

## Consultation Summary Report



## Project 'Archimedes' Wenona School, North Sydney

Volume 1 of 1

3 June 2015 ■ 14448

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3/06/2015

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3/06/2015

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## 1.0 Executive summary

Wenona School engaged JBA to provide communications and stakeholder engagement services for Project 'Archimedes', which includes Wenona's plans to upgrade existing facilities to new, innovative educational, teaching and sporting facilities at the senior school campus in North Sydney.

The consultation program facilitated engagement with the local community, neighbours and key stakeholders to present the initial plans and gather feedback. The input received during the initial consultation process has been considered during the preparation of a State Significant Development Application (SSDA), which will be lodged with the Department of Planning and Environment (DP&E).

The purpose of the consultation program was to ensure that all stakeholders were informed about the proposal, had the opportunity to provide feedback and ask questions prior to the submission of the SSDA.

The communications and stakeholder engagement activities included:

- Postcard notification to neighbours and local residents to promote consultation opportunities
- Stakeholder briefings with DP&E, North Sydney Council and the Stanton Precinct Committee
- Consultation session with the residents of Regency Park Apartments
- A community information stall at the North Sydney Market on Miller to enable the wider community to view the plans and provide feedback.

### Consultation outcomes overview

Wenona and JBA met with key local and state government stakeholders in November 2014 to inform them of plans to submit a SSDA and seek initial feedback. The key topics discussed included:

- Project outline and the State Significant development process
- Issues related to zoning, height and floor space controls
- A review of the preliminary architectural plans
- Community consultation opportunities.

A follow up meeting was initiated by Wenona's Principal and Business Manager to meet with North Sydney Council on the 7 May 2015 and provide an update on the progress of the project.

A consultation session was held with residents of Regency Park Apartments on 6 May 2015 to discuss key issues, specifically related to the interface with the proposed new building and the neighbouring apartment building. The key topics discussed included:

- View impacts and set backs
- Height and overshadowing
- Noise
- Façade treatments
- Construction impacts
- Traffic and car parking.

A total of 96 people attended the community information stall held on 9 May 2015 at the North Sydney Market on Miller, with approximately 40 people

engaging in one-on-one conversations with the project team. The feedback received during this session was generally positive, with the majority of people interested in finding out more information about the proposal.

## 2.0 Introduction

### 2.1 Purpose of report

This consultation summary report documents the outcomes of the engagement activities conducted as part of Project 'Archimedes'. This report has been prepared by JBA on behalf of Wenona to inform the SSDA.

The engagement was undertaken as part of Wenona's initiative to be a good neighbour and fulfil the Secretary's Environmental Assessment Requirements, which were to consult with:

- Local and state government authorities, in particular North Sydney Council
- Service providers
- Community groups
- Affected landowners.

A summary of the consultation outcomes is included within the Environmental Impact Statement (EIS). The EIS also identifies the changes that have been made to the SSDA as a result of stakeholder consultation.

### 2.2 Background - Project 'Archimedes'

Project 'Archimedes' includes a proposal to provide new, modern learning spaces to replace inefficient and outdated teaching facilities at Wenona and to deliver more contemporary models of teaching and learning.

The proposal seeks to provide innovative educational, teaching and sporting facilities, which will enable an enhanced learning environment for students and teachers.

The project involves:

- Demolition of existing buildings to allow the construction of a new building (three storeys above ground and three storeys below ground) at 263-265 Miller Street, including up to four storeys below ground to provide:
  - An underground 25 metre swimming pool and a learn-to-swim pool
  - Teaching spaces and staff areas for Science, Technology, Engineering and Mathematics
  - Personal Development, Health and Physical Education facilities
- A realigned pedestrian footbridge connecting Elliott and Walker Streets over the road
- New connections, change rooms and a new lift at the Miller Street campus
- Landscaping and new trees.

### 3.0 Community and stakeholder engagement overview

JBA implemented a strategic engagement process that provided stakeholders and the community with an opportunity to learn more about the proposal, participate in open conversations with the project team and be given a forum whereby they can provide feedback on the project.

JBA was guided by the International Association of Public Participation's core values and principles to ensure that the engagement process was open and transparent.

The objectives of the consultation program were to:

- Develop effective, two-way communication with stakeholders, the community and neighbours
- Provide accurate and relevant information about the project to the community and businesses to increase understanding of the project
- Proactively engage with key stakeholders and the community to provide opportunities for them to comment on the plans at key stages
- Ensure the project team has an opportunity to incorporate stakeholder feedback into the development application
- Minimise the opportunity for speculation and misinformation about the planning process by ensuring there are no information gaps.

A range of communications and engagement methods were implemented for this project to meet the consultation objectives and are outlined in the table below.

Consultation technique	Outcome
Postcard	<p>A total of 500 postcards were distributed to the local community.</p> <p>The postcard included project information, details of the information stall and email address to provide feedback. A copy of the postcard is at <b>Attachment A</b>.</p> <p>A GPS tracker shows the distribution area at <b>Attachment B</b>.</p>
<b>Meetings with stakeholders</b>	
Department of Planning and Environment North Sydney Council	JBA and APP held briefings with the Department of Planning and Environment and North Sydney Council to inform them of the project and seek initial feedback on the preliminary scheme.
Consultation with the Stanton Precinct Committee	Wenona School attends monthly meetings with the Stanton Precinct Committee to provide project updates.
Consultation with Regency Park Apartments	<p>JBA facilitated a briefing session with residents of the Executive Committee of the Regency Park Apartments to present the indicative plans and seek feedback, specifically about the interface of the proposed building and the Regency Park building.</p> <p>See <b>Attachment C</b> for a copy of the presentation that was delivered by JBA.</p>
<b>Community engagement</b>	
Community information stall at the North Sydney Market on Miller.	Local residents were invited by postcard notification to the community information stall at the North Sydney Market on Miller on Saturday 9 May 2015. The purpose of this community information stall was to provide a convenient and accessible platform for engagement. Display boards provided attendees with detailed information about key aspects of the project. See <b>Attachment A</b> for a copy of the display boards.

## 4.0 Stakeholder meetings

### 4.1 Department of Planning and Environment

**Date:** 5 November 2014

**Location:** Department of Planning and Environment (DP&E), 33 Bridge Street, Sydney

**Attendees:**

- Gordon Kirkby - Director, JBA
- Greg Carmichael - Director, APP
- Chris Wilson - Executive Director - Major Projects Assessment, DP&E
- Ben Lusher - Manager - Key Sites and Social Projects, DP&E

APP and JBA met with DP&E planning staff to discuss the proposed plans and preparation of the SSDA. The meeting outcomes are outlined below.

#### Architectural design

- DP&E noted that the proposed development was consistent with the bulk and scale of the built form surrounding the site.
- DP&E acknowledged that the non-compliance with the non-residential floor space provisions within the North Sydney Local Environmental Plan 2013 was a land-use issue and accepted that the development controls that applied to the site were not particularly appropriate for educational uses.
- The controls are more suitable for mixed used developments.

#### Height and floor space

- DP&E acknowledged that the floor space controls restricted a school development but would not restrict other forms of development on the site from achieving the allowable building envelope. This would have been an unintended consequence of the non-residential floor space control.
- They also acknowledged that a CDC compliant scheme would not be the best outcome for the site from the point of view of the buildings impacts on adjoining residences.
- DP&E would accept a Development Application with a request to significantly vary the height by 20% and non-residential floor space standards, they would deal with the proposed variations on a merit basis.

#### Determination

- DP&E advised that the Development Application may be determined by the Planning and Assessment Commission (PAC). While the Development Application would be subject to merit assessment, DP&E would be prepared to recommend approval, notwithstanding the non-compliances, although the PAC may decide otherwise.
- DP&E also advised that a strong Council objection to the proposed floor space and height control variations may resonate with the PAC. They suggested that Wenona should brief Council on the proposed development and outline the reasons for the variations to development standards.

## 4.2 North Sydney Council

**Date:** 19 November 2014

**Location:** North Sydney Council

**Attendees:**

- Gordon Kirkby - Director, JBA
- Greg Carmichael - Director, APP
- George Yohannis - Executive Assessment Officer - Development Services, North Sydney Council
- Stephen Beattie - Manager - Development Services, North Sydney Council

APP and JBA held a meeting with North Sydney Council to inform them of Wenona's plans to submit a SSDA with the DP&E and Environment. The meeting outcomes are outlined below.

### Zoning

- Council advised that the B4 zone and associated controls were not appropriate for a school and that the use is unique in the context of the LEP provisions and flexibility was warranted for this development.

### Floor space and height

- Council stated that they had no objection to the 300% variation in floor space controls.
- Council noted that the non-residential floor space control was aimed at requiring non-residential uses to vary the standard to reduce floor space.
- Council was comfortable with the 12 metre height of the building as it is consistent with the Miller Street context.

### Architectural design

- The preliminary TZG plans for the development were presented to Council.
- Council was supportive of Wenona pursuing a design solution for the development that responds to the site, rather than a complying development solution.
- Council was comfortable with the design, particularly the activation of Miller Street.

### Consultation and additional comments

- Council would like to be consulted on the design as it progresses, prior to lodgement of the Development Application.
- Council enquired if the proposal would result in increased student numbers, Wenona confirmed that increasing students was not the purpose of the development.
- Council also advised that their comprehensive Local Environmental Plan was unlikely to be reviewed for another three or four years. They appreciated that the current controls were not optimal for the school.
- Council encourages schools to take a master plan approach to their campuses and indicated that they were happy to work with Wenona School if their controls needed changing during this interim period.

## 4.3 Stanton Precinct Committee

**Date:** Monthly

**Attendees:**

- Members of the Stanton Precinct Committee
- Andrew Leake - Business Manager, Wenona School
- Dr Briony Scott - Principal, Wenona School

Wenona School met with the Stanton Precinct Committee on a monthly basis to provide regular project updates and respond to questions about the proposed development.

## 4.4 Regency Park Apartments residents

**Date:** 6 May 2015

**Time:** 6.30pm - 7.30pm

**Location:** Independent Theatre, 269 Miller Street, North Sydney,

**Attendees:** 13 apartment owners - units 11, 21, 26, 31, 32, 38, 39 and 40

JBA facilitated a briefing session with the Executive Committee of the Regency Park Apartments to present the indicative plans and seek feedback, specifically about the interface of the proposed building and the Regency Park building.

As a neighbour of the school, Regency Park Apartments is a key stakeholder for this project and it was important for residents to receive a detailed briefing and have open conversations with the project team.

The presentation provided an overview of the indicative scheme and key issues relating to the interface between Regency Park and the proposed new building. Please see **Attachment C** for a copy of the presentation. The key issues raised during this meeting and the project team's responses are outlined below.

**Question:** Will the new additions on the Miller Street frontage be treated like the existing childcare centre?

**Answer:** No, the new building will be modern, open and heavily landscaped. The new building will be more sympathetic to the Miller Street streetscape.

**Question:** If this proposal is approved, where will the childcare centre be located?

**Answer:** The childcare centre only has capacity for 50 children. The childcare centre is relocating to St Leonards and this will allow them to increase capacity to 100 children.

**Question:** I am concerned with the height of the proposed new buildings.

**Answer:** The new building will step down and follow the topography of the land so that the 12 metre height will be consistent throughout. The school has been conscious when designing the building to ensure that it would have minimal impact where possible.

**Question:** Will the proposed building overshadow our courtyards?

**Answer:** It won't overshadow the courtyards as the new building will be to the south of Regency Park, therefore there will be no overshadowing impacts.

**Question:** What does the dotted line present on the plan?

**Answer:** This dotted line represents the height of the Regency Park Apartments to provide a point of comparison with the proposal.

**Question:** Apart from the issue of light, will airflow and ventilation be a problem? Will there be a gap between the southern end of Regency Park and the proposed building?

**Answer:** Council's planning controls require setbacks from balconies and living areas.

**Question:** What will be the impact on noise?

**Answer:** We will undertake an acoustic assessment which will monitor the noise levels. The design of the proposal will try to minimise the impact of noise to Regency Park.

**Question:** Will the swimming pool be contained underground? What sorts of chemicals will be used in these pools?

**Answer:** Yes, they will be located underground. We are exploring technologies that will provide a safer environment for students and will endeavour to minimise the smell of chlorine.

**Question:** How long will the demolition and construction phase take?

**Answer:** We are unsure of how long demolition and construction will take at this stage as we currently are in the planning phase. We estimate a period of at least 18 months for construction. In terms of construction noise, we have engaged an acoustic specialist to undertake a noise assessment.

**Question:** During demolition, will traffic be impacted along Elliot Street?

**Answer:** We are unsure of the traffic impacts at this stage. It will depend on which contractor we engage as each contractor will have different procedures for demolition. We would also have to comply with Councils requirements. We will make sure that you are given sufficient notice before any works were to commence.

**Question:** Will there be any impacts on car parking?

**Answer:** The proposed development is not intended to impact student or staff numbers, therefore no increase in traffic is anticipated. The proposed development would require the removal of approximately 14 on-site parking spaces. To offset this loss of parking, Wenona is considering leasing spaces in various commercial buildings in North Sydney, if required, which will mitigate any impact on local street parking. The number of leased spaces is yet to be determined and will be negotiated in conjunction with the staff green travel plan, which seeks to reduce the number of parking spaces at the school. Wenona also has a Green Travel Plan, which encourages active modes of transport.

**Question:** Are you going to keep the electricity substation on your land?

**Answer:** The current electricity poles that service the childcare centre will be removed. Wenona School is including an electricity kiosk within the proposal to service the building.

**Question:** I have a concern with excavating three levels underground.

**Answer:** We have previously undertaken a similar process with excavation of the gymnasium. The proposed swimming pools will undertake a similar process. We have completed geo-technological testing, which shows that there is sandstone underground.

**Question:** What sort of treatment is proposed for the roof?

**Answer:** The roof is proposed to be metal. We are currently looking at various treatments to mitigate visual impacts and reflection.

**Question:** An aged care facility around the corner has been approved for 14 storeys with the Department of Planning and Environment. As a result, we are worried about the planning process for this proposal.

**Answer:** This project is classified as State Significant Development and the Department of Planning and Environment is the determining authority. With this in mind, we are committed to undertaking a consultative approach throughout the planning process and we want to be transparent with the proposed plans.

**Question:** Is it possible to have a better concept as this one is difficult to understand.

**Answer:** There will be a greater level of detail provided as the planning process is progressed. You will have more opportunities to view the plans and provide comments during the public exhibition period.

**Question:** A rooftop garden would be nice. A space that could be trafficable and used by students.

**Answer:** Thanks for the feedback, we will consider this suggestion as part of the preparation of the SSDA.

**Question:** A 3D model would be helpful to increase our understanding of the proposal.

**Answer:** We will endeavour to provide you with as much information and tools to help you understand the project.

**Question:** How will you manage asbestos during construction?

**Answer:** Asbestos removal and management in NSW is regulated under the Occupational Health and Safety Act 2000 and Occupational Health and safety Regulation 2001. The handling of asbestos work must be carried out in accordance with the National Occupational Health and Safety Commission.

Any contaminated material found during demolition or construction would be classified first and then stored, transported and disposed of in accordance with the relevant requirements.

**Comment:** Could you please give some consideration to removing the current metal structures on the roof?

**Comment:** Please communicate when noisy works will occur so that we can arrange time away from our unit.

**Comment:** The current height of the proposal is moderate and I don't think this type of building will be able to accommodate the school's needs in 20 years' time. You should consider increasing the height.

## 4.5 Community information stall

**Date:** 9 May 2015

**Time:** 8am - 3pm

**Location:** the North Sydney Market on Miller, Miller Street

**Facilitators:**

- Kate Tudehope - Senior Planner, JBA
- Alyse Phillips - Communications Coordinator, JBA
- Andrew Leake - Business Manager, Wenona School

**Attendees:** 96 community members

JBA held a community information stall at the North Sydney Market on Miller to present key aspects of the project to the wider community.

The community information stall enabled engagement and constructive conversations with local community members who were interested in the future development of their local community.

A total of 96 people dropped by the information stall, with approximately 40 community members engaging in conversations with the project team about the proposed development.

The display boards conveyed key messages about the project including background, new facilities, design elements, visual elements, noise construction and information on the planning process. See **Attachment A** for a copy of the display boards.

Attendees who visited the community information stall included:

- Local community members
- Residents of Regency Park Apartments
- Wenona School students and parents.

The table below outlines the questions received from community members at the market stall and the project team's responses. Overall, the feedback received during the day was quite positive with the majority of people interested in finding out more information about the project.

Theme	Community feedback and responses
Overshadowing	<p><b>Question:</b> I live on the ground floor of the Regency Park Apartments, have you considered the overshadowing impacts on my courtyard? Have you considered a larger setback?</p> <p><b>Answer:</b> The building will provide minimal overshadowing to your courtyard. However, we do recognise that sunlight to your courtyard will be reduced. The light well has been designed as a glass structure (rather than a brick wall) to enable light to continue to enter into this space.</p>
Privacy	<p><b>Question:</b> I live on the ground floor unit of the Regency Park Apartments, have you considered using a leafy treatment on the light well? This design may be more aesthetically pleasing and may help to increase privacy.</p> <p><b>Answer:</b> Thank you for this suggestion. We will consider all community suggestions to increase the provision of privacy to Wenona School and our neighbours.</p>
Building height	<p><b>Question:</b> How tall with the building be?</p> <p><b>Answer:</b> The proposed development has been designed to predominately a height of 12 metres to match the streetscape. The height of the building follows the topography of the land. The proposed height does exceed the current Local Environmental Plan limit of 10 metres.</p>
The proposal	<p><b>Question:</b> What does the proposal involve?</p> <p><b>Answer:</b> The proposed plans feature new modern learning spaces to replace inefficient and out-dated teaching facilities and enable Wenona to deliver more contemporary models of learning and teaching. The proposal includes:</p> <ul style="list-style-type: none"> <li>■ Demolition of existing buildings to allow the construction of a new building (three storeys above ground and three storeys below ground) at 263-265 Miller Street, including up to four storeys below ground to provide:</li> </ul>

	<ul style="list-style-type: none"> <li>– An underground 25 metre swimming pool and a learn-to-swim pool</li> <li>– Teaching spaces and staff areas for Science, Technology, Engineering and Mathematics</li> <li>– Personal Development, Health and Physical Education facilities</li> </ul> <ul style="list-style-type: none"> <li>■ A realigned pedestrian footbridge connecting Elliott and Walker Streets over the road</li> <li>■ New connections, change rooms and a new lift at the Miller Street campus</li> <li>■ Landscaping and new trees.</li> </ul>
Construction impacts	<p><b>Question:</b> I'm a resident of the Regency Park Apartments, how will construction impacts be managed?</p> <p><b>Answer:</b> We appreciate the close proximity to our neighbours. Neighbours will be notified before construction commences and regular updates will be provided during construction. A Construction Management Plan will be prepared to outline how potential impacts will be managed.</p> <p><b>Question:</b> What timeframe are you looking at before you will be able to start works?</p> <p><b>Answer:</b> We are hoping to commence works mid-2016.</p> <p><b>Question:</b> How long will demolition and construction take?</p> <p><b>Answer:</b> Wenona School will have to manage construction carefully. We are unsure of how long demolition and construction will take at this stage as we currently are in the planning phase. We estimate a period of at least 18 months to complete construction.</p> <p><b>Question:</b> Will construction noise be managed during construction?</p> <p><b>Answer:</b> Details on construction working hours will be detailed in the Construction Management Plan. This plan will specify the timeframes for noisy works and notification to neighbours prior to the commencement of works.</p>
Noise	<p><b>Question:</b> Will I experience noise impacts as a result of this development?</p> <p><b>Answer:</b> The outcomes of a noise assessment demonstrate that operational noise associated with the new swimming pools and educational facility is predicted to be within the criteria recommended by the Environmental Protection Authority.</p>
Visual amenity	<p><b>Question:</b> Have you thought about including a garden on the rooftop of the building?</p> <p><b>Answer:</b> Thank you for this suggestion. We will consider all community suggestions to minimise visual impacts as part of the preparation of the SSDA.</p> <p><b>Question:</b> Have you considered painting the roof with cream and earth based colours so that it blends into the surrounding landscape and environment?</p> <p><b>Answer:</b> Thank you for this suggestion. We will consider all community suggestions to minimise visual impacts as part of the preparation of the SSDA.</p>

Traffic and parking	<p><b>Question:</b> What will be done to manage the loss of parking?</p> <p><b>Answer:</b> The proposed development is not intended to impact student or staff numbers, therefore no increase in traffic is anticipated. The proposed development would require the removal of approximately 14 on-site parking spaces. To offset this loss of parking, Wenona is considering leasing spaces in various commercial buildings in North Sydney, if necessary, which will mitigate any impact on local street parking. The number of leased spaces is yet to be determined and will be negotiated in conjunction with the staff green travel plan, which seeks to reduce the number of parking spaces at the school. Wenona also has a Green Travel Plan, which encourages active modes of transport.</p> <p><b>Question:</b> Have you considered the traffic impacts during construction? Will trucks be directed down Elliot Street?</p> <p><b>Answer:</b> We are still in the early stages of planning for this project and this level of detail is still to be determined. Traffic movements during construction will depend on which contractor we engage, as each contractor will have different procedures. However we will comply with Council's requirements and provide sufficient notice before any works commence.</p>
About Wenona School	<p><b>Question:</b> How long has Wenona School been in operation for?</p> <p><b>Answer:</b> Wenona School was established in 1886. It has been in operation for a period of 129 years.</p>
Increase in student numbers	<p><b>Question:</b> Will the proposal increase student numbers?</p> <p><b>Answer:</b> No, the proposal does not aim to increase student or staff numbers.</p>
The proposed swimming pool	<p><b>Question:</b> The picture on the postcard wasn't detailed enough. Will the pool be located underground?</p> <p><b>Answer:</b> Yes, the swimming pool will be located underground. We are also exploring technologies that will provide a safer environment. There won't be a significant smell like the one that you would get from chlorine.</p> <p><b>Question:</b> Will the members of the public be able to use the pool during non-school hours.</p> <p><b>Answer:</b> We haven't looked into this idea at this stage, however we will consider this suggestion once the new facilities are operational.</p>
Community consultation	<p><b>Question:</b> Do you expect any push back from the community?</p> <p><b>Answer:</b> Wenona School is committed to open and transparent consultation, which aims to alleviate concerns. We are committed to being a good neighbour and continuing our longstanding, positive relationship with the local community.</p>
Planning Process	<p><b>Question:</b> What stage of the planning process are you up to?</p> <p><b>Answer:</b> Wenona School is undertaking community and stakeholder consultation prior to lodgement of the State Significant Development Application.</p> <p>The SSDA will be submitted to the Department of Planning and Environment in the coming weeks.</p>
The Preschool	<p><b>Question:</b> Will the preschool be relocated?</p> <p><b>Answer:</b> The preschool only has capacity for 50 children and this facility is no longer meeting their needs. The preschool is relocating to St Leonards and this will allow them to increase capacity to 100 children.</p>

General  
comments

The design of the building is very modern.



**Figure 1** – Community information stall at the North Sydney Market on Miller.  
*Source: JBA*



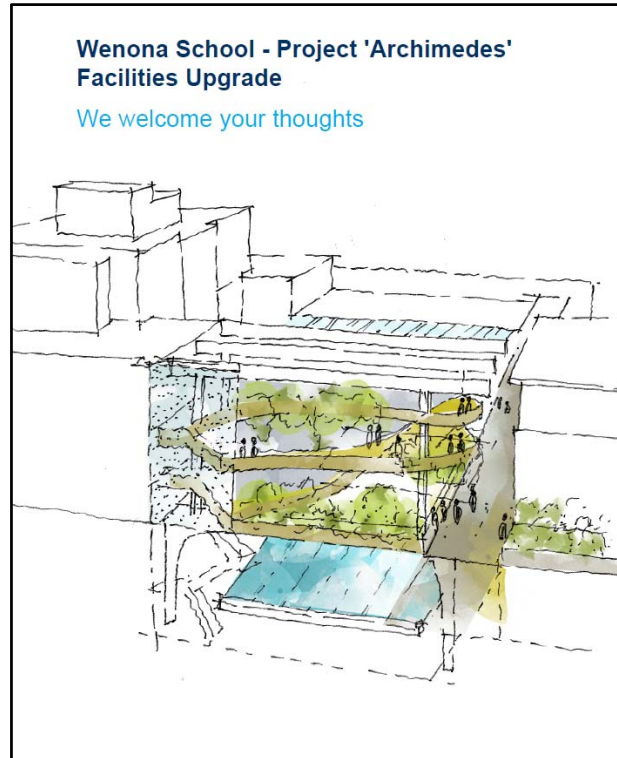
**Figure 2** – Community information stall at the North Sydney Market on Miller.  
*Source: JBA*

## 5.0 Next steps

There will be further consultation opportunities as part of the formal public exhibition of the State Significant Development Application run by the Department of Planning and Environment in the coming months.

## 6.0 Attachment A – Communication materials

### 6.1 Postcard



#### Wenona School - Project 'Archimedes' Facilities Upgrade

We welcome your thoughts

Dear Resident/Business Owner,

Wenona School is seeking to redevelop part of the campus at Miller and Elliott streets.

Project 'Archimedes' would provide educational, teaching and sporting facilities for Wenona staff and students.

Wenona would like to consult with the community and stakeholders during the early stages of the project.

We invite you to have your say and learn more about the plans by visiting our community information stall and having a chat with the project team.

The community information stall will be held on **Saturday 9 May 2015** at the North Sydney Markets, Civic Park, 220 Miller Street, North Sydney. We will be there from **8am until 3pm**.

For more information:


☎ Phone (02) 9956 6962 during business hours

✉ [talkwenona@jbaurban.com.au](mailto:talkwenona@jbaurban.com.au)



Wenona

## 6.2 Display boards



### Welcome

#### Project 'Archimedes'

Welcome to our community information stall about Project 'Archimedes', a proposal to redevelop part of the Wenona Senior School campus on Miller and Elliott Streets, North Sydney.

#### The need for new school facilities

The proposed plans feature new, modern learning spaces to replace inefficient and out-dated teaching facilities and enable Wenona to deliver more contemporary models of teaching and learning.

It would also provide innovative educational, teaching and sporting facilities, which will enable an enhanced learning environment for students and teachers. Learning spaces will support formal and informal teaching methods, incorporating group collaborative spaces as well as places for quiet study.

A State Significant Development Application will be prepared for this project, which will be submitted to the Department of Planning and Environment.

#### We want to hear your thoughts



As part of the North Sydney community, Wenona is keen to consult with the local community and stakeholders during the planning process. Please feel free to speak to a member of the project team today, ask questions and provide your feedback. Your feedback will be considered during the preparation of the State Significant Development Application.

#### About Wenona

Established in 1886, Wenona is a global learning community, educating and empowering young women to serve and shape their world. Wenona offers a caring community and vibrant learning environment for boarders and day girls, Kindergarten to Year 12, in the heart of North Sydney.

Note: Artist's impressions and images are indicative

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Wenona

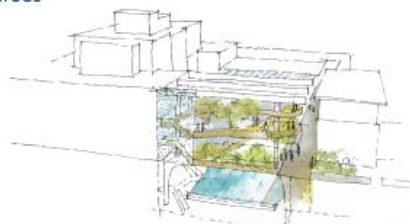


## Project 'Archimedes' Overview

### The Proposal

Project 'Archimedes' includes a range of new facilities for staff and students including:

- Demolition of existing buildings to allow the construction of a new three storey building at 263-265 Miller Street, including up to four storeys below ground to provide:
  - An underground 25 metre swimming pool and a learn-to-swim pool
  - Teaching spaces and staff areas for Science, Technology, Engineering and Mathematics
  - Personal Development, Health and Physical Education facilities
- A realigned pedestrian footbridge connecting Elliott and Walker Streets over the road
- New connections, change rooms and a new lift at the Miller Street campus
- Landscaping and new trees



Note: Artist's impressions and images are indicative

### Uplifting Miller Street

The proposed redevelopment of the school will also deliver wider public benefits, including:

- A new building of high architectural standard; the result of a competitive design process
- Maintaining the heritage significant building adjacent to the development site, while providing new facilities that are sympathetic to the heritage characteristics and compatible with the surrounding buildings
- Improvements to frontages along Miller and Elliott Streets
- Improved disability access



Wenona



## Project 'Archimedes' Design

### Design competition

A design excellence competition was undertaken for Project 'Archimedes', with three leading architecture firms submitting designs. TZG Architects created the winning design, which featured a high quality architectural scheme and finishes.

### High quality design principles

- The proposed design considers evolving educational requirements, while capturing high quality aesthetics for a range of learning spaces.
- The existing learning environment includes a blend of heritage and new spaces. The design of the new development seeks to continue this theme and is sympathetic to the surrounding buildings.
- The innovative design creates an open environment, bringing the outdoors inside. A range of durable, high-quality materials have been selected to complement the existing buildings.
- Planting on the East and West facades will soften the building and provide environmental benefits.
- A range of design options and façade treatments would be considered to minimise visual impacts.

### Environmentally sustainable development

Wenona is committed to a number of long term sustainability outcomes. The building will be designed to operate with progressive environmental performance, incorporating landscaping and environmentally sustainable design features.

Sustainably designed learning spaces will be connected with outdoor environments. Gardens and outdoor learning spaces will provide unique spaces for collaboration and reflection.

Note: Artist's impressions and images are indicative



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## Visual

### Height

- The proposed development has been designed to a 12 metre height, to match the streetscape and per education facility guidelines. The proposed height exceeds the current Miller Street mixed use height limit of 10 metres.

### Overshadowing

- Shadow diagrams prepared by TZG demonstrate that the positioning of the site to the south of the adjoining residential development means that overshadowing impacts are limited.

### View impacts

- A view analysis undertaken by Richard Lamb and Associates demonstrates localised view impacts. The northern facade of the new building has been carefully considered to mitigate privacy and proximity impacts on the adjoining neighbours. The proposal includes a range of treatments to ensure visual impacts are minimised.



Miller Street Elevation  
Note: Artist's impressions and images are indicative



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## Operational Noise and Construction

### Operational noise

- The outcomes of a noise assessment demonstrate that operational noise associated with the new swimming centre and educational facility is predicted to be within the criteria recommended by the Environmental Protection Authority.
- The design features a glass atrium, which will be the closest point to the adjoining Regency Apartment building. The atrium will be acoustically treated and constructed from a minimum of 6.38mm glass. The noise assessment indicates that anticipated noise will not exceed the required daytime noise level criteria.

### Construction management

- During the construction of the development, an on-site work zone would be established within the western part of the campus, between Miller and Elliott Streets, which would also provide access to the site.
- We appreciate the close proximity of our neighbours and a construction management plan will outline how we will minimise disruptions during construction
- Our neighbours will be notified before construction commences and regular updates will be provided during construction.



Note: Artist's impressions and images are indicative



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## Planning Process and Next Steps

1

On behalf of Wenona School, JBA requests Secretary's Environmental Assessment Requirements (SEARs) and prepares an Environmental Impact Statement (EIS) and State Significant Development Application (SSDA) to address SEARs

2

### We are here

Underlake initial stakeholder and community consultation. Engagement outcomes to be included in the EIS

3

EIS and SSDA are lodged with the Department of Planning and Environment (DP&E) for assessment

4

DP&E places EIS and SSDA on public exhibition to enable the community, state agencies and stakeholders to view plans

5

DP&E analyses submissions and instructs Wenona School/JBA to make amendments to the EIS and SSDA, if required

6

EIS and SSDA are assessed by the DP&E

7

Final determination is made by the Minister or Planning and Assessment Commission

Thank you for visiting today's information stall about 'Project Archimedes.'

Please fill out a feedback form so that your suggestions, concerns or support for the project can be considered for the State Significant Development Application, which will be lodged with the Department of Planning and Environment.

The Department of Planning and Environment will then place it on exhibition for up to 45 days. At this time, you will have another opportunity to view the plans and make a submission to the Department of Planning and Environment.

For more information:

☎ Phone (02) 9956 6962 during business hours

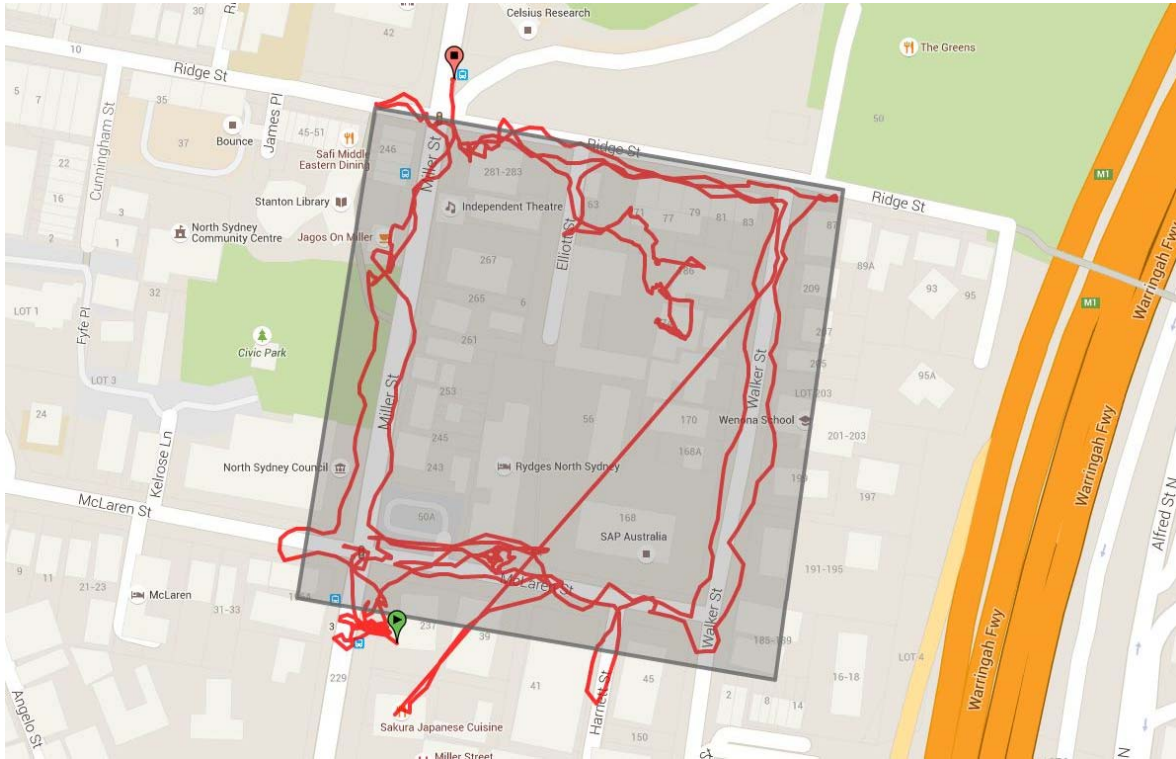
✉ Email [talkwenona@jbaurban.com.au](mailto:talkwenona@jbaurban.com.au)

Note: Artist's impressions and images are indicative



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## 7.0 Attachment B – Postcard distribution



## 8.0 Attachment C – Executive Committee of Regency Park Apartments Meeting - Presentation

