservation, reconsidering the fire truck turning circle, addressing sustainability concerns with synthetic surfaces, refining setbacks, enhancing the sports hall's design and materials palette, reviewing the pedestrian entry, and optimising the bridge design and gradient.</p> <p>Queenwood acknowledged the feedback and have addressed these matters in ongoing design development as outlined in Section Error! Reference source not found. and in further technical environmental assessment as outlined in Section 6 of the EIS.</p>

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<p>Northern Beaches Council Planning and Assessment Team Social Planning Team</p>	<p>Meetings were held with Council’s Planning Team on 25 June and 28 August 2025.</p> <p>On Wednesday 25 June 2025 a meeting was held at Northern Beaches Council.</p> <p>The meeting provided opportunity to discuss the SSD proposal for the Queenwood facilities at Oxford Falls and request advice on the provisions of Warringah LEP 2000 and need to hold a public hearing.</p> <p>On Thursday, 28 August 2025, another meeting was held at Council’s offices. Since the last meeting, the project design has progressed from concept to a detailed package, incorporating feedback from GANSW.</p>	<p>Council requested consultation occur with DPHI on the requirement for a public hearing. Council was advised of DPHI advice that a hearing was not required.</p> <p>Council supported the parking design of the proposal but had concerns about the reduced setback to Oxford Falls Road, potential lighting spill and noise impacts, and management of community access. Details were provided on timing for community engagement and lodgement.</p> <p>The SSDA documentation includes a light spill impact assessment and acoustic modelling, providing justification for the setback to Oxford Falls Road, including additional tree planting and design refinement. A community use framework will be developed with consultation with Council/community sporting groups post-approval.</p>
<p>Transport for NSW</p>	<p>Traffic consultants, JMT Consulting did not deem it necessary to make contact with TfNSW in preparing the EIS as TfNSW usually only provide detailed commentary during formal exhibition.</p>	
<p>Sydney Water</p>	<p>On Tuesday, 29 October 2024, JHA Consulting applied online through the Sydney water website. The results indicate that the available pressure and flow are sufficient to meet the project’s requirements without the need for onsite tanks or pumps for the fire hydrant system. It is also confirmed that there is adequate water supply to meet the combined fire hydrant and sprinkler demand, as well as the potable water demand. Hydrant 20L/S sprinklers 12L/S max flow available from Sydney Water 35L/S</p>	

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Biodiversity, Conservation and Science Department (BCS)	<p>On Friday, 8 November 2024 AEP reached out to BCS seeking comment on the project team’s strategy for retention of the native vegetation PCT 3595 in the north-east corner of the site.</p> <p>On Tuesday, 26 November 2024, BCS declined to comment, noting that advice will be provided at the EIS exhibition stage. The project team has continued with the assessment of the BDAR per the SEARS guidelines and will be included in the EIS.</p>	
Water NSW	JHA Consulting did not deem it necessary to make contact with WaterNSW in preparing the EIS as WaterNSW usually only provide detailed commentary during formal exhibition.	
Rural Fire Service	Bushfire consultants, BlackAsh, did not deem it necessary to make contact with the RFS in preparing the EIS as the RFS usually only provide detailed commentary during formal exhibition.	

Community Views

The key issues raised by the community and key stakeholders are summarised in the table below.

Table 1 Community Feedback

Key Issue	Project Response
<p>Relevant Statutory Issues</p> <p><u>Site Zoning and Boundaries</u></p> <p>A member of the community sought clarification on the site’s zoning, its history of use, and its proximity to surrounding facilities such as the tennis courts. They asked for more detailed information, including site maps and road layouts, development timelines, project management arrangements, and the potential</p>	<p>The proposal involves a change of use of the site from a residential dwelling to an educational establishment, with a focus on developing a state-of-the-art multi-sport school precinct. Consent is also sought for use of the site by the community.</p> <p>Currently, the site includes a residence, a tennis court, and a vegetated riparian corridor. The community was informed that further detailed information, including site maps, road layouts, and setbacks to property boundaries, will be made available to the public during</p>

impacts on current leases and tenants. Concerns were also raised about the proximity of the development to property boundaries.

the formal exhibition period of the SSDA. The proposal includes careful consideration of project timelines and management arrangements, with ongoing updates to tenants on the site and community stakeholders as the development progresses.

This EIS details how the design has responded to surrounding receivers in relation to visual, overshadowing and overlooking impacts to ensure surrounding properties are not adversely impacted.

Community Engagement/Use

Public Access and Community Use

Stakeholders sought clarification on whether the wider community would have access to the facility outside of school use and expressed support for wider community access.

Queenwood advised that they are committed to making a valuable contribution to the Northern Beaches LGA by providing the community with access to the school sporting facilities at certain times. Arrangements are to be agreed in the future.

Communication and Engagement

The community showed interest in the consultation process itself, asking how feedback would be collected moving forward and how they could stay informed. They also inquired about the project timeline and future engagement activities.

Feedback from the community has been collected through engagement activities and has formed part of the outcomes report included within the SSDA package. In addition, an independent Social Impact Assessment (**SIA**) has been prepared to examine the potential impacts of the proposal, incorporating community input as part of the analysis.

Queenwood is committed to ensuring ongoing communication with the community as the project progresses. Regular updates will be provided, and the community will be able to keep up to date with the proposal through the DPHI Major Projects portal page. Opportunities for feedback will also continue throughout the planning and assessment stages, particularly during the public exhibition period of the SSDA.

Environmental Impacts

Traffic Issues

Stakeholders noted that traffic in the area is already heavily congested during school drop-off and pick-up times, particularly in

Queenwood confirm that the facility will primarily be used by the school during the week at off-peak times, which will mean it will not contribute to current traffic and road congestion during peak school pick-up and drop-off periods in the area. While the facility

relation to Oxford Falls Grammar School, and expressed concern that the proposal may increase these issues.

will be used for sporting activities on weekends, the proposal includes the provision of underground car parking to reduce reliance on on-street parking and ease local congestion. During the construction period, a comprehensive Construction Management Plan (**CMP**) will be prepared and enforced. This plan will include detailed scheduling for heavy vehicles and truck movements, ensuring deliveries and construction activities are managed to avoid the busiest times of day and reduce impacts on surrounding residents. Queenwood is committed to ensuring minimal disruption to nearby residents throughout both construction and operation of the facility, with traffic and parking carefully managed to maintain safety and accessibility for the local community.

A Transport Impact Assessment has been prepared and accompanies this EIS which outlines the proposed impacts of the proposed activity on the surrounding traffic network as outlined in **Section** Error! Reference source not found. of the EIS.

Noise Impacts

The community raised concerns about the proposed hours of operation, with particular concerns about extended or 24-hour use. Stakeholders felt that noise from the facility could impact nearby residents and would echo through the surrounding bushland if not managed appropriately. There were concerns for the impacts of noise on local wildlife.

Stakeholders expressed concerns about the impact of construction, including potential disruption to the local area during the building phase particularly in relation to noise and traffic impacts during construction.

A comprehensive CMP will be required to be prepared before construction works begin. This plan will set out strict measures to manage construction noise, scheduling noisy works such as jackhammering to appropriate daytime hours and ensuring disruption to nearby residents is kept to a minimum.

Queenwood confirm the facility will not be open 24/7. It will comply with the relevant noise criteria outlined in the Noise and Vibration Impact Assessment at **Appendix P**. The school proposes sports activities to end on the site by 9:15pm on weeknights and Saturdays and 6pm on Sundays.

A Noise and Vibration Report has been prepared for the development analysing the proposed acoustic impact of the proposed activity with further details outlined within **Section** Error! Reference source not found. of the EIS.

Environmental Impacts

A detailed BDAR (**Appendix O**) was prepared for the proposal which found no threatened species on the site. The report outlines that while 0.41 hectares of native vegetation will be

Concerns were raised about the potential impact of the proposal on the local environment, particularly around the removal of existing trees, flooding, water runoff and the impact of using synthetic turf, the protection of the riparian corridor, and the effects on wildlife habitats.

removed, significant areas have been preserved, particularly the north–south riparian corridor, ensuring wildlife can move freely and access safe habitats.

A detailed Stormwater Management Plan (**Appendix M**) is proposed to incorporate techniques to manage runoff and prevent contamination of local waterways, including Narrabeen Lagoon. Erosion and sediment controls will protect soils and water quality during construction and operation.

Having a synthetic turf surface for the multiple purpose sports field will enable multiple sporting activities to take place on the field during all types of weather. This approach also allows the field to meet competition requirements, ensuring high-quality playing conditions and broader accessibility for different sports. Measures will be implemented to minimise potential impacts on local wildlife from floodlighting, with lighting design including mitigation controls to reduce light spill beyond the site. These strategies aim to ensure minimal disruption to species such as owls in the surrounding environment. An assessment of the proposed turf against the new *NSW Synthetic Turf Sports Fields in Public Open Space guidelines* is provided in **Appendix DD** which confirms the proposed synthetic turf is compliant with the guidelines.

Planning and Approvals

The community asked questions about the planning and approval process, including the role of the State Significant Development Application (SSDA) and whether the project would override local council decisions. Concerns were expressed about the lack of official zoning for Oxford Falls and whether council approval would be required.

The planning pathway is via a SSDA to be assessed by DPHI. The proposal meets the relevant requirements for assessment by the state government as outlined in **Section Error! Reference source not found.** of the EIS and **Appendix B**.

Notwithstanding, Northern Beaches Council has been consulted a number of times prior to the lodgement of the SSDA. Northern Beaches Council will also provide feedback during the public exhibition, ensuring Councils considerations are considered by DPHI.

Queenwood is open to ongoing discussions with Northern Beaches Council.
