

An architectural rendering of a modern school building with two main wings. The left wing is a multi-story structure with a light-colored brick facade and large windows, featuring a balcony with a glass railing. The right wing is taller, with a dark grey brick facade and large windows. A central courtyard area is visible, with a large tree in the foreground and a paved area where children are playing. The sky is blue with some clouds.

# **Upgrades to Chatswood Public School and Chatswood High School**

## **Appendix 32 - Social Impact Assessment**

SSD 9483

Prepared by DFP Planning

For School Infrastructure NSW, Department of Education





planning consultants

## Social Impact Assessment

Upgrades to Chatswood Public School & Chatswood High School  
5 & 24 Centennial Avenue, Chatswood

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# Executive Summary

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This Social Impact Assessment was prepared by DFP Planning Pty Ltd on behalf of the NSW Department of Education, to evaluate the potential positive and negative social impacts associated with the proposed upgrades to Chatswood Public School and Chatswood High School. This assessment has been undertaken in relation to the Secretary's Environmental Assessment Requirements to consider the social consequences of the school's relative location.

The proposed development comprises the construction of six (6) new school buildings, landscaping and ancillary works, which will result in a total of 60 permanent learning and teaching spaces at Chatswood Public School and 123 permanent learning and teaching spaces at Chatswood High School and upgraded landscaping and playspaces.

Some enabling works to facilitate the construction of the proposed buildings will be undertaken via an alternate planning pathways and do not form part of this SSD application. These works include demolition, early site preparation works, and installation of demountable classrooms to accommodate students during demolition and construction

Overall, the upgrades to Chatswood High School and Public School will have a positive social impact. The key social impacts associated with the development are as follows:

- Removal of the existing Intensive English Centre (IEC)
- Parking
- Access
- Facilities
- Construction Impacts

# 1 Introduction

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## 1.1 Purpose of this Report

DFP Planning Pty Ltd (DFP) has been commissioned by School Infrastructure NSW (SINSW), to prepare a Social Impact Assessment (SIA) to accompany a Development Application (DA) to the NSW Department of Planning, Industry and Environment (DPIE) for the proposed upgrades to Chatswood Public School and Chatswood High School.

The upgrades to Chatswood Public School and Chatswood High School involve the construction of new school facilities, site service upgrades and enabling works.

With a growing reputation for educational excellence, including opportunity classes at the Public School and a selective stream at the High School, both schools have seen significant enrolment growth exceeding predicted current and future capacity, with resulting pressure on available space and facilities at each school. The social impacts of the proposed upgrade works require detailed consideration as part of the DA assessment.

The proposed development is for an educational establishment with a Capital Investment Value (CIV) of more than \$20 million and accordingly, is deemed to be State Significant Development (SSD) pursuant to Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (the SRD SEPP).

On 6 August 2018, the Secretary of the DPE issued Secretary's Environmental Assessment Requirements (the SEARs), for SSD Application No. 9483.

This SIA has been undertaken in response to the SEARs issued for the SSDA to consider the social consequences of the school's relative location and proposed upgrade works, and is to be read in conjunction with the Environmental Impact Statement (EIS) prepared by DFP Planning and all supporting documentation for the proposed State Significant Development Application.

## 1.2 Assessing Social Impacts and Methodology

An SIA is a specialist report which aims to identify and analyse potential impacts (both positive and negative) with a proposed development, in this case the upgrade of Chatswood Public School and Chatswood High School.

This SIA will involve a detailed and independent study which will identify and assess social impacts and provide management measures to enhance or mitigate the impacts.

In relation to the proposed development, the social impacts may involve one or more of the following<sup>1</sup>:

- Way of life- including how people live, work and interact;
- Health and wellbeing;
- Housing;
- Safety and Security;
- Economic livelihood;
- Social equity;
- Environment; and
- Community and belonging.

**Table 1** below outlines the stages and tasks involved in preparing this SIA.

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<sup>1</sup> Adapted from the International Association for Impact Assessment (IAIA)

# 1 Introduction

**Table 1 Methodology**

| Stage of Assessment   | Social Impact Assessment Task  |
|---|--|
| <b>Stage 1: Scoping</b>                                     | <ul style="list-style-type: none"><li>• Review of relevant policy documents to assess key implications at a local and state level</li><li>• Site visit and audit of surrounding context</li><li>• Review of the DA concept plans and definition of study boundaries (study area)</li><li>• Review of technical documents to inform the SIA, including urban design report, landscaping report, traffic studies, acoustic management and construction management.</li></ul> |
| <b>Stage 2: Profiling</b>                                   | <ul style="list-style-type: none"><li>• Review of baseline demographic characteristics</li><li>• Review of population projections for the local area</li><li>• Crime analysis and audit of neighbouring land uses</li><li>• Profile of development rationale and education needs analysis</li><li>• Review of surrounding land uses and GIS mapping.</li></ul>   |
| <b>Stage 3: Review of Community Consultation/Engagement</b> | <ul style="list-style-type: none"><li>• Review of outcomes of community and stakeholder consultation undertaken to date.</li></ul>   |
| <b>Stage 4: Social Impact Assessment</b>                    | <ul style="list-style-type: none"><li>• Review of technical studies to inform the SIA.</li><li>• An assessment of potential impacts and benefits, their significance and appropriate mitigation measures.</li><li>• Recommendations to enhance positive impacts and mitigate negative impacts and monitor ongoing impacts</li></ul>  |

The above methodology has been implemented in the preparation of this SIA.

## 1.3 Summary of Social Impacts

On balance, the upgrades to Chatswood High School and Public School will result in a net positive social impact. The key social impacts associated with the development are as follows:

- Parking
- Access
- Facilities
- Construction Impacts

Detailed discussion of each of the above is provided in **Section 7**.



## 2 Site Context

### 2.1 Location

The Sites are located at 5 and 24 Centennial Avenue, Chatswood respectively. Chatswood Public School (Pacific Highway Site) is located on the northern side of Centennial Avenue (no. 5) and has frontage to Pacific Highway, Jenkins Street and access from James Street.

Chatswood High School (Centennial Avenue Site) is located on the southern side of Centennial Avenue (no. 24) and has frontage to Eddy Avenue and De Villiers Avenue with access from Oliver Road and Freeman Road. Chatswood town centre and transport interchange is located approximately 250 metres from the Highway Site and 500 metres from the Centennial Site (see **Figure 1**).



Figure 1 Site Location

### 2.2 Site Description

Chatswood Public School comprises three (3) lots and Chatswood High School comprises fourteen (14) allotments as described in **Table 2**.

| Table 2 Site Description                                  |                                |                      |
|---|--------------------------------|----------------------|
| Street Address  | Lot / DP                       | Area (ha)            |
| Chatswood Public School<br>5 Centennial Avenue, Chatswood | Lot 1, DP 812207               | 1.97ha               |
|   | Lot 2, DP 812207               |                      |
|   | Lot C, DP 346499               |                      |
| Chatswood High School<br>24 Centennial Avenue, Chatswood  | Lot 1, DP 725204               | 5.97ha               |
|   | Lots 20-23, Section 6, DP 2273 |                      |
|   | Lots 18-21, Section 7, DP2273  |                      |
|   | Lots 16-20, Section 8, DP 2273 |                      |
| <b>TOTAL</b>  |                                | <b>7.31 hectares</b> |

## 2 Site Context

### 2.3 Surrounding Development

The sites are situated on the edge of Chatswood CBD, with a major public transport hub within 300 metres of the Highway site and 650 metres of the Centennial site. The public transport hub contains a major rail interchange and bus interchange.

The Pacific Highway site is adjacent to B5 Business Development zones along the western side of Pacific Highway. To the east is the B3 Commercial Core zone including high density commercial and residential development. The land to the west and north west is zoned R2 Low Density and contains predominately low-density residential development. To the south of the Highway site is R4 High Density Residential zone, which is located to the east of the Centennial Avenue site and contains medium and high-density residential development.

The Centennial Avenue site is predominately surrounded by low density residential development to the north, west and south, consisting of buildings generally having a rise of one (1) to two (2) storeys. High density residential development is located to the west with built form ranging from four (4) to eight (8) storeys in height depending on the slope of the land.



Figure 2 Surrounding Development

Photos of the site and surrounds are provided at **Appendix 6** of the EIS.

### 2.4 Existing Development

#### Chatswood Public School

The Pacific Highway site has multiple road frontages, including frontage to:

- Pacific Highway (120m);
- Centennial Avenue (168m);
- Jenkins Street (38m); and
- Access from James Street.

Chatswood Public School contains a range of educational and ancillary buildings that have been constructed and expanded at various stages since 1895, including classrooms, administration/staff facilities, amenities, multi-purpose hall and recreation facilities.

There are also a number of demountable classrooms across the site, two (2) covered outdoor learning areas (COLAs) over the main playground space between Building A and Building B, and covered walkways throughout the site.

## 2 Site Context

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The Pacific Highway site contains a variety of mature trees and areas of hard stand playground space. 'The Lowers' contain sports courts and would have required significant cut and fill to create. There are retaining walls around the site to retain level, useable playground space and building platforms.

### Chatswood High School

The Centennial site has multiple road frontages, including frontage to:

- Centennial Avenue (250m);
- DeVilliers Avenue (87m);
- Eddy Road (260m); and
- Access from Oliver Road.

Chatswood High School contains a range of educational, recreation and ancillary buildings that have been constructed at various stages since 1959, housing both the Chatswood High School and the Chatswood IEC. Built form includes classrooms, administration/staff facilities, multi-purpose hall, and recreation facilities. The permanent and demountable buildings are supported by a network of covered walkways, COLAs and landscaped areas across all levels of the site.

The site is heavily vegetated, with natural topography and remnant vegetation still prevalent across the site. Surveys carried out by Eco Logical Australia identify the predominant plant community type across the site to be "*Sydney Blue Gum – Blackbutt – Smooth-barked apple moist shrubby open forest on shale ridges of the Hornsby Plateau, Sydney Basin Bioregion*", which is a threatened ecological community.

### 2.5 Zoning

#### Chatswood Public School

The Pacific Highway site is zoned as R2 Low Density Residential under Willoughby Local Environmental Plan 2011 (**Figure 3**). The relevant objectives of the R2 Low Density Residential zone are:

- *Enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *Accommodate development that is compatible with the scale and character of surrounding residential development*
- *Retain heritage values*
- *Encourage self sufficiency with respect to energy and food supply*

Development for the purpose of education establishments is permissible with consent within the R2 zone, and is consistent with the objectives of the R2 zone. It will provide facilities to meet the day to day needs of residents in a scale and character that is compatible with surrounding development.

#### Chatswood High School

The Centennial Avenue site is zoned SP2 Infrastructure (Educational Establishments) and E2 Environmental Conservation Zone (**Figure 3**). The relevant objectives of the SP2 zone are:

- *Provide for infrastructure and related uses*
- *Prevent development that is not compatible with infrastructure*

The relevant objectives of the E2 zone are:

- *Protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values*
- *Prevent development that could have an adverse effect on those values*



## 2 Site Context

- *Conserve native plant and animal species*
- *Contribute to the scenic quality of Willoughby*

The SP2 zone aims to provide for educational establishments. The proposed development is permissible with consent in the SP2 zone and is compatible with the objectives of this zone.

The E2 zone aims for environmental protection. No works are proposed within the E2 zone.

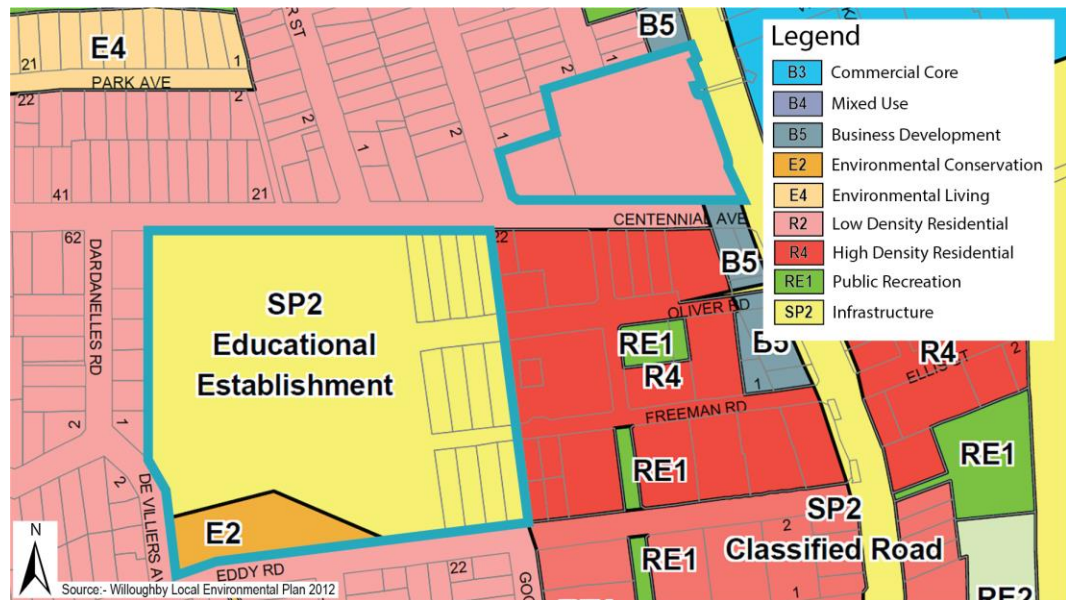


Figure 3 Extract from Willoughby LEP zoning map

## 3 Proposed Development & Strategic Context

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### 3.1 Background of Design Development

The site masterplan has developed following the issuing of SEARs in April 2018, developing from a scheme which proposed a 'three schools' model, with primary school (K-6) and middle school (7-9) being located on the Centennial Avenue site and a senior school (10-12) located on the Pacific Highway site. This concept was developed and following consultation with Government Architect NSW (GANSW) the works at the Centennial Avenue site were revised to relocate the primary school in the north-western corner of the site.

SINSW continued liaising with school communities, residents and technical stakeholders throughout this time, and extensive feedback demonstrated a need to review the masterplan. A revised masterplan was announced in September 2019, which adopted a change of approach to the design of the schools to retain the Primary School on the Pacific Highway campus and the High School on the Centennial Avenue campus. This masterplan better responds to the constraints presents at each site.

This updated masterplan has been endorsed and has developed to the current scope of works.

### 3.2 Summary of Proposed Development

The proposed development comprises site preparation works, tree removal (47 trees in total) and construction of six (6) new school buildings to provide a total of 60 Permanent learning and teaching spaces at Chatswood Public School and 123 permanent learning and teaching spaces at Chatswood High School, with associated upgrades to core facilities, landscaping and play-spaces.

Supplementary packages of work will be undertaken via alternative planning pathways in order to facilitate the construction of the proposed buildings, including demolition works and the installation of demountable classrooms. These enabling works do not form part of this SSD application and are referenced only for context in regard to the preparation of the site for the works now proposed.

A summary of works proposed at each site is provided below:

#### **Construction Works – Chatswood Public School (Figure 4)**

- Building P1 – Six (6) storey building comprising 17 homebases and covered outdoor play spaces.
- Building P2 – Part four (4) part five (5) storey building comprising 12 homebases, covered outdoor learning area (COLA), canteen, amenities, kiln, staff facilities and rooftop uncovered play-space.
- Building G – Hall with stage and seating for 264 people and outside hours school care (OHSC) facilities.
- New 18 space carpark off Jenkins Street with sports court above.

#### **Construction Works – Chatswood High School (0)**

- Building Q – Administration – Part three (3) part four (4) storey administration and staff building including reception, library and COLA.
- Building S – Science and General Learning – Part four (4) part five (5) storey building comprising 42 general learning spaces and two (2) workshops with associated areas.
- Building T – Hall – Two (2) storey multi-purpose hall including stage, sports room facilities, four (4) general learning spaces and associated areas.

### 3 Proposed Development & Strategic Context



Figure 4 Proposed site plan for redeveloped Chatswood Public School



Figure 5 Proposed site plan for redeveloped Chatswood High School



## 3 Proposed Development & Strategic Context

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### Landscaping

- Landscaping works including the planting of 74/75 new trees, hedges, decorative shrubs, grasses, groundcovers and mass native planting. Specific gardens and landscaping features will include a kitchen terrace garden, terrace garden, shade-loving garden, sensory garden, planting under existing trees, WSUD native planting, climbers on tensile wires, and turf.

### Infrastructure Augmentation

- Installation of new supporting infrastructure, including power substation (to be undertaken via alternative planning pathway) and communications infrastructure; and
- Minor and major stormwater drainage system with the minor system accommodating a 1 in 5 year ARI via a piped system and OSD and the major system accommodating a 1 in 20 year ARI via overland flow paths. The stormwater drainage system will incorporate a 240m<sup>3</sup> on-site detention (OSD) tank, a new rainwater tank and utilisation of the existing connection into the Council system via a headwall at Mann Street.

### 3.3 Strategic Context of Proposal

Over the coming four (4) years, the NSW Government is investing \$6.7 billion to deliver 190 new and upgraded schools to support communities across NSW. By 2031, it is expected that there will be a 21% growth in student numbers across the State, 164,000 of which will be in the public schools' system. 80% of the growth will occur in Sydney.

The upgrade of the Chatswood Public School and Chatswood High School sites is planned to address the NSW Department of Education's legislative need to provide suitable teaching spaces that meet increased demand in the area. This will be achieved through an upgrade of the existing campuses delivering 60 learning spaces for Chatswood Public School and 123 learning spaces for Chatswood High School.

The case for change at each school is established under a framework of drivers which determine the need for upgrade works, or in some cases, redevelopment of the school. A needs assessment has been carried out within the EIS against the key drivers relevant to the project, including:

- Population demand, including:
  - Growth;
  - Spatial alignment;
  - Core infrastructure capacity; and
  - Future proofing;
- Needs of the population, including:
  - Community needs; and
  - Core infrastructure capacity;
- Asset suitability, including:
  - Design flexibility to deliver best-practice pedagogy;
  - Adequacy of play space/open spaces;
  - Specialised capabilities or functionality; and
  - Suitable core infrastructure;
- Sustainability, including;

### 3 Proposed Development & Strategic Context

- Joint-use opportunities;
- Travel planning for student transport; and
- Resource efficiency.

The assessment finds that the Chatswood Public School and Chatswood High School sites are both subject to a range of drivers for change, allowing for a response to population demand, accommodating the needs of the catchment population, achieving asset suitability and incorporating significant improvements to sustainability at both school sites.

The upgrade works are also proposed in response to the provisions, goals and objectives of relevant strategic plans and policies, including:

- NSW State and Premier's priorities;
- The Greater Sydney Regional Plan, A Metropolis of Three Cities – North District Plan;
- Future Transport Strategy 2056;
- State Infrastructure Strategy 2018-2038 – Building the Momentum;
- NSW Department of Education Strategic Plan 2018-2022;
- NSW Strategic Plan for Children and Young People 2016-2019; and
- Our Future Willoughby 2028.

The relevance of the proposed development to the primary policy directions of the above plans and policies is discussed in **Table 3**.

**Table 3 Assessment of Proposal's Relevance to Policy Directions**

| Primary Policy Direction          | Relevance to proposal  |
|-----------------------------------|--|
| Population and Demographic Change | Chatswood's demographic has changed in recent years with a growing trend of families moving to the area and increased numbers of school age children: <ul style="list-style-type: none"> <li>• Additional educational infrastructure is required to cater for the expected growth of the area;</li> <li>• Chatswood is identified as a strategic centre where employment growth as well as increased housing density will occur;</li> <li>• Links to public transport including the new Sydney Metro could result in further population growth.</li> </ul> |
| Education                         | NSW state-wide priority to continue improved education results with a focus on individual learning pathways <ul style="list-style-type: none"> <li>• The majority of the required education infrastructure in the region is expected to be provided on existing sites.</li> </ul>  |
| Connected Communities             | The Chatswood population values inclusive and connected communities: <ul style="list-style-type: none"> <li>• Schools are a focal point of family and community life;</li> <li>• Public spaces should support a range of uses for all demographics within the community.</li> </ul>  |
| Diversity and Inclusion           | Ensure all people have access to educational opportunities to promote wellbeing and build strong communities: <ul style="list-style-type: none"> <li>• Willoughby Council supported access for all across the LGA.</li> </ul>  |
| Open Space                        | Enhancing the quality and improving access to open space: <ul style="list-style-type: none"> <li>• Improvements are required to ensure students at both schools have adequate access to play space in accordance with the EFSG requirements.</li> </ul>  |
| Access and Transport              | Importance of locating schools within walking distance housing, employment areas or with 450m of public transport. <ul style="list-style-type: none"> <li>• Chatswood has a strong public transport network.</li> </ul>  |

## 4 Community Profile

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This section provides a summary of the community profile to understand the social context of the school expansion for Chatswood based on the 2016 ABS Census Data. Comparison study areas for Willoughby LGA and Greater Sydney have also been provided.

### 4.1.1 Existing Population

The population of the study area in 2016 was 24,913. In the Willoughby LGA the population was 74,302 and in Greater Sydney 4,823,991.

### 4.1.2 Age of population

- The area is characterised by young people with the median age for Chatswood being 34 with a similar median age of 37 when compared to Willoughby LGA and 36 for Greater Sydney.
- Children aged 5-19 years made up 15.5% of the Chatswood population with Willoughby have a higher percentage of school aged children being 18.2%.

### 4.1.3 Cultural diversity

- A third of the study area is made up of people born in Australia (32.4%) which is lower than the Willoughby LGA (49.4%) and Greater Sydney (57.1%). People born in China make up 20.7% of the population in the study area;
- A high proportion (62.8%) speak a language other than English at home. Mandarin (22.9%) and Cantonese (12.3%) are the most common languages other than English in the study area.

### 4.1.4 Employment and Education

- The study area has a similar unemployment rate of 6.7% to that of the Willoughby LGA (5.1%) and Greater Sydney (6.0%). The workforce of the study area is primarily white-collar workers including Professionals 38.0%, Managers 16.2%, Clerical and Administrative Workers 12.1%, Sales Workers 9.3%, and Community and Personal Service Workers 7.8%.
- The rate of education for the study area is high with 46.2% having a bachelor's degree level or higher and 20.4% finishing year 12. In comparison 28.3% of Greater Sydney has a bachelor's degree or higher and 17.3% have year 12 as their highest level of education.

### 4.1.5 Income

- The study area has a similar weekly household income (\$1,881) to that of the Greater Sydney (\$1,750). The median weekly household income for Willoughby LGA is \$2,271.

### 4.1.6 Family structure

- The study area is made up predominately of couples with children (47.4%) and couples without children (35.6%), the remaining comprising singles. In comparison Willoughby LGA has 52% of couples with children and 34% of couples without children.
- Of the families in Greater Sydney, 49.5% were couple families with children, 33.4% were couple families without children and 15.2% were one parent families.

### 4.1.7 Dwelling types and ownership

- A majority of dwellings in the study area are flats or apartments (65.6%) with 29.6% occupying separate dwellings. In comparison, occupied private dwellings in Willoughby LGA, 46.2% were separate houses and 45.4% were flat or apartments;
- There is a high proportion (47.1%) of rented properties in Chatswood when compared with Willoughby (37%) and Greater Sydney (34.1%).



## 4 Community Profile

### 4.1.8 Socio-Economic Indexes – Relative Advantage and Disadvantage

Socio-Economic Indexes for Areas (SEIFA) is a product that enables the assessment of the welfare of Australian communities. The indexes have been created by the Australian Bureau of Statistics, the national statistical agency. The source of the data is derived from the five-yearly Census of Population and Housing, and is calculated using principal component analysis. The Index of relative social economic advantage and disadvantage shown in **Table 4** is a continuum of advantage (high values) to disadvantage (low values) and is derived from Census variables related to both advantage and disadvantage.

| Table 4 SEIFA Index     |                            |        |                         |
|-------------------------|----------------------------|--------|-------------------------|
| Location                | Advantage and disadvantage |        |                         |
|                         | Score                      | Decile | Rank within Australia % |
| Chatswood (postal area) | 1047                       | 8      | 77                      |
| Willoughby LGA          | 1136                       | 10     | 98                      |

SEIFA results indicate that the Chatswood postal code is within the top 23% most advantaged suburbs in Australia with the Willoughby LGA being within the top 2% of most advantaged LGAs.

### 4.1.9 Crime Profile

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile within Chatswood and Willoughby LGA. This was compared to the NSW average to provide a risk assessment compared to state averages.

Chatswood has relatively low rates of crime when compared to the averages of Willoughby and NSW. There has been a decrease in theft and assaults across Chatswood over the past two (2) years.

Hotspot maps are published by BOCSAR to illustrate areas of high-density crime relative to crime concentrations across NSW. A review of the hotspot map identifies the area near Chatswood Station and Chatswood CBD as having a high rate of crime activity. The maps in **Appendix 1** show locations where these crimes are particularly prevalent in relation to the subject site.

### 4.1.10 Population Profile

The population of the Willoughby LGA is expected to increase from 80,887 in 2019 to 91,848 in 2036 which represents a growth of 13.55%. There will be population growth across all ages groups with the highest growth rate being for those people aged 20-29.

## 5 Profiling of Site Context

### 5.1 Local Context

The sites are situated on the edge of Chatswood CBD, with a major public transport hub within 500 metres of the Highway site and 650 metres of the Centennial site. The public transport hub contains a major heavy rail interchange and bus interchange. Chatswood is also serviced by the Sydney Metro line. To the east of the sites is a commercial core area with high density commercial and residential development. To the west and north west is low density housing and to the south of the highway site is medium to high density residential housing. Building typologies and heights of the surrounding area are shown in (Figure 6).



Figure 6 Building Typologies and Heights (Architectus)

### 5.2 Public transport

As stated above, the sites are situated on the edge of Chatswood CBD, with a major public transport hub within 500 metres of the Highway site and 650 metres of the Centennial site. Chatswood Train Station provides frequent train services for the North Shore, Northern and Western Line as well as the new Sydney Metro Norwest between Chatswood and Tallawong.

Chatswood Bus interchange provides connection to a wide range of bus services operating to and from areas of Sydney CBD, Northern Beaches, North Shore, Willoughby, Parramatta as follows:

- 136 – Chatswood to Manly
- 143 – Chatswood to Manly via Balgowlah and St Leonards
- 275 – Chatswood to Castlecrag
- 278 – Chatswood to Killarney Heights
- 280 – Chatswood to Warringah Mall
- 281 – Chatswood to Davidson
- 343 – Chatswood to Kingsford
- 534 – Chatswood to Ryde via North Ryde
- 536 – Chatswood to Gladesville via Hunters Hills

## 5 Profiling of Site Context

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- 545 – Chatswood to Parramatta via Eastwood
- M40 – Chatswood to Bondi Junction

### 5.3 Other Schools

There are no other primary or high schools within 1km of the sites. There are a number of independent and Catholic schools located on the eastern side of Chatswood Station including St Pius College (7-12 boys), Our Lady of Dolours Catholic Primary School (K-6) and Mercy Catholic College (7-12 girls).

## 6 Consultation

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Stakeholder consultation was undertaken to obtain an understanding of the local context as well as the potential positive and negative impacts associated with the proposed school upgrade works. The project team carried out consultation with the following stakeholders:

- Willoughby City Council;
- Department of Planning and Environment;
- NSW Government Architect;
- Transport for NSW;
- NSW Roads and Maritime Services;
- Utility Providers;
- Special interest groups including Local Aboriginal Land Council and registered Aboriginal stakeholders;
- Affected landowners, particularly those adjacent to P1;
- Chatswood High School P&C, Staff and Students;
- Chatswood Public School P&C, Staff and Students;
- Relevant Community Groups.

### 6.1 Summary of Community Consultation Feedback

The Community Engagement Summary Report prepared by SINSW details all consultation carried out for the proposal, including with community groups. Engagement strategies include:

- School community engagement:
- Design consultation sessions with staff and students;
- Meetings, workshops and school tours;
- Project reference group meetings;
- School newsletter;
- Updates on school app;
- P&C meetings
- Community information sessions
- General communications
- Project webpage
- Information pack
- Project updates
- Works notices
- Contact channels – emails and 1300 project number

A total of 11 community workshops and meetings have been held with over 600 attendees. In addition, regular Design User Group meetings have been held.

Round 1 consultations were held in September 2018 with three (3) information sessions for members of the teachers, parents and carers and other members of the school community. A total of 142 people attended these sessions and feedback forms were completed by 68 attendees.



## 6 Consultation

Round 2 consultation was in the form of Design User Group workshops held in February 2019 with stakeholder groups from the Primary and High School and included the school leadership teams as well as school staff. The focus of these workshops was to further refine the educational vision for the schools as well as the spatial options across both sites. Nine (9) workshops were held. In addition, a full day of user focus groups was undertaken.

Round 3 consultation involved a schematic design walk through with school leadership and provided opportunities for feedback on the design of the new buildings, landscape, traffic management, parking and other ideas for the upgrade project.

Targeted community consultation has also been carried out to include input from the most impacted residential properties. Under the original masterplan design, potential impacts on the property at 60 Centennial Avenue were discussed in an individual meeting with the property owner, with separate follow-up consultation after the adoption of the revised masterplan (now current proposal). Under the revised masterplan, an individual meeting was held with an affected land-owner with information of the proposed design and potential impacts provided. Follow up calls and letterbox drops were made to keep the landowner informed of the project's progress.

**Table 5** provides a summary of the main issues raised during the Round 1 consultation.

| Table 5 Response to Key Concerns from Consultation   |   |
|--|---|
| Key Concern  | Response  |
| <ul style="list-style-type: none"> <li>Current public school enrolments exceed capacity proposed for upgrade.</li> <li>Ability of proposed upgrade to meet future demand.</li> </ul> | Planning is underway for a new primary school in the Chatswood area. The Department is currently investigating site options, including a NSW Department of Transport site on Mowbray Road. This new school will create an additional 1,000 primary school places for Chatswood. In addition, SINSW will build Chatswood Public School to accommodate current capacity and retain the Bush Campus for as long as required. |
| <ul style="list-style-type: none"> <li>Maintaining separate sites for primary and secondary schools.</li> </ul>  | The revised masterplan maintains separate sites for the primary and secondary schools. Upgrades are proposed for each school at their existing sites.   |
| <ul style="list-style-type: none"> <li>Relocation of the Intensive English Centre (IEC).</li> </ul>  | The IEC is to be relocated to St Ives High School to provide much needed capacity for Chatswood High School. Students graduating from the Chatswood IEC are enrolled in high schools across Sydney's northern suburbs, and this will be maintained into the future. Construction is underway for the upgrade of St Ives High School, with new facilities planned for the IEC.   |
| <ul style="list-style-type: none"> <li>School parking availability.</li> </ul>   | The Department of Education encourages staff to make sustainable transport choices in line with their Green Travel Plan. Parking will be provided at both properties, with special support pick up/drop off access through Oliver Road.   |
| <ul style="list-style-type: none"> <li>Proposed building heights, scale and bulk.</li> </ul>   | The opportunities and constraints of each site were considered in detail before building locations were resolved. The final location of buildings has been determined on a balance of adverse impacts (which can be mitigated) and positive impacts. The mitigation of adverse impacts such as overlooking, overshadowing and visual impacts is detailed in the assessment within this EIS.                               |
| <ul style="list-style-type: none"> <li>Maintained public accessibility of the schools.</li> </ul>  | Early consultation required the design to consider out of school hours and community use. School halls have been placed near the entrance to each school, allowing ease of accessibility while maintaining school security.   |
| <ul style="list-style-type: none"> <li>Protection of vegetation and biodiversity zones.</li> </ul>   | The proposal has been designed with input from an ecologist and arborist to minimise impacts on biodiversity. The final design utilises most of the existing building platforms and minimises tree removal. Full assessment of the biodiversity impacts of the proposal are set out in this EIS.  |
| <ul style="list-style-type: none"> <li>Visual and acoustic impacts on neighbouring properties.</li> </ul>  | Visual and acoustic impacts of the proposed development have been considered and addressed in the design of the proposal, particularly  |

## 6 Consultation

**Table 5 Response to Key Concerns from Consultation**

| Key Concern  | Response   |
|--|--|
|  | having regard to the neighbouring properties to the Pacific Highway site on Jenkins Street and James Street. Assessment of visual and acoustic impacts are discussed in this EIS.  |
| <ul style="list-style-type: none"> <li>Traffic congestion, noise and general disturbances from school drop off and pick up.</li> </ul> | Traffic impacts are assessed in detail and appropriate mitigation measures have been adopted to respond to the anticipated increase in traffic. Noise impacts been considered and mitigation measures are not warranted to address traffic noise in the morning and afternoon peaks. |
| <ul style="list-style-type: none"> <li>Managing impacts on students during construction.</li> </ul>                                    | The proposal has included preparation of a Preliminary Construction Management Plan which outlines a range of actions to minimise impacts on students and residents.   |
| <ul style="list-style-type: none"> <li>Managing impacts on residents during construction.</li> </ul>                                   |  |

Community consultation will continue throughout the assessment and construction phases of the project. Future consultation will include:

- Ongoing management of content for the dedicated Project website.
- Ongoing management of Consultation Manager Database.
- Ongoing project information dissemination to provide timely and clear information including newsletters, media releases, factsheets, community updates, letterbox drops.
- Presentation of 3D models of new school.
- Dedicated school Facebook page.

## 7 Social Impact Assessment

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The following subsections provide an assessment of potential positive and negative impacts of the proposal in relation to the school and its location. To inform this SIA, consideration of the existing socio-economic and demographic characteristics of the area in which the development is proposed. In addition, whether the potential impacts of the proposed development is likely to generate unreasonable or unexpected social impacts to the local community.

### 7.1 Enabling Works

The proposal will involve the removal of the existing IEC School to facilitate the proposed upgrade works at the Centennial Avenue site. The proposal will allow for additional students to be accommodated and will take the pressure off the existing school.

The North District Plan outlines the need to invest in existing education and provide innovative solutions to accommodate the growing population.

There are 14 demountable classrooms predominantly used by the IEC. Use of the classrooms by the IEC has previously been fluid with low enrolment patterns. However, with population growth and enrolment pressure on the High School there is a need to remove the IEC from the site so that teaching spaces can be allocated to the High School.

The buildings currently utilised by the IEC are aged facilities. By 2021, 91% of the classrooms will be too old to comply with SINSW and EFSG policies.

With steady growth of enrolments, the demountable classrooms will need to be replaced with permanent classrooms to meet DoE policy and provide safe and effective learning environments for the students.

The construction of a new IEC at St Ives High School will provide an improved facility with upgraded facilities within the same district catchment within which students who graduate from IEC are typically enrolled. Upgrade works are underway at St Ives High School for the IEC relocation, and planning is underway for new high quality permanent facilities.

Positive social impacts as a result of the relocation of the IEC include the increased provision of teaching space and services to the Chatswood community, increased open space, and opportunities for community use of upgraded facilities.

### 7.2 Traffic and Parking

The proposed expansion of the schools will result in additional people accessing the site both during construction and once the upgraded schools are operating. A network of footpaths, pedestrian crossings and utilisation of the existing footbridge over Pacific Highway will ensure safe pedestrian access to both sites. A 'kiss and drop area' is provided at Centennial Avenue with further drop off areas located in Jenkins Street.

In addition, the schools will be serviced by a State Transit buses, with a number of bus services and the train station within walking distance.

The Traffic and Accessibility Impact Assessment indicates that the proposal is supportable on traffic grounds with suggested mitigation methods being implemented as follows:

- Provide shuttle bus services to/from the school to service a wider area, where a large portion of students reside (e.g. a loop around service),
- Implement a green travel plan to encourage staff, students and parents to travel to the site via non-car travel modes and provide a package of initiatives to discourage car use, particularly single occupancy car trips,
- Additional parking restrictions on surrounding streets,

## 7 Social Impact Assessment

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- Introduce staggered start and finish times for both schools as well as for students in different year groups.

Construction traffic impacts will be controlled and managed by a Construction Management Plan (see **Section 7.4**).

It is acknowledged that some adverse traffic and parking impacts will arise through the course of the project, however these impacts are capable of mitigation to acceptable levels and will enable significant improvements as discussed elsewhere in this SIA.

### 7.3 Open Space and Communal Facilities

Retention of the existing synthetic grass playing field on the existing high school site is proposed and will continue to be utilised by students and community groups. The provision of additional open space for the primary school students is achieved through the proposed delivery of new play spaces below, within and on top of new buildings, bringing the school in line with the requirements of the EFSG.

The proposed new halls will provide facilities not only for students but also for the wider community subject to consultation with the relevant stakeholders.

Positive social impacts are expected to result from the improved open space and communal facilities.

### 7.4 Construction

Minor short-term disruptions to the existing school environment may be associated with the redevelopment, however these disruptions will be mitigated through the combined communication efforts of construction staff and school management. Intensification of road use along the surrounding road network is expected to be minor as a result of the redevelopment.

Construction and associated works will have a temporary negative impact in the local area, regarding noise, traffic generation and potential dust. These impacts will be managed as per the Preliminary Construction Management Plan (PCMP), Preliminary Construction Traffic and Pedestrian Management Plan (PCTPMP), Waste Management Plans, Acoustic Report and Demolition Plan.

### 7.5 Crime and Safety

The design of the proposed school expansion has considered the principles of Crime Prevention Through Environmental Design (CPTED). Existing palisade fencing will remain around both of the school sites and increased lighting will be provided to minimise the number of dark spaces. These measures will assist in providing territorial reinforcement and passive surveillance opportunities from the public domain.

The schools both have existing 24 hour security surveillance in place and in addition, the use of the school outside of school hours for community activities, sports etc all provides a level of surveillance.

It is expected that in terms of crime and safety, the proposal will have a moderately positive impact through improvements internal to each of the sites.



## 8 Conclusion

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This report has assessed the potential social impacts and benefits arising from the upgrades to the Chatswood High and Primary Schools. It has been undertaken to address the Secretary's Environmental Assessment Requirements to consider the social consequences of the school's relative location.

On balance, it is concluded that the upgrade works at Chatswood Public School and Chatswood High School will have a net positive social impact. Key social impacts associated with the development are outlined below:

### 8.1 Relocation of Chatswood IEC

The proposal will involve the relocation of the existing IEC School to facilitate the proposed expansion of the Centennial Avenue site to accommodate the High School. The proposal will allow for additional students to be accommodated and will take the pressure off the existing school, and enable the provision of new high-quality facilities that will increase the quality of education delivered at the Centennial Avenue site.

### 8.2 Traffic and Parking

The Transport and Accessibility Impact Assessment found that overall traffic impacts of the proposal are able to be mitigated so that they are equivalent to the future base scenario. A number of mitigation strategies are identified in the assessment. The proposal is anticipated to generate a moderate negative traffic and parking impact subject to the implementation of mitigation and enhancement measures.

### 8.3 Open Space and Communal Facilities

Retention of the existing synthetic grass playing field on the existing high school site is proposed and will continue to be utilised by students and community groups. The provision of additional open space for the primary school students has been provided as part of the upgrade works, in line with the requirements of the EFSG.

The proposed new halls will provide facilities not only for students but also for the wider community subject to consultation with the relevant stakeholders.

### 8.4 Construction

Construction will have a temporary negative impact in the local area, which will be managed and minimised through the implementation of mitigation measures.