



KINCOPPAL-ROSE BAY CAMPUS MASTERPLAN



Consultation outcomes report

Kincoppal-Rose Bay Campus Masterplan

Client: Kincoppal Rose Bay

Date: 11 July 2019

A Veris Company



Contact:

Petra Fowler
petra@eltonc.com.au
02 9387 2600

**SYDNEY
02 9387 2600**

Level 6, 332 - 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Brisbane | Canberra | Darwin | Melbourne | Perth
ABN 56 003 853 101

Prepared by	Petra Fowler
--------------------	--------------

Date	11 July 2019
-------------	--------------

Version	1
----------------	---

Contents

About this report	3
Consultation objectives	3
Overview of consultation program	3
A	Appendices 5

About this report

This report provides an overview of consultation activities and community feedback on the Kincoppal-Rose Bay (KRB) Campus Masterplan received during June 2019.

Consultation objectives

The objective of the consultation was to build on the existing relationship with the local community by keeping them informed and seeking comment on proposed projects within the site.

Overview of consultation program

The Kincoppal-Rose Bay (KRB) school consulted with the community about their Campus Masterplan using a range of communication tools, including:

- » website and email
- » postcard
- » community information session.

These communication tools are described below.

Website and email

Key details about the KRB Masterplan are provided on the school website at www.krb.nsw.edu.au/2035/our-school/our-facilities

Information provided on the website includes:

- » details about the proposed new facilities and the planning process
- » display boards used at the community information session
- » the project email address (krbconsultation@elton.com.au), which allowed the community to provide feedback, ask questions or register for project updates.

Community postcard

A postcard was distributed to immediate neighbours of KRB who could potentially be impacted by the proposed plans for KRB. The postcard informed the community about the Campus Masterplan and how they could find more detail through the website, via email, registering for updates or by attending the information session.

Following the distribution of the postcard, six people registered for updates and one anonymous feedback letter was received regarding concerns about existing parking and traffic issues at school pick-up and drop-off times.

The postcard and distribution area map are provided in Appendix A-1.

Community Information Session

Date: Tuesday 18 June 2019, 5.30pm to 7.30pm

Location: Hughes Centre

The purpose of the Community Information Session was to:

- » inform the community about the project
- » provide the community with an opportunity to ask questions and share feedback with the project team (KRB and project team attendees are listed below)
- » encourage community members to register for project updates.

The information session was attended by four community members. The small number of attendees and the generally positive feedback suggests that there are presently limited community concerns about the Campus Masterplan at this early stage of the project. This reflects well on the efforts to minimise impacts on the local community through careful design.

A summary of feedback from the information session is provided below. The display boards used at the information session are provided in Appendix A-2.

Quotes from the information session

‘I’m comfortable with what is proposed.’

‘I have no concerns with the proposals.’

Summary of feedback from the information session

The table below provides an overview of topics discussed with community members at the information session.

Topic	Description	Community feedback
Building heights	» Minimal changes to height on the northern side of campus, designed not to have view impacts for neighbouring properties.	No concerns
Landscaping in greenspace adjacent to Bayview Hill Road	» Being tidied. » No plans for significant work	No concerns
Hermitage Walk	» Not school property.	N/a
Amphitheatre usage	» Usage times are governed by the conditions of consent, including after-hours usage.	No concerns
Traffic and parking Interested in concept for southern side of campus	» Overview provided, noting it is in concept design	No concerns
Timing of projects	» To be staged as funding and priorities are identified.	Good approach

KRB and project team attendees

- » Maureen Ryan KRB Principal
- » Mary Cook KRB Director of Development
- » Terry Mahady Project Director (Mahady Management)
- » Peter Strudwick Town Planner (Urbis)
- » Phillip Rossington Architect (BVN)
- » Stan Kafes Traffic Consultant (CBRK)
- » Petra Fowler Communications Consultant (Elton Consulting)

Future engagement

The community will continue to be regularly updated about the progress of the Campus Masterplan through:

- » website updates
- » via email (for people registered for community updates)
- » local notification to advise of consultation activities

The next communication key milestone will be on lodgement of the DA and EIS and will also communicate the development of detailed design for bus and car parking.

A Appendices

A-1 Postcard



DEAR NEIGHBOUR

The school is in the process of preparing plans for a number of projects within the site as part of the staged delivery of the Campus Masterplan.

As planning progresses we will be providing information about what is proposed and will provide the opportunity for our neighbours and interested community members to ask questions about the draft plans and to identify what is important to them.

A Community Information and Feedback Session will be held on Tuesday 18 June at the school. We welcome you to drop-in anytime between 5.30pm and 7.30pm to view information and speak with members of the project team. Hughes Centre, enter at the Main Reception senior school.

HOW TO FIND OUT MORE



Register for project updates by emailing krbconsultation@elton.com.au



Visiting the news and events section of the school website www.krb.nsw.edu.au



Come along to the Information Session

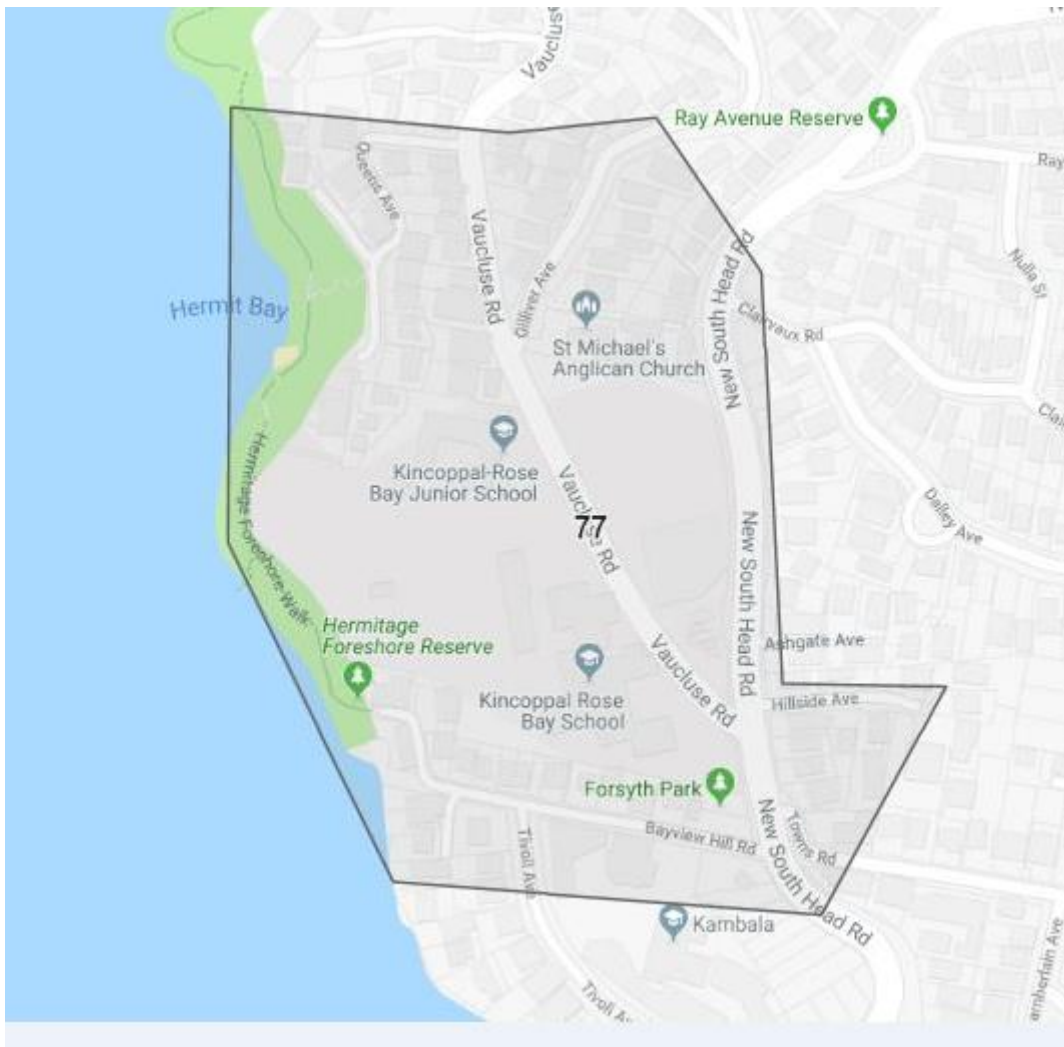
When – Tuesday 18 June, drop in anytime between 5.30pm and 7.30pm

Where – Hughes Centre, enter at the Main Reception senior school



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

A-1-1 Postcard distribution area



A-2 Information session display boards

Overview



Artist's impression whole campus masterplan 2016



Junior School Administration Building



Sophie's Cottage learning space



Year 12 Hub



Year 12 Hub breakout terraces



Year 10 Centre

Background

The school is committed to providing modern facilities required for a contemporary teaching and learning environment to support positive learning experiences and outcomes for our students.

Long term planning considers future teaching and learning needs to inform the development of campus masterplans that guide current and future capital expenditure on infrastructure.

We are excited to have already successfully delivered a number of projects proposed in our current masterplans, including:

- The Year 12 Learning Hub opened in late 2018.
- Junior School – Administration Building and Sophie's Cottage.
- Multipurpose sports, music, performing arts centre, the Maureen Tudehope Centre.

Where we are at

Our next stage of planning continues our focus on catering for the increased demand for high-quality teaching and learning spaces and also proposed improvements to access and circulation throughout the campus.

As we look further into the future, we have decided to future-proof this master plan by preparing a State Significant Development Application that includes 10 projects in detailed design and four in concept design.

This approach will provide the school with flexibility depending on the needs and priorities of the school community in the medium to long term. The order and timing for delivery of projects seeking development approval has not yet been determined.

Projects at concept stage and projects at detailed design stage differ:

- Detailed Design Projects applications seek approval to proceed to construction.
- Concept Design Projects seek approval for a development envelope only and are subject to future detailed design and lodgement and public exhibition of a development application for comment.

The projects are designed to:

- **Integrate technology** and engage students in ways not previously possible.
- Respect the **heritage** noting that the school is identified as a local heritage item in the WLEP 2014. A Heritage Impact Assessment will be undertaken to identify any potential impacts and will be provided as part of the Environmental Impact Assessment.
- Avoid impact on **views** from neighbouring properties.
- Consider the iconic location overlooking the harbour and existing trees and open space within the site.

Stay informed

We are committed to ongoing communications and engagement with our neighbours and local community as we progress through the projects.

Our school website will be the key point for information updates and you can contact us direct by emailing [kribconsultation@elton.com.au](mailto:krbconsultation@elton.com.au)

We also encourage you to register for updates by emailing us at kribconsultation@elton.com.au



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Proposal

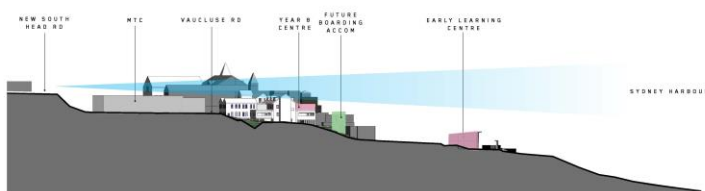
Aerial view of existing school campus



Aerial view of school campus showing proposed projects



Sections including proposed projects showing view lines from neighbouring properties



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Project Scope

Precinct A (Detailed Design)

1. Early Learning Centre Extension
2. Junior School – Assembly and General Learning Areas
3. Junior School – General Learning Areas
4. Junior School – Vertical Circulation Link
5. Junior School – General Learning Areas and Amphitheatre

Precinct B (Detailed Design)

6. Senior School – Main Entry Reception and Foyer, Administration and Leadership Offices (Level 2)
7. Senior School – Main Entry Forecourt, Landscaping and Accessible Entry Ramp
8. Senior School – Year 8 Centre (Level 3)
9. Traffic Management – Proposed Secondary Entry
10. Traffic Management – Proposed pick Up and Drop Off with widening of exit road

Precinct B (Concept Design)

11. Senior School – Circulation Hub
12. Senior School – Hughes Centre
13. Traffic Management – Bus and Car Parking

Precinct C (Concept Design)

14. Boarding Accommodation Extension



All projects included in the masterplan update are located across three precincts as shown:

- **Precinct A**
Junior School and Early Learning centre (detailed approval sought)
- **Precinct B**
Senior School (detailed and concept approval sought)
- **Precinct C**
Boarding house. (concept approval sought)

Detailed Design

10 projects seeking development approval are located in precincts A and B. This approach allows the KRB to stage projects and commence delivery of the individual projects as soon as they are prioritised and funding is available.

Concept Design

An envelope approval will be sought for four projects as they are currently only in concept. These are located in Precinct B and Precinct C. Detailed design and Development Applications will be undertaken in the future when they are required.



Campus Site Location Aerial Map



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Detailed Design

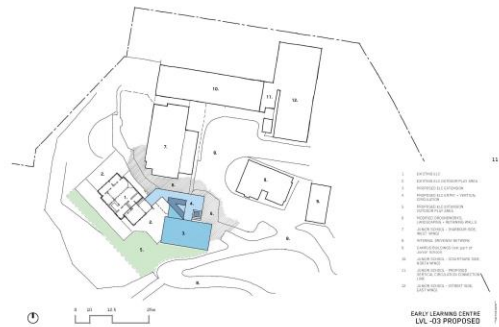
Junior School and Early Learning Centre



Existing Sophie's Cottage

Early Learning Centre

- Expansion of the early learning centre to accommodate the Pre school.
- An innovative learning environment will incorporate Sophie's Cottage and the Joigny Centre.
- A safe and nurturing environment with carefully planned gardens and external play areas, capturing sunlight with Harbour views.



Artist's impression of Junior School

Junior School

- New general learning spaces.
- Outdoor play areas.
- Amenities.
- Storage and wet areas for K-4 students.
- A new Junior School assembly hall and a new vertical circulation hub.



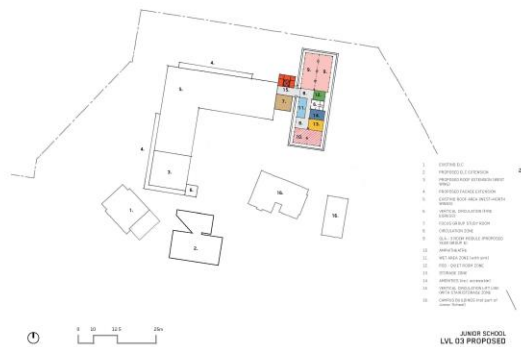
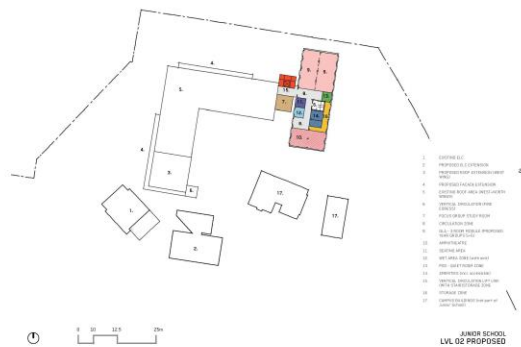
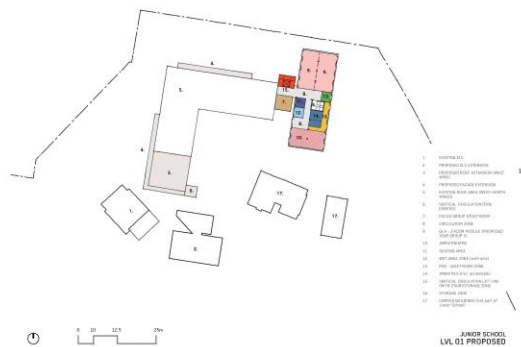
KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Detailed Design

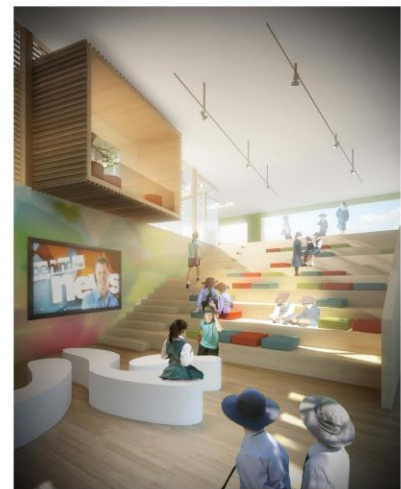
Junior School and Early Learning Centre

Year 5 and 6 Centre

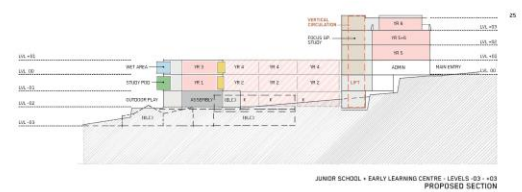
- Refurbishment of Levels 1 to 3 of the East Wing, including an extension of the roof to the building line and enclosure of the top floor to create additional teaching and learning spaces.



- This area offers these students the chance to be leaders in the Junior School environment.
- As well as containing classrooms for the two year groups, the amphitheatre can be used for performances or for community gatherings.



Artist's impression of proposed amphitheatre



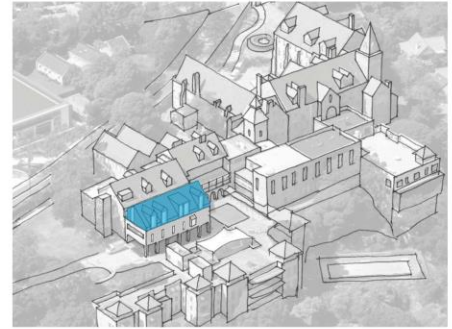
KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Detailed Design

Senior School



Existing main entrance, forecourt, vehicle and pedestrian access



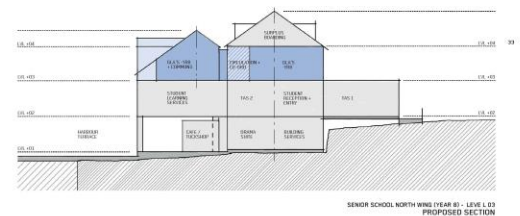
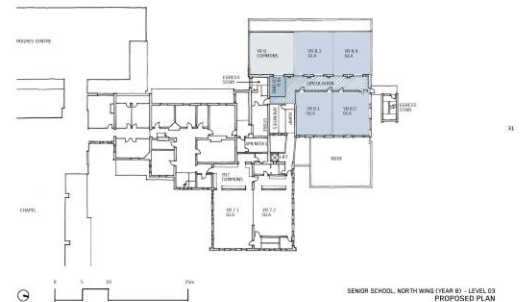
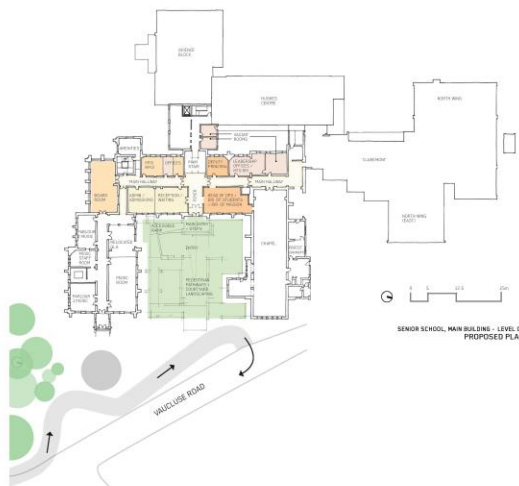
3D artist's impression showing North Wing proposal.

Main Building

- Refurbishment of the Senior School Reception and upgrade of the Main Entrance, including replacement of vehicular access with pedestrian friendly access and associated landscaping.
- Reconfiguration of the main forecourt to provide a dedicated bus parking area for setdown/pickup, separate carpark area and separate pedestrian pathway.
- Construction of a new driveway crossing and internal road from Vaucluse Road.

North Wing

- Expansion and refurbishment of Level 3 of the North Wing to provide additional learning and staff areas for Year 8.



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

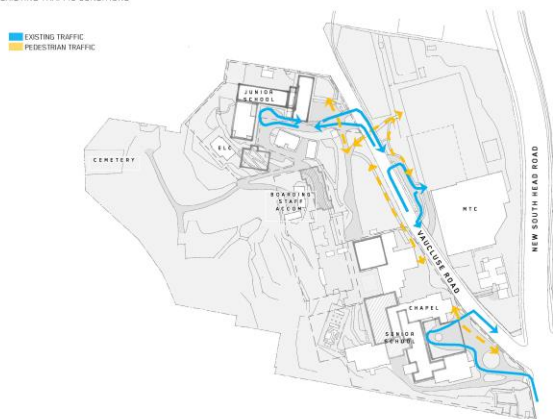
Detailed Design

Traffic

Existing traffic flow

EXISTING TRAFFIC CONDITIONS

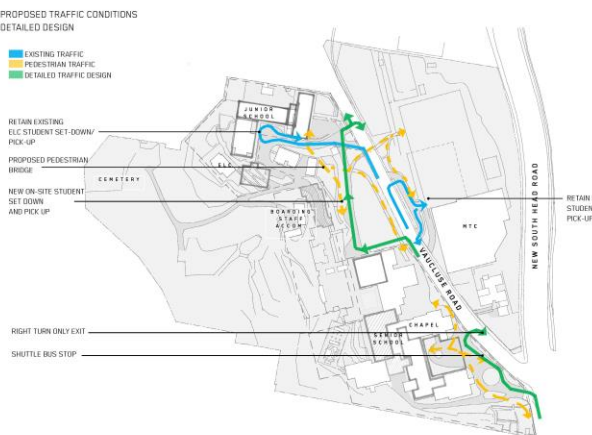
EXISTING TRAFFIC
PEDESTRIAN TRAFFIC



Traffic flow proposed plan

PROPOSED TRAFFIC CONDITIONS
DETAILED DESIGN

EXISTING TRAFFIC
PEDESTRIAN TRAFFIC
DETAILED TRAFFIC DESIGN



Existing Initiatives

A number of transport, traffic and parking initiatives have been introduced since the approval and operation of the Maureen Trudehope Centre (MTC) in 2009 to manage impacts on the external street system. These include:

- Student set-down / pick-up areas located in the Junior School and within the basement of the MTC.
- Traffic marshalls during peaks to support traffic flow and safety.
- Staff shuttle bus between Edgecliff Station and the campus.
- Dedicated school buses linking the campus to the local area and using the main entrance forecourt for pick-up and drop-off.
- Local bus services also operate on New South Head Road.

Proposed Traffic Improvement Projects

Detailed Design

- Relocate the bus set-down / pick-up operation within the senior school forecourt.
- Widen existing exit.
- Provision of a new on-site student set-down / pick-up facility.
- Additional entry off Vacluse Road - to expand on-campus queuing for vehicles.

Concept Design

- Additional initiatives for on-site bus and additional car parking are currently in concept design.

A **Transport and Accessibility Impact Assessment** will be carried out and a report prepared to support the SSDA. The report will be part of the Environmental Impact Statement for the proposal. The report will:

- Assess parking requirements.
- Assess existing and expected traffic impacts.
- Review the design of proposed vehicular access points and proposed internal circulation.
- Review traffic safety.
- Assess traffic and parking implications of the proposal.
- Review pedestrian aspects.
- Review public transport measures.
- Assess and document existing initiatives.
- Address SEARs.
- Outline the principles for a Green Travel Plan.

The **Green** Travel Plan will build on existing initiatives aimed at encouraging staff, students and parents to access the site by walking, cycling or public transport.



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

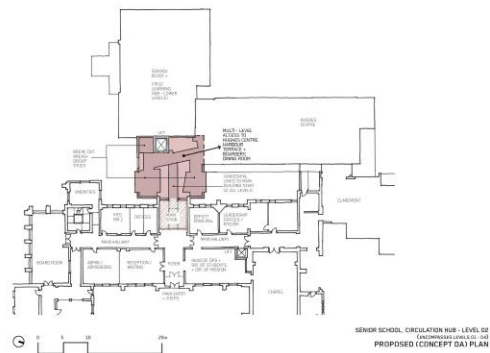
Concept Design

Senior School

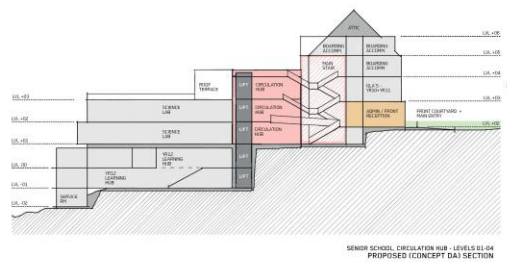
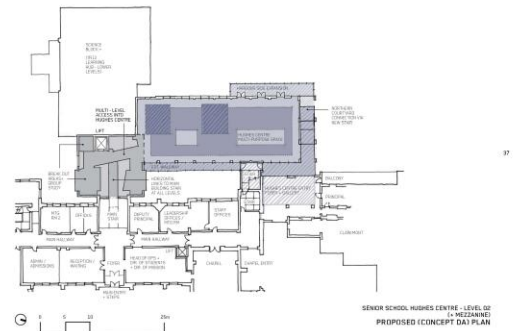
The proposed projects included on the next two boards are only at the concept design phase. Detailed design and approval will be undertaken in the future.

The concept design sets out to:

- Refurbish internal spaces within the Senior School to create an integrated circulation hub. This will provide a greater level of access, circulation and movement through the School.
- Provision of an on-site bus parking bay and associated parking area adjacent to the main entrance.



Hughes Centre

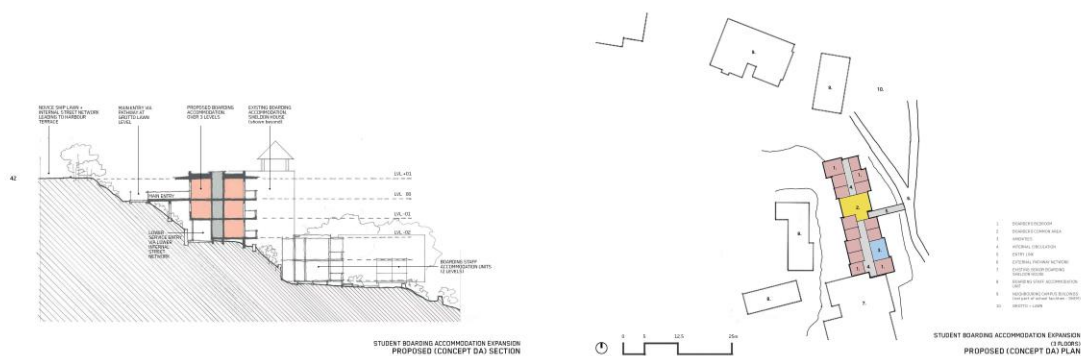


KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Concept Design

Boarding House

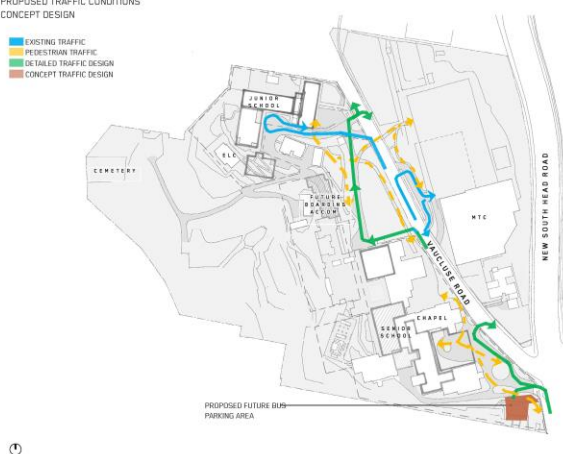
The extension and expansion of the existing boarding house.



Traffic Management Bus and Car Parking

PROPOSED TRAFFIC CONDITIONS
CONCEPT DESIGN

- EXISTING TRAFFIC
- PEDESTRIAN TRAFFIC
- DETAILED TRAFFIC DESIGN
- CONCEPT TRAFFIC DESIGN



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

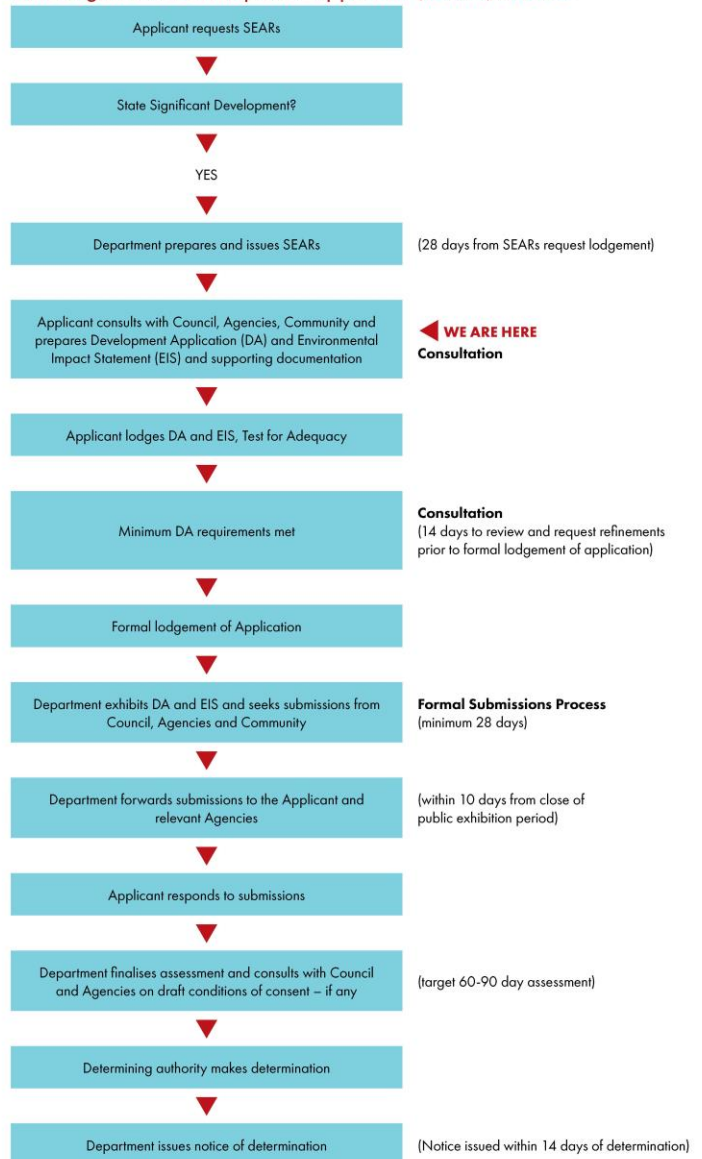
Planning Process

We are early in the planning process. In April 2019 we applied to the Department of Planning and Environment (DPE) for the list of Secretary's Environmental Assessment Requirements (SEARs).

The requirements were provided in May 2019, which allowed us to start preparing the State Significant Development Application (SSDA).

All new schools and significant alterations and additions to existing schools with a project cost of more than \$20 million are categorised as a State Significant Development (SSD). While the Department of Planning and Environment is the approval authority, we will continue to work constructively with Woollahra Council at each step in the process.

State Significant Development Approvals (SEARs) Process



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

