

LINDFIELD LEARNING VILLAGE

STAGE 2 & 3– AGENCY CONSULTATION OUTCOMES REPORT

2ND SEPTEMBER 2019
FINAL
PREPARED FOR SCHOOLS INFRASTRUCTURE NSW

URBIS

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director	Alaine Roff
Consultant	Jarrad Statham
Consultant	Katie Weaver
Project Code	P%9040
Report Number	FINAL

TABLE OF CONTENTS

1.	Introduction	1
1.1.	Overview	1
1.2.	Purpose.....	1
2.	The Proposal – Stage 2 and 3	3
3.	Consultation Process	7
3.1.	Purpose of Consultation	7
3.2.	Overview of Activities.....	7
4.	Summary of Feedback.....	8
4.1.	Overview	8
5.	Consideration of Feedback.....	12
6.	Conclusion	14
	Disclaimer	16

1. INTRODUCTION

1.1. OVERVIEW

This Agency Consultation Report has been prepared on behalf of the NSW Department of Education and School Infrastructure NSW (the Applicant). It accompanies a Response to Submissions Report (RtS) in support of State Significant Development Application (SSD 16_8114) for Lindfield Learning Village (the site).

This report describes the agency consultation process, the issues raised and where the design of the development has been amended in response to these issues in accordance with the original SEARS issued 16 December 2016.

On 24 October 2018 the Minister for Planning granted partial development consent to SSD 8114 for Phase 1 construction and operation of a new school for 350 students. The remainder of SSD 8114 (as originally proposed) has not yet been granted consent and has been subject to further investigation, assessment and engagement with the relevant agencies (DPE, RFS, OEH, RMS, TfNSW) and Council.

The Response to Submissions and supporting documents seek approval for the remainder of SSD 8114, being:

Phase 2(a):

- Minor internal works within the approved Phase 1 area to accommodate an additional 35 students.
- The additional 35 students (a total of 385 enrolled students) is needed for Day 1 Term 1 2020, prior to Phase 2(b) being completed.
- Phase 2(a) will occur immediately on approval to allow the additional students for Day 1 Term 1 2020.

Stage 2(b) of construction:

- Works to accommodate 1,050 students (including the approved 350).
- Repurposing of the Phase 1 area.
- A loop road around the southern portion of the site for emergency vehicles, buses and drop off and pick up vehicles.

Stage 3 of construction:

- Works to accommodate an additional 950 students in the western wing of the building.

Vegetation management will be required to achieve the necessary APZ. The SSD does not seek approval for vegetation management outside the site boundary. Any vegetation management outside the site boundary is subject to a separate approval under Part 5 of the EP&A Act issued by OEE&S.

1.2. PURPOSE

This report documents the agency consultation process, feedback received and considerations in response to the feedback of the relevant stakeholders of this Response to Submissions. These stakeholders include the following agencies:

- NSW Department of Planning and Environment (**DPE**);
- Ku-ring-gai Council (**Council**);
- NSW Environment Protection Authority (**EPA**);
- Rural Fire Service (**RFS**);
- NSW Roads and Maritime Services (**RMS**);
- Sydney Water (**SW**);
- NSW Office of Environment and Heritage (**OEH**);
- Heritage Council of NSW (**HC**); and
- Transport for NSW (**TfNSW**).

This report has been provided to NSW Department of Education and School Infrastructure NSW to help inform the future planning of the site and will be provided to the Department of Planning and Environment (DP&E) for their consideration as part of the SSDA process.

2. BACKGROUND

The NSW Government announced in 2014 it would convert the former UTS Ku-ring-gai campus into a K-12 school.

The site of the Lindfield Learning Village (LLV) is complex in that it is on a bushland fringe location and its existing buildings are considered good examples of the Brutalist architectural style.

This project has a number of highly engaged stakeholders, including state and local government representatives and agencies, the Parents and Citizens Federation and the community adjacent to the site and the surrounding areas.

2.1. ABOUT THE PROJECT

The NSW Government is investing \$6.7 billion over the next four years to deliver 190 new and upgraded schools to support communities across NSW. In addition, a record \$1.3 billion is being spent on school maintenance over five years. This is the largest investment in public education infrastructure in the history of NSW.

A project is underway to refurbish parts of the former University of Technology Sydney (UTS) Ku-ring-gai site to extend the Lindfield Learning Village K-12 school. Stages 2 and 3 of the projects will include facilities for a total school of 2000 students:

- Phase 2(b) will accommodate 1050 students (including the existing 350 students from stage 1).
- Re-purposing of the Stage 1 area.
- A loop road around the southern portion of the site for emergency vehicles and drop-off and pick-up for buses and other vehicles.
- Phase 3 will accommodate an additional 950 students.

The project will be delivered in three stages to allow the school to grow while meeting the needs of increasing enrolments. Stage 1 was delivered for Term 1 2019 and involved construction of learning spaces and school facilities for up to 350 students.

Project summary:

- Phase 1 is complete
- Phases 2 and 3 are the subject of this RtS.

2.2. COMMUNITY ENGAGEMENT TO DATE

In 2014, extensive community and stakeholder consultation occurred on the best educational model for the Ku-ring-gai site. This included:

- A mind-mixer website to gather opinions regarding the development of an education model
- Pamphlets provided to local libraries and schools
- A letter-drop to nearby residents
- An afternoon tea and tour of the campus
- A public talk by Professor Stephen Heppel, an expert on teaching and learning spaces
- Workshop for teachers, students and parents.

Since 2015, the community has been actively involved in helping to shape the Lindfield Learning Village, with a particular focus on developing the new educational model to be delivered. The community has also had the opportunity to have a say through the planning approval process for the site conducted in 2017.

In 2018, SINSW introduced a consistent community engagement and communications approach across all the school upgrades and new schools being delivered by the NSW Government. A Community Engagement

Plan (CEP) was prepared to meet the needs of the project to communicate and engage with diverse stakeholders.

Engagement through mid-2018 has included face to face community engagement, community newsletters and updates distributed both digitally and through letterbox drops.

Three community newsletters were distributed via a letterbox drop to the surrounding suburbs of the school. The first of these newsletters was also made available at a handful of local schools – Lindfield Public School, Lindfield East Public School, Mowbray Public School, Chatswood Public School and Chatswood High School. The community newsletters were made available on the School Infrastructure website, were posted to the school Facebook group and emailed to contacts on the school database. Content included an overview of the project, an introduction to the Principal, Construction update and details around upcoming information sessions.

Two parent information sessions were held on 12 June and 20 June 2018 at Lindfield Public School. The sessions focused on the educational model being delivered with an opportunity for prospective parents to ask questions of the Principal at the end of the night. Approximately 450 adults attended the first session, with over 700 attending the second.

A further two community drop in sessions were held on 30 June and 28 July 2018 at Lindfield Public School. The community drop in sessions were an opportunity to learn more about the LLV including the educational model, building design and construction, as well as plans around traffic and transport. Members from the project team were on hand to answer questions. Feedback forms were available for community members to provide feedback on the session as well as the project to date. 270 adults attended the first drop in session, with 765 attending the second session.

An information booth was held in December 2018. The purpose of this particular information session was to provide local residents an update on the project.

Additional engagement platforms include a 1800 hotline number managed by School Infrastructure NSW, and a Facebook page and lindfieldlearningvillage@det.nsw.edu.au email address, which are managed by the Principal and her administration team. These digital platforms have been a constant line of engagement with stakeholders from the local community as well prospective parents.

Nearby residents were regularly updated on construction works in the lead up to the school opening, which included notice on out of hours work, the use of a large crane and asbestos removal. These residents, particularly the key stakeholders residing at Dunstan Grove and Crimson Hill, will continue to be updated on works as the project team undertake works to complete Stage 2 and 3.

7th May 2019, the Dunstan Grove Community were provided with a School Tour.

2.2.1. Community Engagement Objectives

School Infrastructure NSW's mission is to provide school infrastructure solutions by working collaboratively with all our stakeholders to create learning environments across NSW that serve our future needs and make us all proud.

The objectives of community engagement objectives are to:

- Promote the benefits of the project
- Build key schools community stakeholder relationships and maintain goodwill with impacted communities
- Manage community expectations and build trust by delivering on our commitments
- Provide timely information to impacted stakeholders, schools and broader communities
- Address and correct misinformation in the public domain
- Reduce the risk of project delays caused by negative third-party intervention
- Leave a positive legacy in each community.

2.2.2. Ongoing Engagement

Following consultation with the stakeholders and the community during Stage 1, SINSW is committed to an ongoing engagement program that will continue to provide the community with accurate and timely

information as well as offer opportunities to provide input and feedback which will be considered throughout planning and development of the project.

2.2.3. Community and Stakeholder Engagement

The following communication and engagement tools, activities, and channels have been and/ or will be employed as part of engaging the two school communities, other key stakeholders and the broader community;

- Key stakeholder and identified community group meetings and presentations
- School and community information sessions
- Project updates
- Work notifications
- Advertisements in local newspapers
- Project email address and phone number
- SINSW Project website - including FAQs

2.2.4. Next Steps (May 2019 – Onwards)

SINSW has a clear commitment to community engagement.

In the short term, next steps include:

- Exempt works, including light demolition in preparation for Stage 2.
- Once business case and SSD approval is received for Phases 2& 3, works will be undertaken to expand the school facilities to provide additional capacity.
- The school will also work closely with the Rural Fire Service (RFS) to achieve the appropriate Asset Protection Zones (APZ) required in a bushfire zone.
- Further community engagement will occur prior to formal lodgement of the Phases 2 and 3 Response to Submissions.

3. THE PROPOSAL – STAGE 2 AND 3

The Response to Submissions and supporting documents seek approval for the remainder of SSD 8114, being (refer Figure 1 below):

Phase 2(a)

- Minor internal works within the approved Phase 1 area to accommodate an additional 35 students.
- The additional 35 students (a total of 385 enrolled students) is needed for Day 1 Term 1 2020, prior to Phase 2(b) being completed.
- Phase 2(a) will occur immediately on approval to allow the additional students for Day 1 Term 1 2020. Phase 2(b) and Phase 3 will likely be constructed at the same time under one contract.

Stage 2(b) of construction:

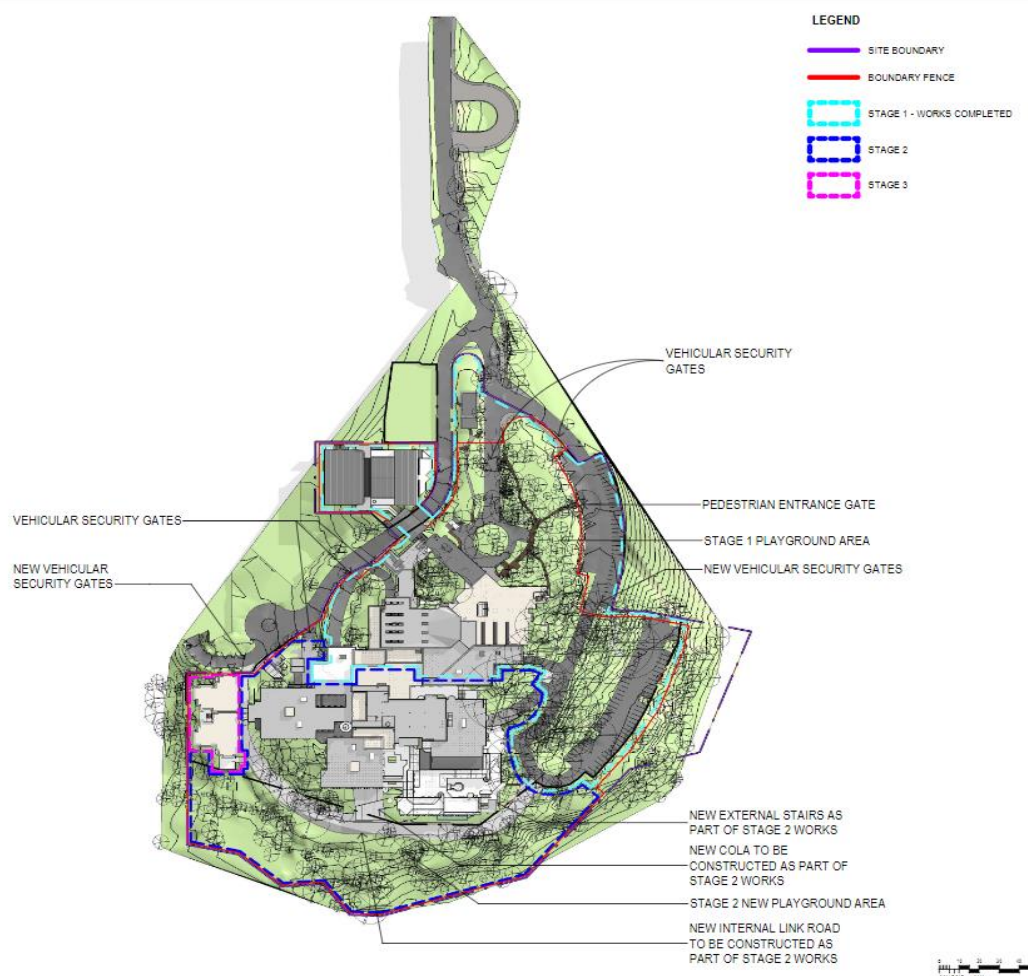
- Works to accommodate 1,050 students (including the approved 350).
- Repurposing of the Phase 1 area.
- A loop road around the southern portion of the site for emergency vehicles, buses and drop off and pick up vehicles.

Stage 3 of construction:

- Works to accommodate an additional 950 students in the western wing of the building.

The SSD does not seek approval for vegetation management outside the site boundary. Any vegetation management outside the site boundary is the subject of separate approval.

Figure 1 – Site Plan



Source: DesignInc

4. CONSULTATION PROCESS

4.1. PURPOSE OF CONSULTATION

The Phases 2 and 3 agency consultation process for Lindfield Learning Village aimed to:

- Fulfil the conditions of consent outlined in SSD 16_8114 – Stage 1 to continue consultation with the relevant agencies for the remaining stages of the Lindfield Learning Village development at the site.
- Invite feedback on ongoing matters identified in the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning on 16 December 2016.
- Provide accurate information about the staging of the proposal and the overall vision for the site.
- Collate feedback and prepare a summary of consultation outcomes, to be made available to the Department of Planning and Environment and the general public.

4.2. OVERVIEW OF ACTIVITIES

Agency consultation was undertaken from May 2019 – July 2019. Consultation activities included:

- A mixture of formal and on-site meetings with agencies including RFS, RMS/TfNSW, Ku-ring-gai Council, and OEHL.
- On-going briefings with RFS and OEHL regarding appropriate clearing and fire strategies for the adjacent National Parks area.
- On-going briefings with RMS/TfNSW regarding relevant road upgrades, modelling and survey data.
- A briefing with Ku-ring-gai Council on 10 April 2019 regarding bus - routes and traffic matters.
- Additional feedback channels including email.

A log of all agency meetings has been included at section 5.1 of this report.

5. SUMMARY OF FEEDBACK

5.1. OVERVIEW

The majority of feedback was provided to the project team via the agency meetings outlined above. Overall, feedback on Phase 2 and 3 of the proposal was supportive of its objectives and the re-purposing of the entire site. Key areas of concern were in relation to the provision of bus services for the school, potential upgrades to adjacent roads, and fire management strategies.

Key themes which emerged from the feedback included the following.

Department of Planning and Infrastructure (Planning Framework):

- Revision of planning approach to clearing in National Parks land.
- Recognition of the tight construction timeframe but there is concern regarding approval timeframe expectations.

Table 1 – Meeting Log DPIE

Date	Attendees	Consultation Format
29.03.19	SINSW/ RFS	Meeting
8.04.2019	DPIE/SINSW	Meeting
17.04.2019	SINSW/DPE	Meeting
10.05.2019	Urbis/DPE	Meeting Request
14.05.2019	Urbis/ SINSW/DPE	Meeting
24.06.2019	DPE/SINSW/ Urbis/ Design Inc	Meeting

Ku-rin-gai Council, RMS and Transport for NSW (Traffic and Parking)

- Concern regarding the capacity of the existing roads to accommodate buses to service the existing school, the appropriate routes, service and pick-up zones as well as access onto Pacific Highway.
- TfNSW to advise priorities regarding bus routes to service the site (particularly Route 565 service increase) and student safety regarding bus stops in Pacific Highway.
- Questions regarding upgrades to the Pacific Highway intersection, including works to the right turning bay.
- Questions regarding the potential for a 'loop road' around the southern part of the site connecting Dunstan Grove in the west with the car park in the east.
- Importance of community consultation with Dunstan Grove residents.

Table 2 – Meeting Log Council

Date	Attendees	Consultation Format
10.04.19	ARUP/RMS/ TfNSW/ Council	Meeting
22.05.2019	ARUP/Council	Phone call

29.05.2019	Urbis/Council	Email
19.06.2019	Urbis/Council	Email
04.07.2019	Urbis/Council	Email
03.07.2019	Council/Savills/ ARUP	Meeting in Pymble
25.07.2019	Urbis/Council - all divisions	Council offices (Gordon)
02.08.2019	Savills/Shawn Garland, Council	Meeting

Table 3 – Meeting Log TfNSW

Date	Attendees	Consultation Format
10.04.19	ARUP/RMS/ TfNSW/ Council	Meeting
18.04.2019	TfNSW/ARUP	Email
18.04.2019	Savills/TfNSW	Email

Table 4 – Meeting Log RMS

Date	Attendees	Consultation Format
05.04.19	Savills/RMS	Phone Call
10.04.19	ARUP/RMS/ TfNSW/ Council	Meeting
11.04.2019	ARUP/RMS	Email
16, 17, 18 April 2019	Savills/RMS	Email
30.04.2019	ARUP/RMS	Phone call
30.04.2019	Savills/RMS	Email
02.04.2019	ARUP/RMS	Email
30.04.2019	RMS/Savills	Email
06.05.2019	SINSW/RMS	Email and Call
09.05.2019	Savills/RMS	Email
15.04.2019	SINSW/RMS	Email
21.04.2019	SINSW/RMS	Phone call
24.04.2019	SINSW/RMS	Email

27.04.2019	RMS/SINSW	Email
28.04.2019	Savills/RMS	Email and Call
29.04.2019	Savills/RMS	Email and Call
30.04.2019	Savills/RMS	Call and Outlook Invite
05.06.2019	Arup/Savills/ SINSW/ Birzulis/RMS	Meeting

RFS and Office of Environmental Heritage (Bushfire Management and Tree Clearance)

- Questions regarding the fire strategy for Phase 2 and 3, applicable Asset Protection Zone (APZ) and discussions regarding the extent of clearing into the National Park, considering the heritage and ecological constraints of the site.
- Discussion of applicable modelling and data collection methodologies as well as rock shelf survey procedures.
- Appropriate emergency and evacuation planning for the extended school.
- Questions regarding the appropriate mechanism to ensure the required levels of clearing to support the APZ within the adjacent National Park.
- Discussion regarding the extent of surveys to be undertaken to support heat modelling and clearing.

Office of Environmental Heritage (European and Aboriginal Heritage)

- Recognition of the need for an updated Heritage Impact Report which addresses the Stage 2 and 3 works.
- Recognition for the need of an Aboriginal object's due diligence and preliminary historic archaeological desktop constraints assessment for bushfire related works.
- Questions regarding the extent of consultation with indigenous stakeholders given OEH's prior approval of limited consultation with the Metropolitan Local Aboriginal Land Council (MLALC).

Table 5 – Meeting Log RFS and OEH

Date	Attendees	Consultation Format
01.03.2019	SINSW/Rob Rogers	Meeting
29.03.2019	SINSW/RFS	Meeting (Lidcombe)
01.03.2019	SINSW/RFS	Email
17.04.2019	SINSW/RFS/OEH	Meeting on site
02.05.2019	SINSW/RFS/OEH	Meeting on site
15.05.2019	SINSW/RFS	Email
15.05.2019	OEH/Savills	Phone call
15.05.2019	OEH/Savills	Email
20.05.2019	SINSW/RFS	Email

26.05.2019	Savills/RFS	Email
27.05.2019	Grubbits/RFS	Email
29.05.2019	Urbis/RFS	Email
29.05.2019	Urbis/Council/OEH	Email
29.05.2019	RFS/Council	Email
30.05.2019	Savills/RFS	Phone call
30.05.2019	Ecoplaning/OEH	Email
31.05.2019	Blackash/ Grubits/ Design Inc/ Savills/RFS/ OEH	Meeting on site
31.05.2019	Savills/SINSW/Grubits, Blackash/RFS/ OEH	Meeting at RFS, Lidcombe
06.06.2019	Savills/OEH/RFS	Email
06.06.2019	Savills/OEH	Email
11.06.2019	Savills/OEH	Email
11.06.2019	Savills/OEH	Email
20.06.2019	Savills/SINSW/Grubits, Blackash/RFS/ OEH	Meeting on site
26.06.2019	SINSW/Blackash/ OEH/ Usher	Meeting on site to walk the APZ extent
05.07.2019	OEH/ RFS/Blackash/ RFS/ Design Inc/ SINSW	Meeting on site to walk the APZ extent, with RFS and SINSW in attendance
15.08.2019	OEH/Blackash/ SINSW/Design Inc/ Savills/Grubits	Meeting at Design Inc offices North Sydney
09.08.2019	Blackash/RFS/ SINSW/ Grubbits	Meeting at RFS, Lidcombe
19.08.2019	Savills/OEH	Email of APZ clearing in NP issued for wider review

6. CONSIDERATION OF FEEDBACK

All feedback received was provided to SINSW and the project team for their consideration in the final planning and design of the RtS.

Planning Framework

- A lease arrangement will be entered into between National Park and RFS to facilitate the clearing required to support the APZ.
- DPIE and applicant agreement for 14-day notification period and 4-6-month determination timeframe.

Traffic and Parking

- The Loop Road concept is accepted by RMS/TfNSW. The operation of this road is outlined with the Traffic Assessment Report at Appendix J. The loop road will have a width of 8m to 5m and 4.8m in height and will be shared between both buses and cars during operating hours.
- The proposed loop road has been endorsed by RFS as a suitable access route for fire appliances.
- Intersection to Pacific Highway design is supported in principle and will be a condition of consent. Arup has developed concept plans for right hand turn off highway (refer section 5 of Appendix J).

Bushfire Management

- A whole of government approach has been taken to mitigating the impact of bushfire on the site and to reduce the modelled radiant heat to the SFPP requirements for 10kW at the buildings. The agreed APZ extents are shown in Figure 9 and 10 of Appendix O.
- Mutually beneficial APZs are provided on adjoining land that are associated with Defence Housing approved developments and small areas of NPWS lands. Arrangements that are legally binding will be entered into with adjoining landowners where mutually beneficial APZs are required.
- As Stage 1 is constructed to BAL-FZ requirements, it has been agreed between the RFS, SGA & Blackash that the most suitable bushfire protection to be implemented to both Stages 2 + 3 is also BAL-FZ which will mean the entire facility is constructed to BAL-FZ specification in accordance with AS3959-2019.
- The adopted and signed off Bushfire Evacuation Plan and procedures have been completed in accordance with RFS Guide to Developing A Bushfire Emergency Management Plan and meet the requirements of Australian Standard AS 3745-2010 – Planning for Emergencies in facilities. On-site and off-site evacuation procedures are included and will be re-worked through with key stakeholders (emergency services and staff) prior to occupation of Stage 2 and 3 opening.
- APZ clearance zone within the National Park to be agreed between OEH, the Department and the applicant. This largely follows the rock shelf with the area on the south west of the site.
- Evacuation Strategy - The finalised Evacuation Management Plan has been prepared by Blackash and is contained within the Bushfire Hazard Assessment attached at Appendix O of the RtS.

Flora and Fauna Impact

- Licence agreement, annual fire safety certificate and Vegetation Management Plan that would form part of the conditions of consent of the SSD.

European and Aboriginal Heritage

- A Heritage Impact Assessment has been prepared by Urbis Heritage Pty Ltd and is attached at Appendix H of the RtS.
- An Aboriginal Heritage Due Diligence Report has been prepared by Urbis Heritage Pty Ltd and attached at Appendix G of the RtS.
- Aboriginal community consultation was carried out in accordance with an agreement with the Office of Environment and Heritage (OEH) (DOC18/454944, dated 16 August 2018) and the Department of Planning and Environment (DPE) during the Stage 1 ACHAR where the MLALC was consulted to

provide assessment for cultural heritage values and to review the draft ACHAR. In accordance with the Stage 1 protocols consultation is to be undertaken with the Metropolitan Local Aboriginal Land Council (MLALC) in relation to the changes proposed to the Impact Area.

Note: no written feedback has been received from the MLALC during the provided 28 days' comment period.

7. CONCLUSION

This report summarised the agency feedback received regarding the proposed Response to Submissions for Phase 2 and 3 of the Lindfield Learning Village.

Consultation was conducted to provide information and collect feedback on the proposal to inform and finalise the RtS. Overall, feedback was supportive of the objectives of the proposal. All feedback received to date is summarised in this report and provided to the NSW Department of Education and School Infrastructure NSW and the Department of Education and Planning, in accordance with the SSDA lodgement, for their consideration in the future planning of the site

DISCLAIMER

This report is dated 12 June 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Schools Infrastructure NSW (**Instructing Party**) for the purpose of Report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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.

