



# ENGAGEMENT AND COMMUNICATIONS OUTCOMES REPORT

Kambala School

Prepared for  
**KAMBALA SCHOOL**  
31 July 2020



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# 1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Kambala School to undertake community and stakeholder engagement to support development of new facilities on its Rose Bay campus.

Kambala is located at 794 -796 New South Head Road, Rose Bay and is within the Woollahra Council local government area (LGA). Situated in the eastern suburbs of Sydney, the School is approximately 8km east of the Sydney CBD. The School is located on New South Head Road which is a classified road connecting the City with the eastern beaches. The School is surrounded predominantly by residential uses.

This engagement outcomes report supports a State Significant Development Application (SSDA) to the Department of Planning, Infrastructure and Environment (DPIE) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), for the proposed redevelopment of the sports precinct.

This application is SSD by way of clause 8 and schedule 1 under State Environmental Planning Policy (State and Regional Development) 2011 on the basis that the development is for the purpose of an existing school and has a Capital Investment Value of more than \$20 million.

Consistent with SSDA requirements and best practice, pre-lodgement engagement with near neighbours and stakeholders was undertaken Urbis. This engagement was undertaken during February – July 2020. This engagement and communication outcomes report documents the engagement and communications process, feedback received and considerations in response to feedback undertaken for Kambala School.

Figure 1 – The site



Source: Near Map

## 1.1. RESPONSE TO SEARS

This report has been prepared having regard to the Secretary's Environmental Assessment Requirements issued for the project by DPIE, ref no SSD-10385, issued on 24 November 2019. This table identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 – SEARS and relevant reference

SEARS item	Report reference
<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups, special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders, and affected landowners. In particular, you must consult with:</p> <ul style="list-style-type: none"> <li>▪ Woollahra Council</li> <li>▪ GANSW</li> <li>▪ Transport for NSW (TfNSW)</li> <li>▪ Transport for NSW (Roads and Maritime Services) (TfNSW RMS).</li> </ul> <p>Consultation with GANSW, TfNSW and TfNSW (RMS) should commence as soon as practicable to agree the scope of investigation.</p> <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>	<ul style="list-style-type: none"> <li>▪ Community engagement is outlined in this engagement outcomes report.</li> <li>▪ Please refer to the EIS for more information about engagement with government stakeholders including Woollahra Council, GANSW, TfNSW and TfNSW (RMS).</li> </ul>

## 2. THE PROPOSAL

This SSDA includes detailed plans for a new sport, wellbeing and senior learning precinct. Accordingly, consent is sought for the following:

- The excavation of part of the existing sports field to facilitate the construction of the following:
  - Sports facilities including weights room and dance rooms
  - Indoor multipurpose sports courts for use by up to 1500 people
  - Innovative and flexible teaching and learning spaces
  - Amenities, storerooms, plant, circulation and ancillary spaces
  - Reinstatement of the sports field surface on the roof (sports field and perimeter fencing)
  - Spectator seating / bleachers.
- The removal of the tennis courts (currently on the roof of the music building) and the construction of the following:
  - A wellbeing centre, called the SHINE centre, to accommodate the Kambala SHINE program
  - A new staff centre, called the KITE centre, to accommodate staff workstations, meeting areas, staff development workshop rooms and amenities
  - Reinstatement of the tennis courts, lighting and perimeter fencing on the new roof
  - A new eastern forecourt for the school, new external landscaped areas and new courtyards
  - Minor works to the existing music building to facilitate a new connection to the new courtyard
  - The partial demolition of the Hawthorne building and the construction of a new façade, roof and landscaping
  - The demolition of the Arts building and the construction of new facades to adjacent affected buildings, and new landscaping to the footprint of the demolished building.

Figure 2 – Project scope



Source: AJC



## **3. ENGAGEMENT PROCESS**

### **3.1. PURPOSE OF ENGAGEMENT**

Early, open and transparent communication paves the way for a shared sense of trust and ownership between project stakeholders. Engagement outlined in this report sought to:

- Clearly outline the facts of the project before lodgement of the SSDA to ensure a “no surprises” approach
- Provide opportunities for people to engage and provide feedback
- Document feedback to inform ongoing design and planning considerations
- Invite proactive engagement on key community issues and concerns.

Urbis reviewed the proposal and undertook an assessment of the likely impact of it on near neighbours as minimal. The communication and engagement process we undertook is commensurate with that level of impact. In addition, the school managed a process of engagement with its staff, students, parents and carers.

### **3.2. OVERVIEW OF ENGAGEMENT ACTIVITIES**

#### **3.2.1. Community notification of site works**

Two notifications of site works undertaken to support the preparation of the Environmental Impact Statement (EIS) were issued to neighbours during the engagement period.

A letter was prepared to outline Kambala's intentions to undertake traffic and acoustic studies to support the proposal. The purpose of this letter was to inform residents about the reason for consultants being present in neighbouring streets. The letter also outlined high-level details of the proposal and provided a dedicated phone number and email for residents to make enquires.

The letter was distributed to approximately 296 neighbours on 15 February 2020. A copy of the catchment can be found in Appendix A. A copy of the letter can be found in Appendix B.

A second letter was prepared to invite residents and landowners who overlook Kambala to take part in a view analysis exercise. The letter also outlined high-level details of the proposal and provided a dedicated phone number and email to make enquires.

The letter was distributed to approximately 50 neighbours on 20 April 2020. A copy of the letter can be found in Appendix C.

#### **3.2.2. Factsheet distribution**

A fact sheet was prepared to outline key features of the proposal and direct people to a dedicated phone number and email address for people to provide feedback.

The fact sheet was distributed to approximately 296 near neighbours on 3 July 2020.

A copy of the catchment can be found in Appendix A. A copy of the factsheet can be found in Appendix C.

#### **3.2.3. Door knocks**

Urbis Engagement conducted a door knock of neighbouring residents located at 899 New South Head Road, 10 Tivoli Ave and 3 Tivoli Ave on 20 February to supply information about the proposal and request access from the residents for access to install noise loggers at their property.

To ensure that residents were informed of the proposal and given minimal feedback in response to the previous notifications and newsletters, Urbis Engagement conducted a second door knock of residents in close proximity to the school on the late afternoon and early evening of 30 July 2020, timed to ensure the majority of residents would be at home. COVID-precautionary procedures (use of masks, hand sanitiser and sanitation of maps and plans used to explain the proposal) were adhered to.

The door knock covered a catchment of 32 neighbouring residents who will overlook the proposal, located on Towns Road, New South Head Road and Rawson Road.

Overall, eight residents were spoken with and 24 newsletters and cards providing Urbis' contact details were left under doors or in letterboxes where individual homes could not be reached. Several people recalled reviewing the factsheet distributed prior to the door knock. The feedback was neutral-positive. Residents who were aware of the previously approved DA for Kambala were supportive of this application replacing it because the view impacts were significantly reduced.

Feedback is outlined in Table 2, section 4 of this report.

### **3.2.4. Media release**

In February, a media release was provided to the Wentworth Courier outlining the proposal – a story was then published. A copy of the media release is provided in Appendix D.

### **3.2.5. A dedicated project email and 1800 number**

A dedicated project email and 1800 number was established as a direct feedback channel. The email and phone number were advertised in the letters on the 15 February, 20 April, 3 July 2020 and remain active for the duration of the project. At the time of writing this report no feedback has been recorded through this channel.

## 4. ENGAGEMENT FEEDBACK

No feedback has been submitted through Urbis Engagement or Kambala enquiry lines at the time of writing this report.

As outlined in Section 3, on 30 July 2020 Urbis Engagement followed up with residents with a door knock to understand feedback. Overall, feedback was neutral-positive. Several people recalled reviewing the factsheet distributed prior to the door knock. Residents who were aware of a previously approved DA for Kambala were supportive of this application replacing it noting the view impacts were significantly reduced.

Kambala is continuing to manage an engagement program with stakeholders and the school and broader community to keep them informed about the project and provide opportunities for feedback and queries.

Table 2 – Door knock feedback

Address	Status	Feedback
2, 7, unspecified 50 Towns Road	▪ Spoke to resident	▪ Neutral - positive
1, 3, 4, 5, 6 / 50 Towns Road	▪ Information left with residents	▪ N/A
2, 3, 4, 5 / 48 Towns Road	▪ Spoke to residents	▪ Neutral
4 / 46 Towns Road	▪ Spoke to resident	▪ Neutral - positive ▪ Enquired about height and view impact. Overall satisfied view would not be impacted.
1, 2, 3, 5, 6, 7, 8, 9, 10 / 46 Towns Road	▪ Information left with residents	▪ N/A
899 New South Head Road	▪ Information left with residents	▪ N/A
1/40, 2/40, 1/40A, 1/40B New South Head Road	▪ Information left with residents	▪ N/A
46 Chamberlain Ave	▪ Spoke to resident	▪ Neutral - positive ▪ Overall satisfied view would not be impacted.
38, 48, 50, 44A Chamberlain Ave	▪ Information left with residents	▪ N/A
6 Rawson Road	▪ Information left with residents	▪ N/A

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# **APPENDIX A                      CATCHMENT**



- Door knock catchment
- Letter drop catchment

## **APPENDIX B**

## **COMMUNITY NOTIFICATION OF SITE WORKS (1)**





# COMMUNITY NOTIFICATION

14 February 2020

Dear resident,

**Kambala is planning to revitalise school facilities to enhance the historic campus, and build a new multi-purpose sports, wellbeing and learning precinct.**

The school's plans include a new multi-purpose sports, wellbeing and learning precinct that will provide students with state-of-the-art facilities to boost their personal, intellectual and physical development. The new precinct is planned at the site of the existing oval adjacent to New South Head Road, and involves replacement of the current oval, rooftop tennis and multi-sport courts.

Under the plans, a previously approved proposal for a large building above the music block, adjacent to New South Head Road, will not be built. Instead the new plans will ensure neighbouring properties maintain important harbour views.

We will be engaging the community prior to the lodgement of a State Significant Development Application (SSDA) with the Department of Planning, Industry and Environment in mid 2020.

As a first step in engagement, this notification is to advise our neighbours of traffic and acoustic investigations, which will commence from **20 February 2020**. These investigations will cause minimal disruption to our neighbours.







## TRAFFIC INVESTIGATION

This activity will occur on **20 February 2020** and involve video footage of traffic and one staff member obtaining traffic counts at three intersections including:

- New South Head Road & Tivoli Avenue, Rose Bay
- New South Head Road & Bayview Hill Road, Rose Bay
- Bayview Hill Road & Tivoli Avenue, Rose Bay
- Four entry points into Kambala School

Kambala recognises that traffic is a high priority for neighbours. The school will continue to manage traffic with staggered drop-off and pick-up times as well as follow a traffic management plan developed for the construction period.

The proposal is not anticipated to lead to an increase in traffic.



TRAFFIC COUNT LOCATIONS

## ACOUSTIC INVESTIGATION

As part of the planning process, Kambala has engaged acoustic consultants to undertake noise monitoring to understand current noise and vibration levels in this area – this is a standard procedure to establish a baseline for the site.

This activity will involve installing noise loggers at four locations close to Kambala, these will be in place from **20 February – 5 March 2020**.



Kambala is committed to keeping near neighbours and members of the broader community informed throughout the planning process. Kambala has commissioned Urbis to undertake community consultation as its plans progress for the site. If you have any questions about the proposed investigations or the proposal itself, please contact Urbis.

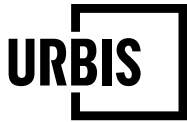
**T:** 1800 244 863

**E:** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)



## **APPENDIX C**

## **COMMUNITY NOTIFICATION OF SITE WORKS (2)**



20 April 2020

Dear resident,

Kambala School is planning to revitalise its facilities and build a new multi-purpose sports, wellbeing and learning precinct, in the northern part of the campus.

The new building sits below New South Head Road so we believe will have minimal impact on neighbours' views.

**As a near neighbour, you are an important part of this process. We would like to ask your permission to take some photos of your views towards Kambala School.**

## **VIEW ANALYSIS**

Understanding your existing views provides the correct information about what you currently see. This information will provide a baseline to ensure that view sharing is maximised.

The information will be used to prepare accurate photomontages which will form part of a development application being prepared by Kambala School.

Urbis has substantial experience in ensuring that photomontages are prepared according to strict industry standards.

Allowing us to enter your premises, inspect and document photographs of the views available is entirely optional and at your discretion. It will, however, ensure accurate view analysis in relation to your premises.

## **COVID-19 PROTOCOLS**

**We understand that you may be reluctant to let people into your home at this time. Urbis staff are following all advice and guidelines issued by the Australian Government and World Health Organisation (WHO).**

In line with social distancing measures, our team members must report that they have no symptoms of Coronavirus, have had no contact with confirmed cases, and are not in a risk group for the virus before undertaking this work.

The process involves a visual analysis expert accompanied by a surveyor, entering your premises.

## TO BOOK AN APPOINTMENT

**The process takes approximately 15 – 30 minutes, depending on the number of view locations in your premises that you would like photographed.**

To book an appointment, please phone Urbis Engagement on 1800 244 863 with your preferred date and time (see below). Please contact us before 12pm Friday 24 April 2020.

Given the easterly aspect of the majority of views and the sun angle and height in your location, photography is best undertaken in the morning.

**We are available for appointments on the following dates and times:**

- **Monday 27 April 2020 10am-12pm**
- **Tuesday 28 April 2020 10am-12pm**

**To ensure your safety, and in line with Government regulations, we will step you through the safety regulations we adhere to and ask you a few questions to also ensure the safety of our team when you book an appointment.**

Kind regards,

**DIANNE KNOTT**  
DIRECTOR

T 1800 244 863  
E [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

**SHAPING  
CITIES AND  
COMMUNITIES**

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Dianne Knott  
Director  
Urbis Engagement

**APPENDIX D**

**FACTSHEET**



# A COMMUNITY UPDATE FROM KAMBALA

Located in Sydney's eastern suburbs and overlooking the iconic Sydney Harbour, Kambala is a vibrant independent day and boarding school for girls up to 18 years of age. Established in 1887, Kambala moved to its current campus atop New South Head Road in 1913, where it continues to inspire academic excellence and exceptional care.

Kambala has equally strived to establish itself as a respectful member of the local Rose Bay community, especially to our campus neighbours. As we proceed with plans to revitalise our school facilities and enhance our historic campus, we submit this update to keep you abreast of developments and to help alleviate any concerns.

We will soon lodge plans for approval with the NSW Government for a new Sport, Wellbeing and Senior Learning Precinct. This can take some months for assessment and approval. It is also important to note that construction is subject to future funding.

## Sport, Wellbeing and Senior Learning Precinct

The Kambala Sport, Wellbeing and Senior Learning Precinct, designed by award winning architects, Allen Jack + Cottier, is a strategic priority for the School. Enhanced facilities and resources will improve the quality of opportunities for students to excel in their chosen fields, provide new modern learning areas for classroom teaching and encourage girls' personal, intellectual and physical development.

These facilities are planned at the site of the existing oval, adjacent to New South Head Road and will involve replacement of the current oval, rooftop tennis and multi-sport courts. These plans replace a previously approved proposal for works situated above the Music block. The new design ensures neighbouring properties maintain important harbour views by excavating below the existing playing field area, resulting in a reduction in overall height compared to the approved proposal Kambala holds for the Music Centre precinct.

Once completed, the structure will remain well below New South Head Road, so the addition will have minimal impact on neighbouring city harbour views.

### Facilities will include:



Spaces for future classrooms to cater for smaller class sizes



A new multi-purpose gym for sports and assemblies



Covered outdoor learning area (COLA)



Existing oval and sports surfaces reinstated on the roof



Landscaping to integrate new facility with the School campus



Spaces to support our students' wellbeing and help them SHINE

*Artist impression of Kambala Sports Precinct from New South Head Road.  
Source: Allen Jack + Cottier*







### Enhancing our historic campus

Kambala is the proud home to a number of significant heritage listed items. The former Tivoli Estate, including the original Tivoli Building (c.1841) and two heritage-listed Norfolk Island Pines.

One of the Key Pillars in the Kambala Strategic Plan 2019–2023, Sense of Place, stipulates our goal to protect and enhance our historic campus for future generations. Taking these steps now will ensure the School campus maintains its significant heritage value to Rose Bay.

### Traffic and access

We recognise that traffic is a high priority for our neighbours. The COVID-19 pandemic has disrupted our before and after school traffic management and we acknowledge and apologise for the impact this has had. We appreciate your patience as we address these challenges. On completion, we do not anticipate that the Sport, Wellbeing and Senior Learning Precinct will generate an increase in traffic or parking demand in the School's immediate vicinity.

Kambala currently operates with a traffic management plan that involves staggered drop-off and pick-up times to minimise disruption to neighbours, which would remain in effect throughout construction and beyond completion of the new facilities.

To aid our traffic management efforts, we are currently developing a Kambala Green Travel Plan. The goal of the Green Travel Plan is to promote greater utilisation of public transport, walking and cycling as a means of getting to School. Staff and students alike will be encouraged to adopt this framework; to improve staff commuting, a minibus to Edgecliff Station and the Ferry Wharf will be provided.

### Planning pathway



A State Significant Development Application (SSDA) is being prepared and will be lodged with the NSW Department of Planning, Industry and Environment (DPIE) in coming weeks.

It is likely the SSDA will be exhibited by DPIE in late-2020.

Construction of the Precinct is subject to securing funding.

### Have your say

You can contact Lauren from the Urbis Engagement team at any time on **1800 244 863** or email [engagement@urbis.com.au](mailto:engagement@urbis.com.au) for further information or to share your ideas.



