



12 July 2018

Ms Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney NSW 2001

Dear Ms McNally

**Re: Request for Secretary's Environmental Assessment Requirements
Chatswood Education Precinct – State Significant Development 24 Centennial Avenue and 5
Centennial Avenue (Cnr. Pacific Highway), Chatswood 2067**

1. Introduction and Background

In accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), this is a request for Secretary's Environmental Assessment Requirement (SEARs) to guide the future development of Chatswood High School and Chatswood Public School into the Chatswood Education Precinct located at 24 Centennial Avenue and 5 Centennial Avenue (Cnr. Pacific Highway), Chatswood 2067.

The proposal is to develop a Chatswood Education Precinct through new building works and refurbishment works at Chatswood Public School and Chatswood High School to consolidate K-6 and 7-9 at the existing High School site (Centennial Avenue Site), and adaptive reuse of the Public School site (Pacific Highway Site) as a Senior Campus for years 10-12.

The Centennial Avenue Site will be developed into a new K-6 public school accommodating approximately 1,200 primary students and 7-9 high school accommodating approximately 1,500 high school students. The Pacific Highway Site will be developed into a senior campus catering for years 10-12 and approximately 500 students. Both sites are being redeveloped into a cohesive precinct to meet the needs of the growing inner Sydney population. The redevelopment will include new classrooms, collaborative learning spaces, open space, sports fields and associated facilities.

The development of the Chatswood Education Precinct by the Department of Education (DoE) reflects the significant need for additional public education infrastructure across Metropolitan Sydney and within the local area. Across New South Wales, the DoE is funding new schools, upgrades to existing schools and improved facilities as public school enrolments are anticipated to be 40,000 students higher in 2019-20 than 2015-16. Chatswood and surrounding areas such as St Leonards and North Sydney are experiencing significant residential growth, which will result in a higher concentration of new student enrolments. To meet the future demand, the DoE is building an Education Precinct to cater for both primary and high school needs at this location with the modern facilities required for a contemporary teaching and learning environment.



The proposal provides an opportunity to deliver a new integrated educational establishment within a unique campus setting. It will include of up to 29,447sqm of floor space across the two sites and encompass the following facilities:

Site 1 -

Primary School K-6

- 2 New 4 Storey Buildings providing:-
- Classroom home bases
 - Collaborative learning spaces
 - Special purpose home bases

High School Years 7-9

- New 4 storey building and refurbishment of blocks M, H & K providing:
- General learning areas
 - STEM learning areas and laboratories

Co-located Facilities

- New 2-4 storey building providing:
- Library
 - Multi-purpose Hall
 - Canteen
 - High School Administration and staff facilities
 - Primary School Administration and staff facilities

Site 2 -

Senior Campus years 10-12

- Refurbishment of Block A, B & I providing:
- General learning areas
 - Senior Campus Administration and staff facilities
 - Library
- 2 New 4 Storey buildings providing:
- STEM learning areas and laboratories
 - Hall & Canteen

Both Sites -

- New outdoor covered and uncovered play areas
Removal of existing demountable teaching spaces

The purpose of this letter is to provide information to support the request to the Secretary. To assist in identifying the SEARs for the preparation of an Environmental Impact Statement (EIS) for the proposed development, this report provides:

- An overview of the site and context;
- A description of the proposed development;
- An overview of the relevant planning framework and permissibility; and
- An overview of the likely environmental and planning impacts.

This request for SEARs should be read in conjunction with the supporting concept plans prepared by SHAC at **Appendix A**.

2. Site and Locality

2.1. Site and Location

Chatswood Public School is located at 5 Centennial Avenue (also known as 680 Pacific Highway), Chatswood (the Pacific Highway site) and Chatswood High School is located at 24 Centennial Avenue, Chatswood (the Centennial Avenue site). Both sites are located within the Willoughby Local Government Area (LGA) and are approximately 12km north of Sydney CBD. The land is owned by the Department of Education.



The location of the sites, and the layout of existing buildings, is shown at Figure 1 & 2 below.

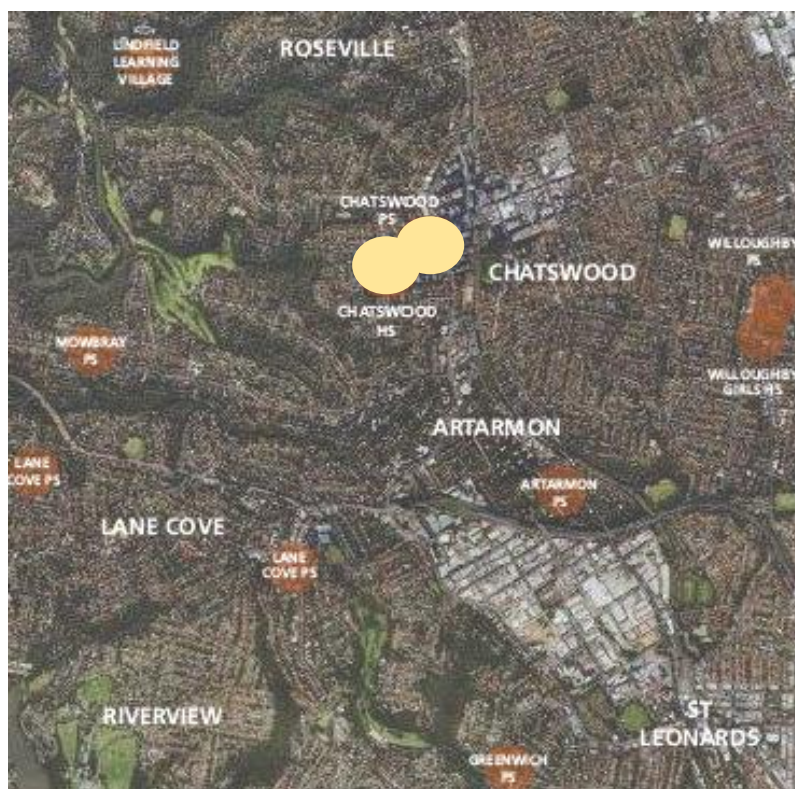


Figure 1: Site Location

Source: SHAC



Figure 2: Existing Site Plan

Source: SHAC



The Centennial Avenue Site (Site 1)

The Centennial Avenue site is regular in shape and has a total area of approximately 6ha. The site has a frontage to Centennial Avenue, De Villiers Avenue and Eddy Road. The site is occupied by portable and permanent classrooms used by the high school, public school for year's 3-4 and the Intensive English Centre (IEC), a publicly accessible sports field, two car parks and play areas. The Centennial Avenue site contains areas of significant vegetation along its southern and western boundaries, as well as in the north-eastern corner of the site.

The site has vehicle and pedestrian access from Centennial Avenue, De Villiers Road and Eddy Road.

The development is contained within Lots 20 to 23, Section 6 in DP 2273, Lots 18 to 21, Section 7 DP 2273, Lot 1 in DP 725204 and Lots 16 to 20, Section 8 in DP 2272.

As part of the early planning phase of the project a series of preliminary investigations were undertaken to support the preliminary concept planning of the project. The site characteristics are summarised in Table 1.

Table 1 – Centennial Avenue Site Characteristics

Characteristic	Description
Topography	The topography of the Chatswood area and its immediate vicinity is comprised of convex narrow ridges and hillcrests that have a moderate inclined side slopes with narrow concave drainage lines. The moderately inclined slopes dominate the landform elements of the Chatswood area. The Chatswood High School is located across the upper mid to lower slope of the hillcrest. A drainage line runs along the southern boundary of the site, east to west.
Flooding	The site is located within the Swaine Creek Flood Study. The site is identified as land or part of the land as being subject to flood related development controls.
Contamination	A Detailed Site Investigation will be undertaken for the site to determine contamination and the need for a supplementary site investigation and Remediation Action Plan.
Geology	The site is underlain by Ashfield Shale which comprises black to dark grey shale and laminite which weathers to a residual clay profile of medium to high plasticity.
Trees	The preliminary investigation carried out by Niche Environment and Heritage found Blue Gum High Forest (CEEC) on the site. The remainder of the high school was comprised of buildings, non-vegetated areas (Astroturf areas, and sports ovals/ facilities) and areas consisting of scattered native and exotic plantings which act as shade trees and/ or ornamental vegetation.
Heritage	The Site has no listed heritage items on the site, that the existing buildings did not meet the criteria for heritage significance. The site is not within a heritage conservation area.
Aboriginal and Archaeological Heritage	The heritage assessment included a search of the Aboriginal Heritage Information System (AHIMS) database, and revealed that there were no registered sites on the site or within 1000m of the area. The preliminary assessment undertaken by Artefact Heritage Services assessed the site as having low archaeological sensitivity.
Access	The site is located within walking distance from the Chatswood Railway Station, and includes a pedestrian linkage from the station and a dedicated pedestrian footbridge to cross the Pacific Highway. There are pedestrian entry points and linkages to the site along Centennial Avenue, Eddy Road and Oliver Road.



The Pacific Highway Site (Site 2)

The Pacific Highway site is irregular in shape and has a total area of approximately 1.3ha. The site has a frontage to the Pacific Highway and to Centennial Avenue. The site is occupied by sports courts, play areas, portable classrooms and the 'Chatswood Public School building' on the corner of Pacific Highway and Centennial Avenue. The 'Chatswood Public School building' is a locally listed heritage item (Item 106) under WLEP 2012.

The site has vehicle and pedestrian access from the Pacific Highway and pedestrian access from Centennial Avenue.

The development is contained within Lot 1 in DP 812207 and Lot C in DP 346499.

As part of the early planning phase of the project a series of preliminary investigations were undertaken to support the preliminary concept planning of the project. The site characteristics are summarised in Table 2.

Table 2 – Pacific Highway Site Characteristics

Characteristic	Description
Topography	The topography of the Chatswood area and its immediate vicinity is comprised of convex narrow ridges and hillcrests that have a moderate inclined side slopes with narrow concave drainage lines. The Chatswood Public School is located on the crest and upper slope of a hillcrest, the incline of the site runs east west.
Flooding	The site is located within the Swaine Creek Flood Study. The site is not identified as land or part of the land as being subject to flood related development controls.
Contamination	A Detailed Site Investigation will be undertaken for the site to determine contamination and the need for a supplementary site investigation and Remediation Action Plan.
Geology	The site is underlain by Ashfield Shale which comprises black to dark grey shale and laminite which weathers to a residual clay profile of medium to high plasticity.
Trees	The preliminary investigation carried out by Niche Environment and Heritage found no native vegetation communities were found within Chatswood Public School grounds.
Heritage	The Site is a locally listed item no. I106 in Schedule 5 of Willoughby LEP 2012. Although the entire site is heritage listed, only Buildings A and B are considered to fulfil criteria relating to heritage significance in the preliminary heritage assessment undertaken.
Aboriginal and Archaeological Heritage	The heritage assessment included a search of the Aboriginal Heritage Information System (AHIMS) database, and revealed that there were no registered sites on the site or within 1000m of the area. The preliminary assessment undertaken by Artefact Heritage Services assessed the site as having low archaeological sensitivity.
Access	The site is located within walking distance from the Chatswood Railway Station, and includes a pedestrian linkage from the station and a dedicated pedestrian footbridge to cross the Pacific Highway to the boundary of the site. There are pedestrian entry points and linkages to the site along Centennial Avenue and the Pacific Highway.



2.2. Surrounding Development

The sites are surrounded by a diverse mix of land uses but is predominantly a low density residential and commercial area.

The Centennial Avenue site is surrounded by one to two storey dwellings to the north, west and south. To the east of the Centennial Avenue site are seven storey residential flat buildings, a four storey bed and breakfast and a single storey dwelling.

The Pacific Highway Site is surrounded by commercial development, offices and dwellings to the north and west, commercial development to the east and a vehicle showroom to the south.

3. Proposed Development

This SEAR's request relates to the development of the sites to cater for approximately 1,200 primary school students and 2000 secondary school students (1500 on site 1 and 500 on site 2). The design of the proposal has carefully considered each site's constraints, and has sited the buildings specifically to address the each of the sites needs including the street frontages, heritage buildings, topography and biodiversity constraints.

The Chatswood Education Precinct will present as two separate school campuses with the Centennial Avenue site having the buildings positioned along the Centennial Avenue frontage and utilising the slope of the land to minimise the bulk of the buildings from the street level. The Pacific Highway Site will ensure heritage adaptation and positioning of the new buildings to minimise the impact on the heritage site. An indicative massing diagram for each site is provided at Figure 2 & 3 below. The proposal will deliver state-of-the-art educational facilities, ensuring the new Chatswood Public School, High School and Senior Campus can cater for the increasing population in the area and the increasing student enrolments from Kindergarten to Year 12.



Figure 2: Centennial Avenue site Massing Diagram

Source: SHAC

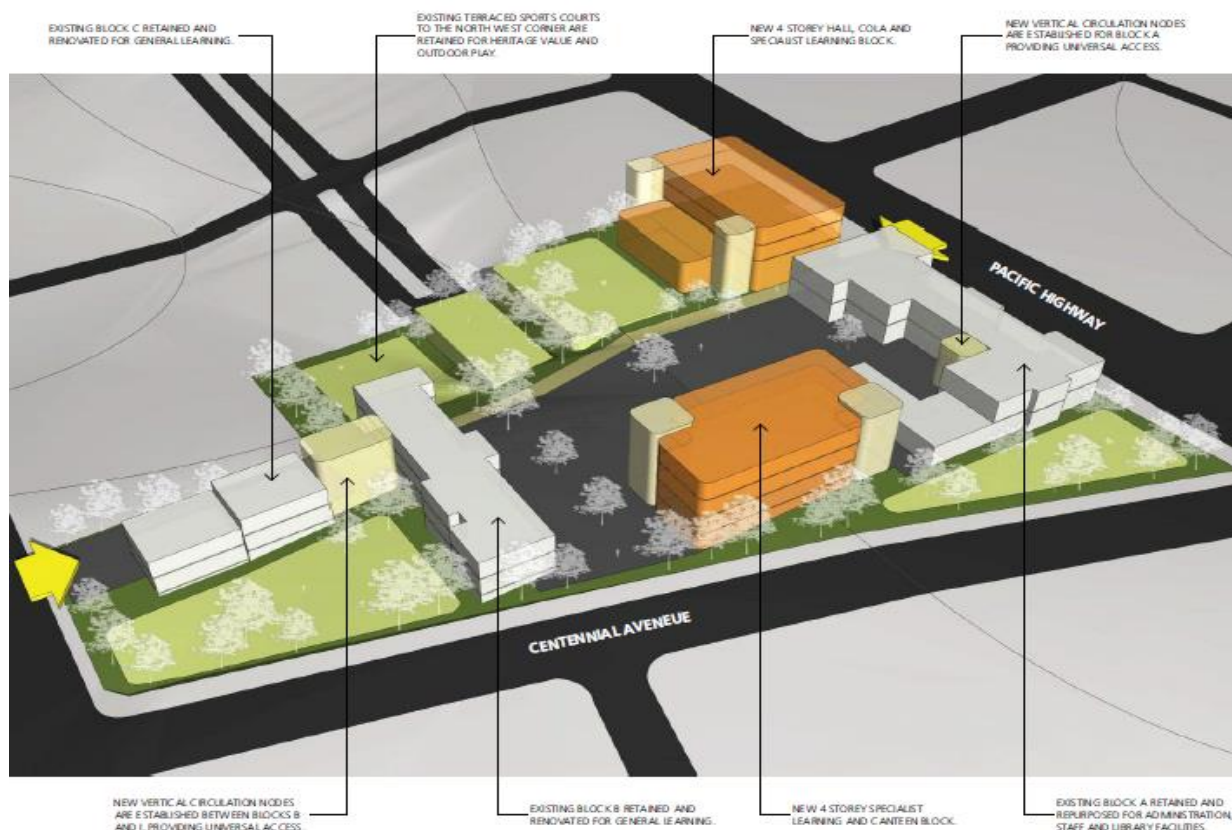


Figure 3: Pacific Highway site Massing Diagram

Source: SHAC

The design principles for the development are:

- Provide flexible, future focussed learning spaces that will enhance innovative and engaging learning and teaching practices;
- Integrate the two schools to develop a multi-campus education precinct, creating a hybridised educational precinct with clear, simple, and safe connections between campuses that respects the built, cultural and environmental heritage nature of the campus;
- Ensure the character and identity of Chatswood High School and Chatswood Public School are maintained and expanded upon;
- Maximise outdoor active space.

The proposal provides an opportunity to deliver a new educational establishment within a unique integrated campus setting. It will include approximately 29,447sqm of floor space across two sites with:

Site 1 - Primary School K-6

2 New 4 Storey Buildings providing:
Classroom home bases
Collaborative learning spaces
Special purpose home bases

High School Years 7-9

New 4 storey building and refurbishment of Buildings M, H & K providing:
General learning areas
STEM learning areas and laboratories



Co-located Facilities

New 2-4 storey building providing:

Library

Multi-purpose Hall

Canteen

High School Administration and staff facilities

Primary School Administration and staff facilities

Site 2 - Senior Campus years 10-12

Refurbishment of Heritage Buildings A, B & Building I providing:

General learning areas;

Senior Campus Administration and staff facilities

Library

2 New 4 Storey buildings providing:

STEM learning areas and laboratories

Hall & Canteen

Both

New outdoor covered and uncovered play areas

Sites -

Removal of existing demountable teaching spaces

Consent will be sought for the design and development of the school across the two school sites. The preliminary concept is outlined in the Concept Plans prepared by SHAC at **Appendix A**.

4. Planning Framework

The relevant legislation and statutory planning policies that apply to the proposed development are as follows:

- *Environmental Planning and Assessment Act 1979*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*;
- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *State Environmental Planning Policy No.55 – Remediation of Land*;
- *State Environmental Planning Policy No. 64 - Advertising and Signage*;
- *Willoughby Local Environmental Plan 2012 (WLEP)*; and
- *Willoughby Development Control Plan 2006 (WDCP)*.

4.1. Environmental Planning and Assessment Act 1979;

The assessment framework for SSD is established under Part 4 Division 4.1 of the EP&A Act with Section 4.12 requiring a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS). Matters relevant to the preparation of an EIS (including the application for SEARs) are set out under Schedule 2 of the Regulation.

Section 4.38 of the EP&A Act identifies that the Minister is the consent authority for SSD.

4.2. State Environmental Planning Policy (Educational Establishments And Child Care Facilities) 2017

The NSW Department of Planning and Environment (DPE) gazetted *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017* (Education SEPP) on the 1st September 2017. The Education SEPP aims (amongst other things) to streamline the planning system for education facilities.

Provisions of the Education SEPP will be considered as part of the EIS for the Proposal, namely; the preparation of a Design Statement pursuant to Clause 35(6) and Clause 42 which overrides the need to



prepare a Clause 4.6 Statement for State Significant Development for educational establishments which do not comply with an LEP standard.

Schedule 4 of the Education SEPP outlines the design quality principles that are to be considered in the design of a facility. The proposal will respond to the design quality principles as follows:

- **Principle 1 – context, built form and landscape:** The SSD DA will include a detailed design and new built form elements. The new built form elements will consider the relationship between existing buildings on the sites and the surrounding context. A Landscaping Concept Plan will accompany the EIS.
- **Principle 2 – sustainable, efficient and durable:** The proposal will adopt a range of ESD initiatives, and an ESD Report will accompany the EIS. The proposal will also provide positive social and economic benefits for the local community by ensuring the facilities are meeting educational needs, and communities are adequately serviced by education infrastructure.
- **Principle 3 – accessible and inclusive:** The proposal is capable of complying with relevant provisions for accessibility, and an Accessibility Report will accompany the EIS.
- **Principle 4 – health and safety:** Crime Prevention Through Environmental Design (CPTED) measures will be incorporated into the design, operation and management of the sites to ensure a high level of safety and security for students and staff. A CPTED Report will accompany the EIS.
- **Principle 5 – amenity:** The proposal will contain high quality facilities, spaces and equipment for use by students and staff. These will provide students with an enhanced learning environment
- **Principle 6 – whole of life, flexible and adaptive:** The proposal involves construction of new classrooms and associated facilities, which will be designed to ensure flexibility and longevity.
- **Principle 7 – aesthetics:** When constructed the proposal will have high quality external finishes. The proposal is of an appropriate scale and form.

A further detailed assessment of the proposal against the Education SEPP will be undertaken within EIS.

4.3. State Environmental Planning Policy (State And Regional Development) 2011

Pursuant to Schedule 1 Clause 15 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), development for the purposes of an educational establishment with a capital investment value of more than \$20 million is declared state significant development. The proposal is for development of the Chatswood Education Precinct through new building works and refurbishment works at Chatswood Public School and Chatswood High School and based on project budgeting, the proposal will have a capital investment value in excess of \$20 million and accordingly, the proposal is classified as SSD.

4.4. State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) provides the legislative planning framework for infrastructure and the provision of services across NSW. Schedule 3 states that development for the purposes of an 'educational establishment' with 50 or more students and on land with frontage to a classified road (pursuant to Clause 101) must be referred to the RTA. Accordingly, Roads and Maritime Services (RMS) will be consulted during the preparation of the EIS.

4.5. State Environmental Planning Policy No.55 – Remediation Of Land

The provisions of *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) apply to the Sites and are a relevant matter for consideration as part of the assessment of the Proposal.

The objectives of *State Environmental Planning Policy 55 – Remediation of Land* (SEPP 55) include the promotion of remediation of contaminated land for the purpose of reducing the risk to human health or another aspect of the environment. SEPP 55 requires the consent authority to consider whether the subject



land of any rezoning or development application is contaminated and can be made suitable for the proposed use.

Accordingly, the provisions of SEPP 55 will be considered as part of the EIS accompanying the SDD DA and a preliminary contamination assessment, and if required a Remediation Action Plan (RAP), will be prepared and lodged with the EIS.

4.6. State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 64 - Advertising and Signage (SEPP 64) sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that there will be some minor signage included in the Proposal to display the school's name although the location, size and content of any such signage has not yet been determined. Details will be provided with the SSD DA and the provisions of SEPP 64 will be considered as part of the EIS.

4.7. Willoughby Local Environmental Plan 2012

The *Willoughby Local Environmental Plan 2012* (WLEP) is the primary environmental planning instrument that applies to the site. The relevant provisions are extracted and briefly discussed below.

Provision	Detail
Zoning and permissibility	<p>Centennial Avenue Site:</p> <p>The majority of the site is zoned SP2 Educational Establishment. The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose is permissible with consent.</p> <p>The south eastern portion of the site is zoned E2 Environmental Conservation. Only environmental facilities, environmental protection works and roads are permitted in this part of the site.</p> <p>Pacific Highway Site:</p> <p>The site is zoned R2 Low Density Residential.</p> <p>Schools are permissible by virtue of Clause 35 of the Education SEPP. The provisions of the Education SEPP supersede the zoning provisions of the LEP.</p>



Provision	Detail
Building Height	<p>Centennial Avenue Site:</p> <p>The site does not have a maximum building height. It would be reasonable to adopt the 4 storey / 22m height control that applies to Complying Development under the Education SEPP as a base height control for this site.</p> <p>Pacific Highway Site:</p> <p>The site is subject to a maximum building height of 8.5 metres.</p> <p>The Pacific Highway Site proposal will involve 4 storey building structures which will exceed the 8.5m height control. The SSD DA will not need to be accompanied by a Clause 4.6 Variation Statement to address the proposed variation to the building height development standard under WLEP as Clause 42 of the new Education SEPP overrides the need to prepare a Clause 4.6 Statement for State Significant Development for educational establishments. Notwithstanding, the EIS will provide consideration and justification for any building height variations.</p>
Heritage	<p>Centennial Avenue Site:</p> <p>The site is not a heritage item, nor is it located within a heritage conservation area.</p> <p>Pacific Highway Site:</p> <p>The entire site is a local heritage item (I106), however it is not located within a heritage conservation area</p> <p>Based on the Pacific Highway site being a local heritage item, a Heritage Impact Statement (HIS) will be developed and submitted with the SSD DA. The HIS will also assess the Centennial Avenue site in regards to potential to impact the significance of 60 Centennial Avenue.</p>
Floor Space Ratio	<p>Centennial Avenue Site;</p> <p>The site is not subject to a maximum floor space ratio.</p> <p>Pacific Highway Site:</p> <p>The site is subject to a maximum floor space ratio of 0.4:1.</p> <p>The proposed alterations and additions to the Pacific Highway Site may result in a combined GFA exceeding the maximum permitted under the FSR control.</p>
Flooding	<p>Both of the sites are located within the Swaine Creek Flood Study. The Centennial Avenue site is identified as land or part of the land as being subject to flood related development controls. A Preliminary Flood Assessment will be undertaken to confirm the performance of the proposal's final design. The EIS will analyse and detail the findings of this report.</p>
Foreshore Building Line	<p>The sites are not located in the Foreshore Building Area, and are located behind the foreshore building line.</p>
Active Street Frontages	<p>The sites are not identified as requiring an active street frontage</p>
Acid Sulphates	<p>The sites are identified as containing Class 5 Acid Sulfate Soils</p>



Provision	Detail
Special Provisions Area	The sites are not within a special provisions area

4.8. Willoughby Development Control Plan 2014

The Willoughby Development Control Plan 2014 (WDCP) provides guidance on provisions for particular uses and issues that will need to be considered when developing the design for the school. This includes specific controls relating to on-site parking provisions for educational uses. In accordance with Clause 11 of the SRD SEPP, DCPs do not apply to SSD DA. The EIS will assess the proposal against any relevant general development controls within the DCP.

4.9. Strategic Planning Framework

The relevant strategic planning policies that apply to the proposal include:

- NSW State Priorities;
- Greater Sydney Regional Plan 2056;
- North District Plan;
- Future Transport Strategy 2056;
- Sydney's Cycling Future 2013;
- Sydney's Walking Future 2013; and
- Healthy Urban Development Checklist, NSW Health.

The EIS will assess the proposal against these relevant strategic planning policies.

5. Preliminary Impact Identification

The key likely impacts of the Proposal are discussed below and will be addressed in detail within the EIS required to accompany the SSD DA submission.

The Proposal is to occur on an existing school sites in a form that will best meet the demands for public and high school facilities in an area experiencing growth associated with intensification of urban development and population. The impacts and risks associated with the Proposal are considered to be low as the potential environmental impacts can be managed appropriately.

5.1. Architectural Quality And Urban Design

The design of both sites has been subject to architectural quality and urban design considerations by DoE and the project team, and demonstrates DoE's commitment to utilising and repurposing an existing education asset to contribute towards an integrated whole-of-cycle education precinct. A Design Report will be prepared as part of the EIS. The assessment of the architectural quality and built form will focus on the height, scale, setbacks and building materials of any potential new development and the introduction new open space and play areas.

The EIS will explain the design principles of the proposal and how it addresses the surrounding locality. An external finishes and colours schedule will also be provided as part of the Architectural Plans.



5.2. Environmental Amenity

The impact of the proposal on surrounding development is anticipated to be minimal, given the placement of the buildings and their integration with the topography of the sites, improving the general separation to neighbouring residential developments and preliminary site investigations undertaken at the early planning phase. The following impacts will be assessed:

- Solar access and overshadowing;
- Acoustic;
- Visual privacy;
- View loss; and
- Visual impact.

Shadow diagrams, perspectives, and acoustic assessment will be provided with the EIS. The proposed scale and siting of the development will minimise impacts on neighbouring properties and open space areas.

5.3. Ecological Sustainable Development (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation phases of the development. The EIS will also detail how measures will be implemented to minimise consumption of resources, water and energy.

5.4. Flora and Fauna

A biodiversity development assessment report will be provided with the EIS to assess any potential impacts on the native vegetation communities, the habitat of any threatened species, population or ecological community, and any regionally significant species of plant, animal or habitat.

5.5. Heritage and Archaeological

The assessment of Aboriginal and archaeological heritage on the two sites found both sites as having low archaeological sensitivity. No previously recorded Aboriginal sites are located within the sites and no previously unrecorded Aboriginal sites or areas of archaeological sensitivity were identified. A detailed aboriginal impact assessment is not considered necessary as there are no sites identified on or within 1000m of the two sites. On the basis of this preliminary work, detailed Aboriginal Community Consultation is not required. However, consultation with the Office of Environment & Heritage (OEH) will be conducted in the preparation of the EIS.

In regards to heritage items and areas the Centennial Avenue Site has no listed heritage items on the site, that the existing buildings did not meet the criteria for heritage significance. The site is not within a heritage conservation area. However, directly to the west of the site is locally listed item 60 Centennial Avenue, Chatswood. The Pacific Highway Site is a locally listed item no. I106 in Schedule 5 of Willoughby LEP 2012. Although the entire site is heritage listed, only Buildings A and B are considered to fulfil criteria relating to heritage significance in the preliminary heritage assessment undertaken. A Heritage Impact Statement and assessment will be undertaken as part of the EIS.

5.6. Contamination

A Detailed Site Investigation will be undertaken for the site to determine the presence of contaminated materials and the need for a supplementary site investigation and Remediation Action Plan.



5.7. Traffic and Transport

A Traffic and Transport Study was undertaken at the early planning phase to inform the concept design. The Transport Study analysed the parking requirements, existing and expected traffic impacts and the design of proposed vehicular access points across both sites. The report recommended the promotion of Green Travel Plans aiming to encourage staff, students and parents to access the sites by walking, cycling or public transport where possible. The EIS will analyse and detail the findings of this report.

5.8. Noise and Vibration

A Construction and Operational Noise Report will be provided as part of the EIS. The report will provide a detailed assessment of potential noise and vibration impacts caused by the construction and operation of the School's, and recommendations to mitigate these impacts.

The buildings on the Centennial Avenue Site have been located along the Centennial Avenue frontage to minimise noise impacts on surrounding residents and uses.

5.9. Stormwater Management and Flooding

A Stormwater Management Plan and Erosion and Sediment Control Plan will accompany the EIS detailing a comprehensive management process.

The sites are located within the Swaine Creek Flood Study. The Pacific Highway Site is not identified as land or part of the land as being subject to flood related development controls. However, the Centennial Avenue Site is. A flood assessment will be undertaken and the findings of the assessment used to inform the design of the proposal. The EIS will analyse and detail the findings of this report.

5.10. Building Code of Australia and Access

The proposed school facilities will be designed in accordance with the requirements of the Building Code of Australia and will provide legible, safe and inclusive access for all. This will be addressed within a Building Code of Australia and Accessibility Report to be provided as part of the EIS.

5.11. Construction and Operational Impacts

The demolition of existing buildings and construction of the new school facilities across the two sites will require consideration of the continued operation of the school's and the safety of students on the site. Notwithstanding, given the proximity of surrounding residential development, the potential impacts of demolition and construction works will be considered within the EIS. A Preliminary Construction and Environmental Management Plan will be prepared and provided as part of the EIS. The plan will detail:

- Staging and timing of construction works to be undertaken;
- Construction hours of operation and programme;
- Materials handling strategy;
- Construction traffic, noise, soil erosion, dust control and stormwater management;
- Environmental management strategies during construction;
- Waste management; and
- Traffic management outlining proposed traffic control plans and truck routes.



5.12. Social and Economic Impacts

The social and economic impacts resulting from the proposal will be detailed in the EIS. Anticipated social and economic impacts include:

- The schools will alleviate pressure on existing aging or at capacity school facilities in the surrounding area and cater for future population growth;
- Significant new direct and indirect jobs will be created during both construction and operational phases;
- The Chatswood Public School, High School and Senior Campus will have sufficient areas for indoor and outdoor recreation to improve the health and wellbeing of future students. The Centennial Avenue site will increase usable indoor and outdoor recreation space compare to what is currently existing on site; and
- The design will create a series of teaching spaces which are flexible and promote increased social interaction among students and teachers.

5.13. Safety and Security

The EIS will outline how specific Crime Prevention Through Environmental Design (CPTED) principles (surveillance, access control, territorial re-enforcement and space/activity management) have been integrated into the design of the School's to deter crime, manage space and create a safe environment.

6. Justification

The need for improved and permanent school facilities with a greater capacity in the locality is critical to meet the educational needs of the growing residential population. The proposed development of the Chatswood Education Precinct will provide residents in the locality with best practice education facilities across existing school sites with excellent access from surrounding residential areas, and access to other community and recreational land uses.

The Centennial Avenue Site and Pacific Highway Site can accommodate a development of this nature with minimal potential for conflict with surrounding development.

7. Consultation

Consultation will be undertaken in preparing the EIS. It is anticipated that the following parties will have an interest in the proposal and will be consulted with:

- Department of Planning and Environment (DPE);
- Department of Education (DoE);
- NSW Government Architect (GANSW) - through the State Design Review (SDR) Process and panel;
- Willoughby City Council;
- Roads and Maritime Services (RMS) and Transport for NSW (TfNSW);
- Office of Environment & Heritage (OEH);
- NSW Environment Protection Authority (EPA);
- Sydney Water and other service providers; and
- Surrounding residents and community stakeholders.



8. Conclusion

The Centennial Avenue site comprising the existing Chatswood High School and Public School (years 3-4) and the Pacific Highway Site comprising Chatswood Public School (years K-2 and 5-6) will be developed into a new cohesive K-6 Public school, 7-9 High school, and 10-12 senior campus which repurposes existing education assets to deliver a whole-of-cycle education precinct. The development will provide an integrated education precinct for approximately 1,200 primary school students and 1,500 secondary school students on the Centennial Avenue site and a senior campus for approximately 500 secondary school students on the Pacific Highway Site. The development is driven by residential growth in the surrounding area and the need for the DoE to provide contemporary school facilities to meet population demand and education requirements.

The proposal demonstrates the DoE's commitment to the utilising and re-purposing of the existing school Site's and provides an opportunity to deliver a new educational establishment within a unique campus setting. All relevant impacts will be assessed in the EIS, as guided by the SEARs.

The DoE requests that the Secretary of the DPE issue the SEARs for the proposed Chatswood Education Precinct comprising Chatswood Public School, Chatswood High School and Senior Campus to facilitate the preparation of the EIS to accompany the DA.

If you should have any questions regarding this request for SEARs, please contact the undersigned on 02 8256 0500.

Yours sincerely,

Johnstaff Projects (NSW) Pty Ltd

Zoe Cameron
Project Director

Attached:
Concept Plans