



KINCOPPAL-ROSE BAY CAMPUS MASTERPLAN

Communications and Consultation report 2020



Kincoppal-Rose Bay Campus Masterplan

Client: Kincoppal Rose Bay

Date: 30 October 2020

Contact:

Petra Fowler
petra@elton.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
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About this report

This report provides an overview of consultation with referral agencies and communications and engagement being undertaken to support the lodgement of the SSDA.

Consultation objectives

The objective of the engagement is to continue our consultation with referral agencies and support our commitment to two way communications and keeping our neighbours informed.

Overview of consultation with agencies

In the lead up to lodgement of the SSDA we engaged with referral agencies to provide an initial overview and respond to feedback provided. We will continue our engagement process throughout the exhibition period.

Woollahra Municipal Council

- » August 2020 - briefing Town Planning Department representatives
- » September 2020 - briefing other departments including Planning, Traffic, Heritage, Arborist, Roads and Drainage

Overall feedback was positive with no specific requirements for any changes to the proposed plans.

Transport for NSW

- » October 2020 - briefing

Formal feedback was provided back to the project team in October 2020 and has been acknowledged in the final KRB Traffic Report.

Overview of community consultation program

Engagement with the school community to inform detailed planning has continued since 2019 with feedback shared informing the development of final design details for the SSDA.

An engagement plan to support the lodgement of the SSDA has been prepared and is being implemented in November 2020. We are providing the opportunity to find out more and engage with the project team via:

- » website and email
- » postcard
- » school community newsletters and communications.

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, including changes since consultation in 2019, and the planning process
- » updated factsheets (The factsheets are provided in Appendix A-1)
- » 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, where we are at in the planning process and how to find more detail through the website, via email or call, registering for updates.

We will email all who have previously engaged and registered for updates.

(The postcard and distribution area map are provided in Appendix A-2.)

Future consultation

The community will continue to be 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.

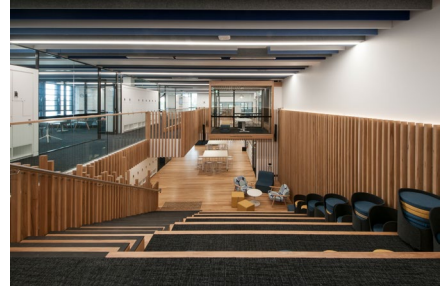
A Appendices

A-1 Website factsheets

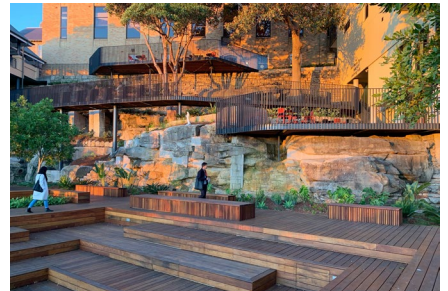
Overview



Artist's impression whole campus masterplan 2016



Year 12 Hub



Year 12 Hub breakout terraces



Junior School Administration Building



Sophie's Cottage learning space



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 11 projects in detailed design and three 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. An updated Conservation Management Plan has been completed for the entire campus, along with a Heritage Impact Statement which is specific to our Development Application.
- Avoid impact on **views** from neighbouring properties.
- Consider the iconic location overlooking the harbour and existing trees and open space within the site.
- Incorporate traffic management improvements and also encourage a greater level of public transport usage.

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 krbconsultation@elton.com.au

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



KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Proposal

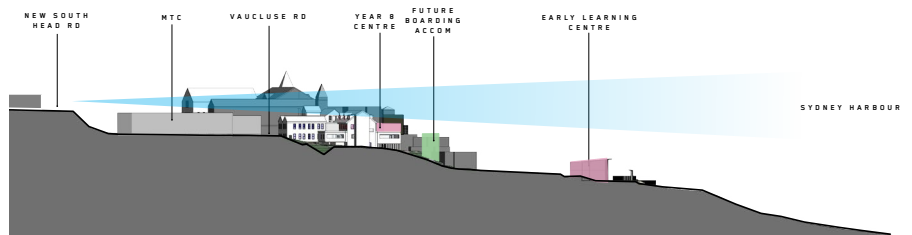
Aerial view of existing school campus



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
13. Traffic Management – Bus and Car Parking

Precinct B (Concept Design)

11. Senior School – Circulation Hub
12. Senior School – Hughes Centre

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

11 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 three 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



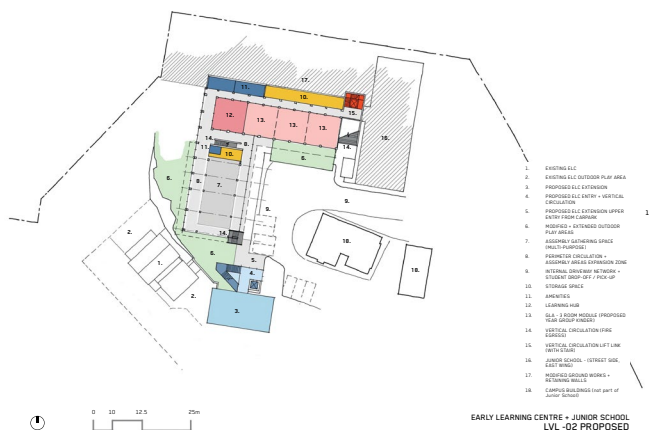
Existing Sophie's Cottage

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 proposal



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.



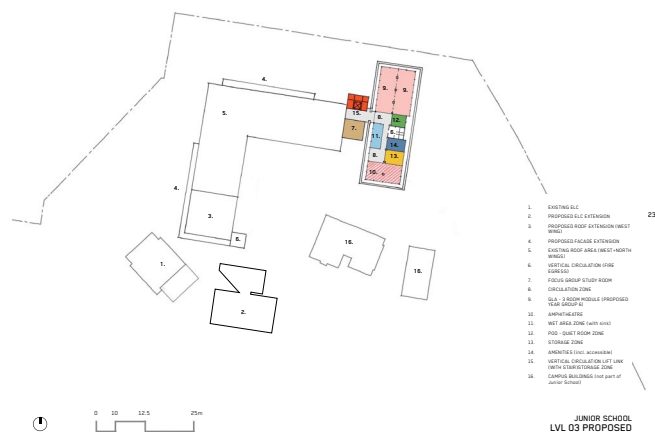
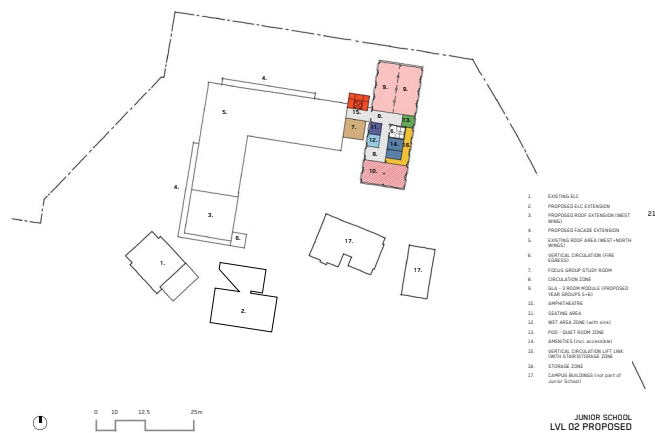
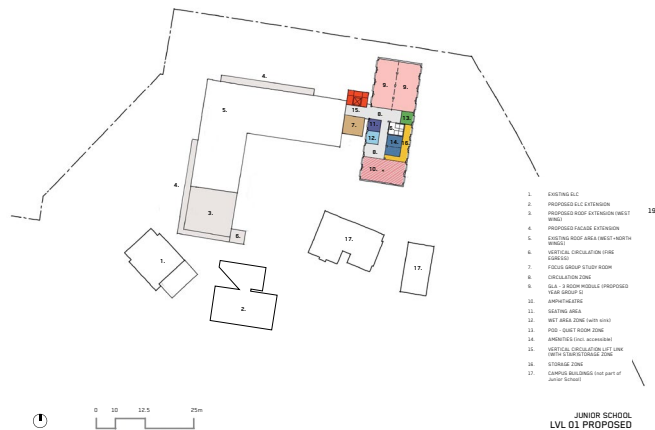
KINCOPPAL – ROSE BAY
SCHOOL OF THE SACRED HEART

Detailed Design

Junior School and Early Learning Centre

Year 5 and 6 Centre

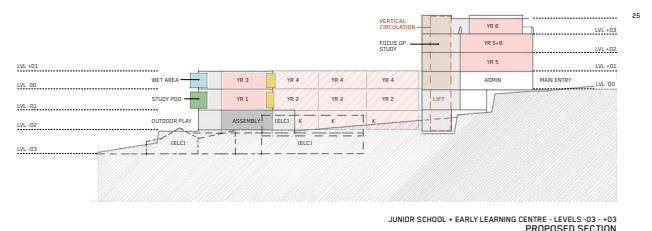
- Refurbishment of Levels 1 to 3 of the East Wing, including an extension of the roof to the building line and enclosure of the top floor to create additional teaching and learning spaces.



- 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



Detailed Design

Senior School



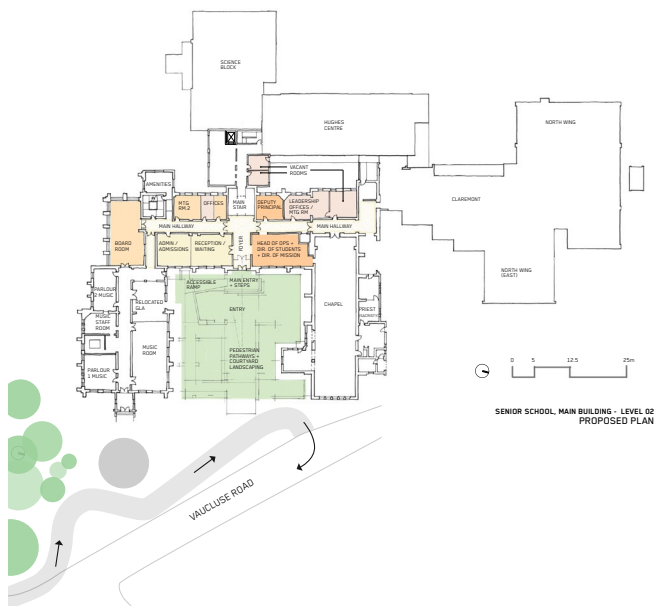
Existing main entrance, forecourt, vehicle and pedestrian access



3D artist's impression showing North Wing proposal.

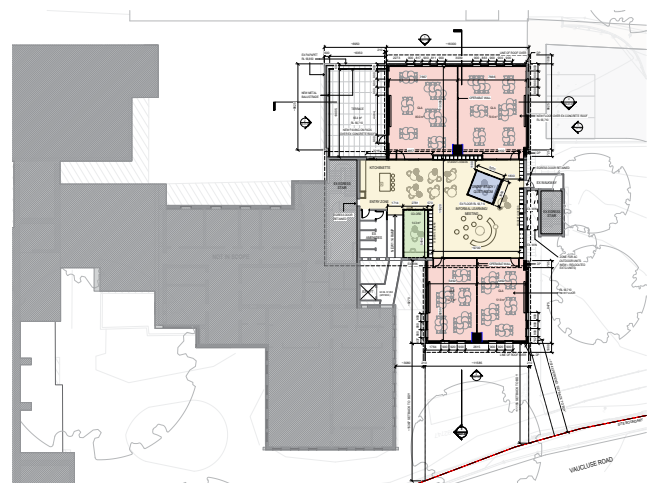
Main Building

- 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.

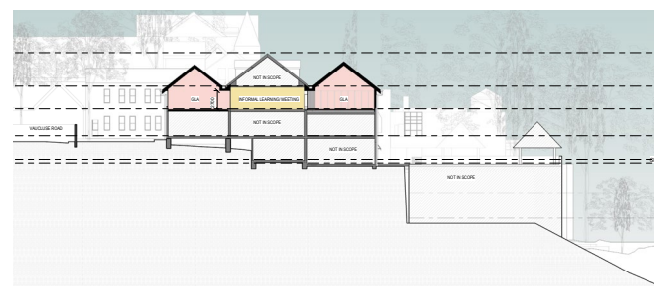


North Wing

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



Senior School, North Wing (year 8) - Level 03 proposed plan



Senior School North Wing (year 8) - Level 03 proposed section

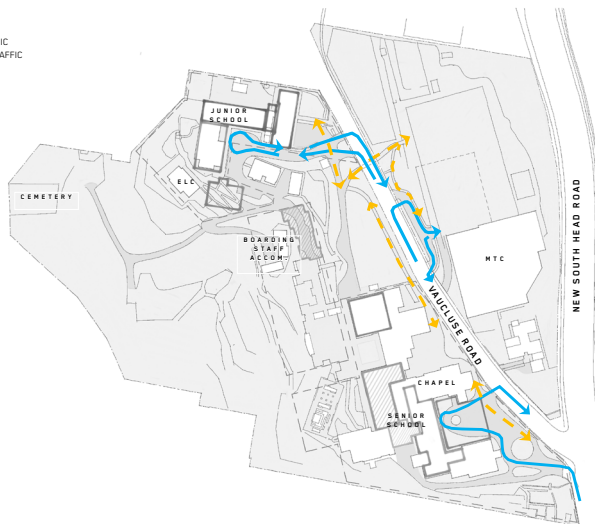
Detailed Design

Traffic

Existing traffic flow

EXISTING TRAFFIC CONDITIONS

EXISTING TRAFFIC
PEDESTRIAN TRAFFIC

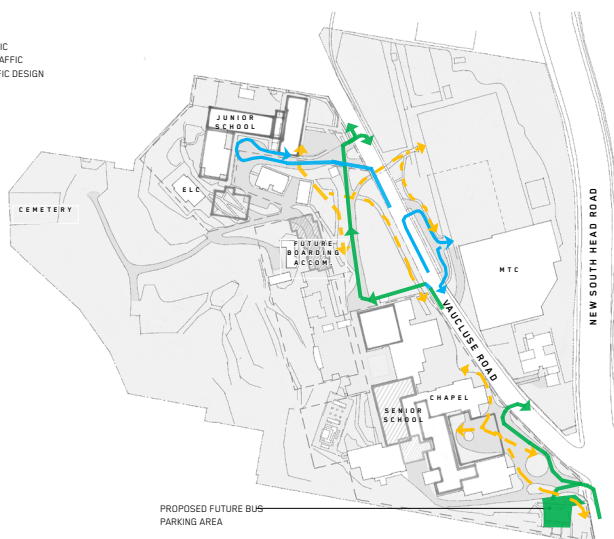


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Traffic flow proposed plan

PROPOSED TRAFFIC CONDITIONS
CONCEPT DESIGN

EXISTING TRAFFIC
PEDESTRIAN TRAFFIC
DETAILED TRAFFIC DESIGN



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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 Vaucluse Road - to expand on-campus queuing for vehicles.
- Additional initiatives for on-site bus and additional car parking

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.

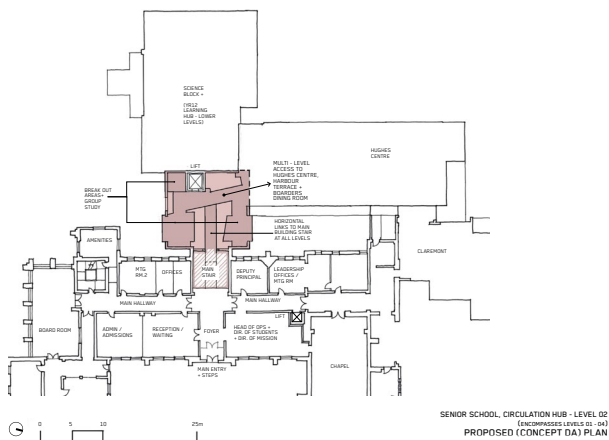
Concept Design

Senior School

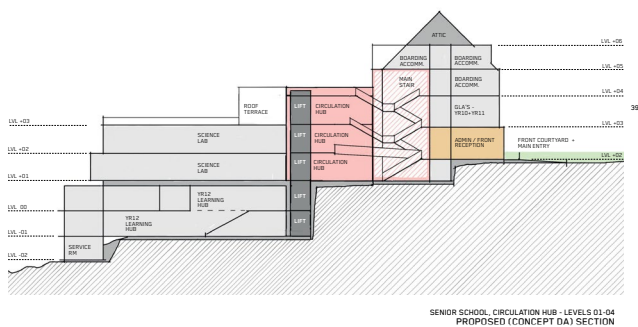
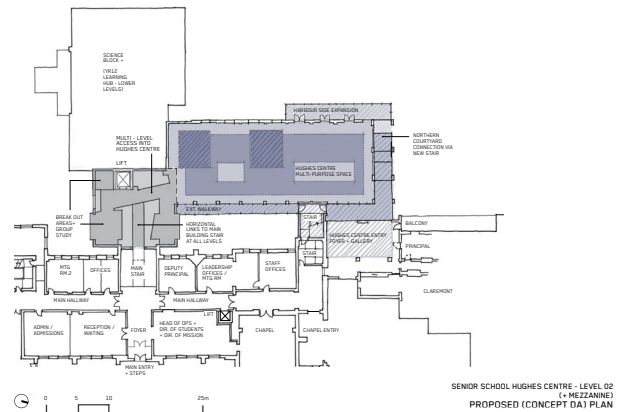
The proposed projects included on the next two boards are only at the concept design phase. Detailed design and approval will be undertaken in the future.

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 on-site bus parking bay and associated parking area adjacent to the main entrance.



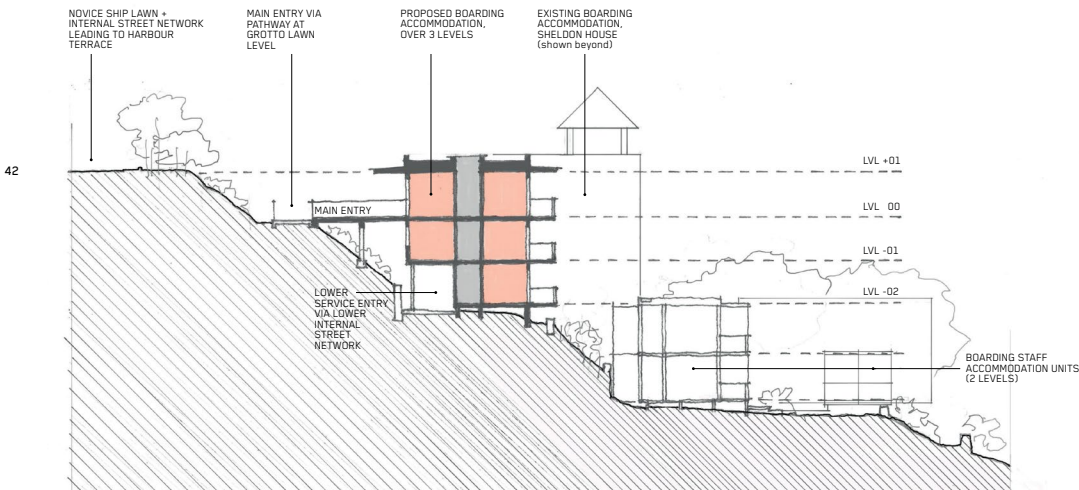
Hughes Centre



Concept Design

Boarding House

The extension and expansion of the existing boarding house.



STUDENT BOARDING ACCOMMODATION EXPANSION
PROPOSED (CONCEPT DA) SECTION



Planning Process

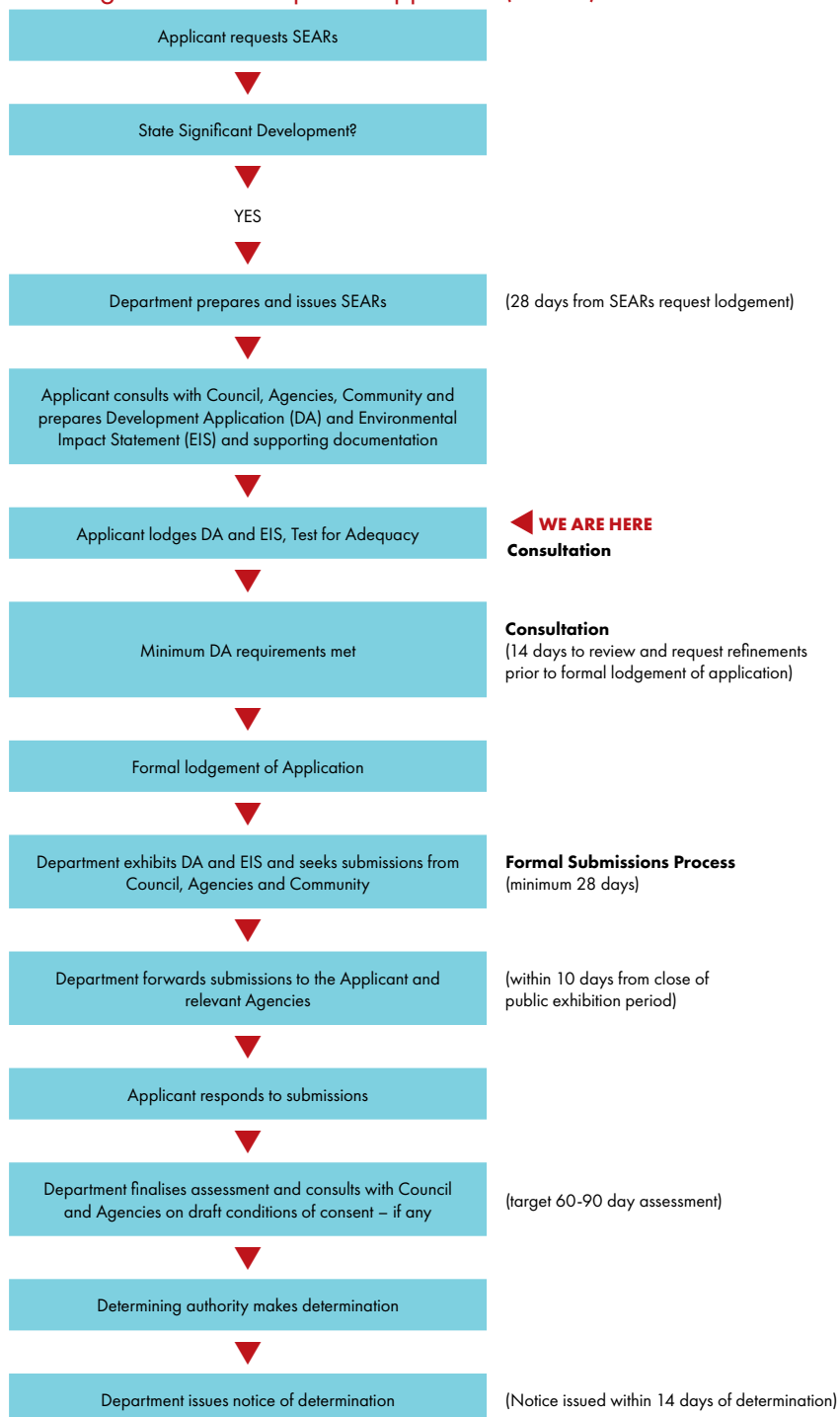
We are now ready to lodge with the Department of Planning, Industry and Environment (DPIE) for the Test of Adequacy.

It is expected that the Development Application (DA) and Environmental Impact Statement (EIS), which form the State Significant Development Application (SSDA), will be on public exhibition for comment before the end of 2020.

The requirements were provided in January 2020, which allowed us to start preparing the 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 have continued to work constructively with Woollahra Council and received their support in principle for this Development Application.

State Significant Development Approvals (SEARs) Process



A-2 **Postcard and distribution area**

An aerial architectural rendering of the Kinoppal-Rose Bay Campus Masterplan. The image shows a large, modern campus with several interconnected buildings featuring light-colored facades and flat roofs. Some roofs are equipped with solar panels. The campus is integrated with lush greenery, including trees, lawns, and landscaped walkways. A prominent feature is a large, curved, light-colored structure that appears to be a ramp or a large staircase. In the foreground, there is a green sports field with a curved boundary and a small building with a gabled roof. The surrounding area includes a road, a swimming pool, and other residential or commercial buildings, suggesting an urban setting. The overall design emphasizes a blend of modern architecture with natural elements.

KINOPPAL-ROSE BAY CAMPUS MASTERPLAN

DEAR NEIGHBOUR

Planning has progressed for a number of projects within the site as part of the staged delivery of the Campus Masterplan.

Where we are at

Following our previous consultation with you in 2019 we have progressed the studies required to be included within the State Significant Development Application (SSDA). We had hoped to progress this more swiftly, however like many sectors, the Covid-19 pandemic has demanded much of our attention this year.

In the coming weeks we will be lodging the SSDA with the Department of Planning Industry and Environment, including responding to comments and questions raised in our previous consultation with you. The public exhibition for comment is expected before the end of 2020.

The key change to the Campus Masterplan since we communicated in 2019 is that detailed planning has been carried out for some projects that were originally identified as concepts in 2019. Details of what is proposed can be viewed in the project information sheets on the school website.

Please don't hesitate to contact us if you have any questions or feedback to share with the project team.

HOW TO FIND OUT MORE



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



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



Contact us by calling **0400 943 998**



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