

ENGAGEMENT AND COMMUNICATION OUTCOMES

SANTA SOPHIA CATHOLIC COLLEGE



8 APRIL 2019
P0005128
DRAFT
PREPARED FOR CATHOLIC EDUCATION DIOCESE OF PARRAMATTA



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Dianne Knott
Consultant	Lauren Fawcett
Project Code	P0005128
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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Catholic Education Diocese of Parramatta (CEDP) to undertake community and stakeholder engagement for Santa Sophia Catholic College, Box Hill North.

Catholic Education Diocese of Parramatta (CEDP) is creating a contemporary pre school to post school learning community in one of the fastest growing areas of Sydney. The College will be located on Red Gables Road and the extension of Fontana Parade at Box Hill North (in the master planned community, The Gables). Santa Sophia Catholic College will be co-educational and accommodate up to 1,920 students, inclusive of an early learning centre for 60 children.

In April 2019 a State Significant Development Application (SSDA) will be lodged with the Department of Planning and Environment (DPE). Consistent with SSDA requirements, pre-lodgement engagement with the community and stakeholders was undertaken by CEDP, supported by Urbis. This engagement was undertaken during January-March 2019. At the time of writing this report, CEDP is continuing to manage an engagement program with the community and other stakeholders, to keep them informed and seek input into the detailed design of the College.

This engagement outcomes report documents the engagement and communications process, feedback received and consideration in response to feedback.

2. THE PROPOSAL

Catholic Education Diocese of Parramatta (CEDP) is creating a contemporary pre school to post school learning community in one of the fastest growing areas of Sydney. Santa Sophia Catholic College (Santa Sophia) is planned to open in 2021 in 'The Gables' Box Hill North.

Santa Sophia will be co-educational and accommodate up to 1,920 students from preschool to Year 12 and beyond. This is inclusive of an early learning centre for up to 60 children.

The College will be located within The Gables, a master-planned community which is under construction. The site location means the College will be close to neighbourhood shops and be able to provide shared facilities for the emerging community.

The College will have approximately 15,000sqm of floor space across five storeys and 14,000 sqm of play space. The College is designed around learning hubs connected by terraced court yards and garden spaces. The learning hubs will be:

- Community Hub: knowledge centre and hospitality
- Creative Hub: art and applied sciences
- Performance Hub: multipurpose hall and music, dance and drama spaces.
- Professional Hub: administration and collaboration
- Research Hub: science and fitness.

Santa Sophia will share resources with the new town including Council-owned sports facilities adjacent to the school. These facilities will provide year-round, all-weather access and will be owned and operated by the Hills Shire Council and shared by Santa Sophia Catholic College and the wider community. Roof top carparking will be available for staff and this will be made available to parents and the broader community when not required by the College.

Figure 1 – The site



3. ENGAGEMENT PROCESS

Early, open and transparent communication paves the way for a shared sense of trust and ownership between stakeholders. Engagement with the school, local Parish and the broader community outlined in this report sought to:

- Clearly outline the facts of the project
- Engage with a range of interests, beyond established groups and positions
- Provide multiple opportunities for people to engage and provide feedback
- Document feedback to inform ongoing design and planning considerations
- Invite proactive engagement on key community issues and concerns.

Figure 2 –CEDP engagement objectives



Source: CEDP

3.1. OVERVIEW OF ENGAGEMENT ACTIVITIES

Community and stakeholder engagement activities were undertaken through January-March 2019. These are outlined below and summarised in Section 4 of this report.

- Newsletter distribution:
 - A two page, A4 newsletter was prepared and distributed at three community information sessions on 4, 5 and 6 March 2019 attended by approximately 130 people. The newsletter outlined the key messages of the project and continues to be available for people to collect at the school open days and when visiting Santa Sophia Catholic College.
- Three community information sessions:
 - Three community information sessions were held on the 4, 5 and 6 March 2019 and attended by approximately 130 people across the three sessions.
- A dedicated project email and 1800 number were established as a direct feedback channel. The email and phone number were live on 29 January 2019 and remain active.

- Four letters to community providing updates about the development and planning pathway for Santa Sophia Catholic College were distributed on:
 - 29 January 2019
 - 6 February 2019
 - 15 February 2019
 - 18 March 2019
- Two media releases outlining the facts of the project and correcting misinformation about details of the school was circulated to the Rouse Hill Times on 30 January 2019 and 2 February 2019.
- School open days:
 - An open day for secondary school was on Wednesday 20 March 2019. The enrolment for 2020 for year 7 now sits at 55 and will be capped at 60 because there is limited space at the temporary site.
 - Approximately 40 families attended an open day for primary school on Wednesday 27 March 2019. The enrolment for 2020 for Kindergarten is now at 16 and will be capped at 30. Based on the current enrolment rates.
 - Approximately 300 people attended the two sessions.

3.2. NEWSLETTER

A newsletter was created to outline key features of the proposal and invite members of the community to contribute their ideas and thoughts. The newsletter also informed people of a dedicated email address and phone number. A copy of the newsletter can be found in Appendix A.

The newsletter was distributed at the three community information sessions on the 4, 5 and 6 March 2019 attended by approximately 130 people and continues to be available for people to collect at the school open days and when visiting Santa Sophia Catholic College.

3.3. COMMUNITY INFORMATION SESSIONS

Three, two-hour information sessions were held on 4, 5 and 6 March 2019 at the temporary Santa Sophia campus in Schofields. Approximately 130 people attended the three sessions. Feedback collected at the information sessions has been collated into Section 4 of this report.

At the information session, feedback was received via:

- Direct discussions with members of the project team and school leadership team who were briefed to note key issues and questions raised during discussions, and these were collated and reviewed at the end of the Information sessions. All feedback was scribed by an Urbis staff member at the sessions.
- Feedback forms – 16 were received. A copy of the feedback form is provided in Appendix B.

Information boards outlining key project facts were displayed at the Information sessions and are provided in Appendix C.

3.4. ENGAGEMENT EMAIL AND PHONE LINE

Members of the public and the school community were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period. The feedback channels were live on 29 January 2019 and remain active. At the time of writing this report, 26 people provided feedback through this channel. This feedback is outlined in section 4 of this report.

In addition to the Urbis engagement line, CEDP received feedback through internal channels. This included email, phone calls and a petition generated through the Rouse Hill Parish was submitted on 2 February 2019 with more than 800 signatures.

3.5. LETTERS TO THE SCHOOL COMMUNITY

Four letters were prepared for the school community and the Parish community to outline key features of the proposal and inform the school community of opportunities to provide feedback or ask questions via a dedicated email address and phone number and at the community information sessions. Letters were circulated in the form of printed letters and distributed as emails for people who had emailed CEDP or the engagement email directly.

Four letters to community providing updates about the development and planning pathway for Santa Sophia Catholic College were distributed on:

- 29 January 2019 – updating the school community.
- 06 February 2019 – updating the school community.
- 15 February 2019 – updating the Rouse Hill Parish community, in response to a petition submitted.
- 18 March 2019 – updating the attendees of the information sessions.

3.6. MEDIA

On 30 January 2019 and 2 February 2019 two media releases were issued to the Rouse Hill Times to provide factual information about the College proposal.

3.7. SCHOOL OPEN DAYS

Two school open days were also held by CEDP and attended by approximately 300 people.

- An open day for the secondary school was held by CEDP on Wednesday 20 March 2019.
- An open day for the primary school was held by CEDP on Wednesday 27 March 2019.

3.8. OVERVIEW OF SCHEDULED ENGAGEMENT ACTIVITIES

At the time of writing this report, community and stakeholder engagement activities are ongoing. The following activities are scheduled:

- The engagement 1800 number and email remain active (Urbis)
- CEDP is establishing a Santa Sophia Consultation Group, chaired by the School Principal. This group will take part in a number of design workshops that will provide a chance for stakeholders to learn more about the design of the school (CEDP)
- A tour of exemplar CEDP schools utilising similar design and learning principles may also be undertaken, subject to demand (CEDP)
- The Santa Sophia Catholic College website will be updated with project updates (CEDP)
- Additional project letters will be sent to the school community (Urbis)
- An updated newsletter will be completed as the project continues to develop (Urbis).

4. ENGAGEMENT FEEDBACK

4.1. BACKGROUND

In 2004 CEDP purchased land at Terry Road Box Hill as a potential site for Santa Sophia Catholic College.

In 2017, CEDP made an announcement that the College would be built on Terry Road. This announcement was based on an understanding that local infrastructure and a rezoning process could be achieved to enable opening of the school in 2021.

Further detailed assessment revealed that infrastructure would not be delivered in time to meet this opening and moreover that initial population growth would occur in Box Hill North rather than Box Hill South.

Box Hill Growth is one of the fastest growing regions in Sydney. The population is expected to grow from 5,767 people in 2016 to 40,573 people in 2036.

The location of the school at The Gables was leaked to the media prior to CEDP proactively communicating this, leading to a negative response from some stakeholders.

4.2. KEY THEMES

Key themes from the feedback, mainly that at the community information sessions, included:

Overall observations

- High degree of outrage had been generated amongst some stakeholders by Rouse Hill Parish representatives who had expected the College to be located on Terry Road, with an associated new church and other Parish facilities.
- Low levels of trust between CEDP and stakeholders associated with the Rouse Hill Parish.
- Frustration amongst parents of current students of Santa Sophia Catholic College, who wished to discuss the design and plans for the College.

College location, engagement process and transparency of decisions

- Community members held a high degree of concern about a perceived lack of consultation on the College location.
- Some people heard about the change of location from Terry Road to The Gables through the media and felt distrust towards CEDP as a result.

College design and facilities

- There were queries about the design of the College, particularly on the type and quantum of play space and the vertical design of the school.

Safety

- Queries raised about the safety of students attending a school close to a town centre and neighbourhood shops and with a requirement to cross a road to use formal sporting facilities.

Learning

- Queries raised about the nature of the learning model and how the vertical design of the school will enable the delivery of that model.

5. DETAILED FEEDBACK AND RESPONSES

Detailed feedback is outlined in Table 1 below.

Table 1 – Summary of key issues

Themes	Feedback	Response
Overall observations	<ul style="list-style-type: none"> High degree of outrage amongst some stakeholders, particularly those associated with the Rouse Hill Parish who had expected the College to be located on Terry Road, with an associated new church and other Parish facilities. Low levels of trust between CEDP and stakeholders associated with the Rouse Hill Parish. Frustration amongst parents of current students of Santa Sophia, who wished to discuss the design and plans for the College. 	<ul style="list-style-type: none"> CEDP acknowledged people's disappointment about the transparency of the decision-making process. CEDP committed to involve people in aspects of the school design wherever possible, and to provide timing for that engagement promptly. CEDP acknowledged this frustration.
College location Engagement process Transparency of decisions	<ul style="list-style-type: none"> Attendees of the community information sessions held a high degree of concern about a lack of consultation on the College location. Some people heard about the change of location from Terry Road to The Gables through the media. Queries raised about the time between CEDP's decision on The Gables location and the announcement of it. Stakeholders associated with the Rouse Hill Parish called for Parish Priest's involvement in the planning and consultation process to be reinstated. Queries raised regarding whether CEDP had received incentives from The Gables developer, Celestino, to build the College in The Gables. Queries raised about the cost of the land. Queries raised about Terry Road being the first CEDP school in Box Hill. Questions raised about purchasing a new plot of land that is located away from shops for the school. It was suggested that CEDP was intending to sell the Terry Road site. 	<ul style="list-style-type: none"> CEDP acknowledged people's disappointment that they felt shut out of the consultation process. CEDP explained that it was not the decision of CEDP to release to the media the news of change of location. CEDP committed to involve people in aspects of the school design where possible, and to provide timing for that engagement promptly. It was noted that Father Warren was involved in the early stages of consultation for the College. CEDP rejected outright any assertion that there were any inappropriate dealings with the developer Celestino in the purchase of the land. CEDP noted that certain transactions must remain commercial-in-confidence and that not all matters can be consulted on. Where possible CEDP acknowledged it will consult with stakeholders. The financial transaction for the land at the Gables is confidential. CEDP stated it was a commercial arrangement. CEDP has a responsibility to balance investment across the 82 schools – and growing – in the Diocese. CEDP made clear that it has no plans to sell the Terry Road site. A future school

Themes	Feedback	Response
	<ul style="list-style-type: none"> • It was requested that CEDP pay for a school bus or lower fees, due to the extra distance and delayed opening for families who enrolled their children into Santa Sophia Catholic College on an understanding it would open in 2020 at Terry Road. • It was suggested that parent representatives could be included on the planning committee to improve communication. • Questions were asked about whether CEDP purchased the site at The Gables or will be leasing the land. Some people believed the school was located inside a shopping centre. 	<p>will be required and is likely to be built on this site.</p> <ul style="list-style-type: none"> • CEDP noted these comments. • CEDP explained why The Gables was chosen as the site for the first Catholic school in the Box Hill area: <ul style="list-style-type: none"> – The College can open in 2021 – Near-term concentration of population – The College will be able to be built in one stage as opposed to multiple stages – The College has a unique opportunity to share facilities such as world-class sporting fields with The Gables community. • CEDP noted that the Terry Road site is not zoned for a school and the rezoning could not be achieved to meet a 2021 opening. • The Terry Road site was purchased with the original understanding it would be ready for a school in 2020. However, the land is not zoned for education currently and there is no sewer line. It would cost CEDP a significant amount of money to install this infrastructure if they were to use their own funds. CEDP could not open a school on Terry Road until 2023 at the earliest. • As per current master planning, the Terry Road site will also be in the town centre and will not spread across the full plot of land. This is consistent with a contemporary model of school design. <p>The College will be located within The Gables town centre but occupy its own separate premises.</p>
College design and facilities	<ul style="list-style-type: none"> • Queries raised about the size of The Gables site, particularly the size of open spaces and sporting fields. • Queries about the ability to offer the full high school curriculum, including agriculture. • Queries about the students' access to nature and sunlight in a vertical school setting. • Queries about how traffic and parking will be managed. • Feedback was received that the 	<ul style="list-style-type: none"> • CEDP explained that the school will be built across 4-5 storeys to maximise opportunities for outdoor learning and play space in courtyards, roof and terrace spaces on and in between buildings. Outdoor spaces will be designed to be sheltered but receive sunlight and breezes – meaning they can be used in all weather. The connection of play spaces to learning areas will be a key benefit of the design. • The College will optimise the experience of play in the learning process. Current design plans for the College provide

Themes	Feedback	Response
	<p>College design was “forward thinking” and “cutting edge.”</p> <ul style="list-style-type: none"> • Queries about whether a Church would be located at The Gables site. • Queries raised about the learning pathways and how interaction between K-12 students of differing ages will be managed. 	<p>14,000 sqm of play space on the Gables site with access to sunlight.</p> <ul style="list-style-type: none"> • The College is close to two transport hubs, connecting to the M7 Motorway and Rouse Hill Metro Station. The College will share parking with the shopping centre adjacent. When the school is not using its allocated car parking, members of the community will be able to utilise those spaces. Rooftop carparking will be available for staff and will be made available to parents and the broader community when not required by the College. • The College will have access to world class sports facilities with two sports fields being located right next door. These high-quality synthetic facilities will provide year-round, all weather access. Owned and operated by the Hills Shire Council, they will be shared by Santa Sophia and the wider community. • No. CEDP stated that all schools have a Church located on site. The Parish Priest will often come to the school to hold Mass. Catholic schooling is a work of love, for the full human development of students, grounded in the person of Jesus Christ and at the service of society. All staff share in the evangelising mission of the Church as they endeavour to accomplish a synthesis of faith, life and culture in their communities. • The College will be designed around learning hubs and learning pathways. Younger students will be located on the ground floor and older students will be located on the top floors.
Safety	<ul style="list-style-type: none"> • Queries raised about the safety of students attending a school close to a shopping centre. • Queries raised about the safety of students crossing roads to reach external sporting fields. 	<ul style="list-style-type: none"> • The safety of school students is paramount, the school will manage the safety of students through smart design and ever vigilant team members. • The College will be accessible by walking and cycling tracks from the wider Gables community.
Learning environment	<ul style="list-style-type: none"> • Support given for the principal and teachers of Santa Sophia Catholic College was expressed. It was noted by many that the Principal Mark De Vries is well trusted. • Queries raised about the nature of the learning that will be delivered. 	<ul style="list-style-type: none"> • CEDP provides quality learning and teaching in a faith-centred environment in its schools and early learning centres in western Sydney. • CEDP’s intent is that the College is an exemplar of contemporary teaching, learning and school design. • CEDP will maintain a consistent quality of

Themes	Feedback	Response
		education and Catholic values at each campus.

DISCLAIMER

This report is dated 8 April 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 Catholic Education Diocese of Parramatta (**Instructing Party**) for the purpose of Engagement and Communication Outcomes (**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.

APPENDIX A FACT SHEET



Community sports field in The Gables, looking down Fontana Drive. The various buildings behind are a combination of residential, town centre and school buildings. Source: Celestino/AECOM.



Catholic Education
Diocese of Parramatta

Catholic Education Diocese of Parramatta (CEDP) is creating a contemporary pre school to post school learning community in one of the fastest growing areas of Sydney.

Santa Sophia Catholic College provides a Christ-centred environment, aimed at

educating the whole child, and helping students to be people of true wisdom through faith, hope and love.

The College will be co-educational and accommodate up to **1,920 students** from pre school to **Year 12 and beyond**. This is inclusive of an early learning centre for 60 children.

THE GABLES

The College will be located within The Gables town centre, a master-planned community which is under construction now and will be home to 13,500 people over time. The site is ideally located. While having its own facilities, the College will also have access to shared amenities, open spaces, and two nearby transport hubs.

This is an exciting opportunity to build a contemporary school that is integrated with a growing community, through the inclusion of shared facilities.

LEARNING HUBS

The College is designed around learning hubs connected by terraced courtyards and garden spaces. It will include approximately 15,000sqm of floor space across five storeys.



COMMUNITY HUB

Knowledge centre and hospitality



CREATIVE HUB

Art and applied science



PERFORMANCE HUB

Multipurpose hall and music, dance and drama spaces



PROFESSIONAL HUB

Administration and collaboration



RESEARCH HUB

Science and fitness

PLANNING PATHWAY

EARLY 2019

CEDP announces that Santa Sophia Catholic College will be built at **The Gables**. CEDP retains ownership of the Terry Road site.

CEDP seeks feedback from the school and broader community on the proposal for Santa Sophia.

MID 2019

CEDP will lodge a State Significant Development Application (SSDA) with the Department of Planning and Environment (DPE).

MID-LATE 2019

SSDA on public exhibition for community feedback.

2021

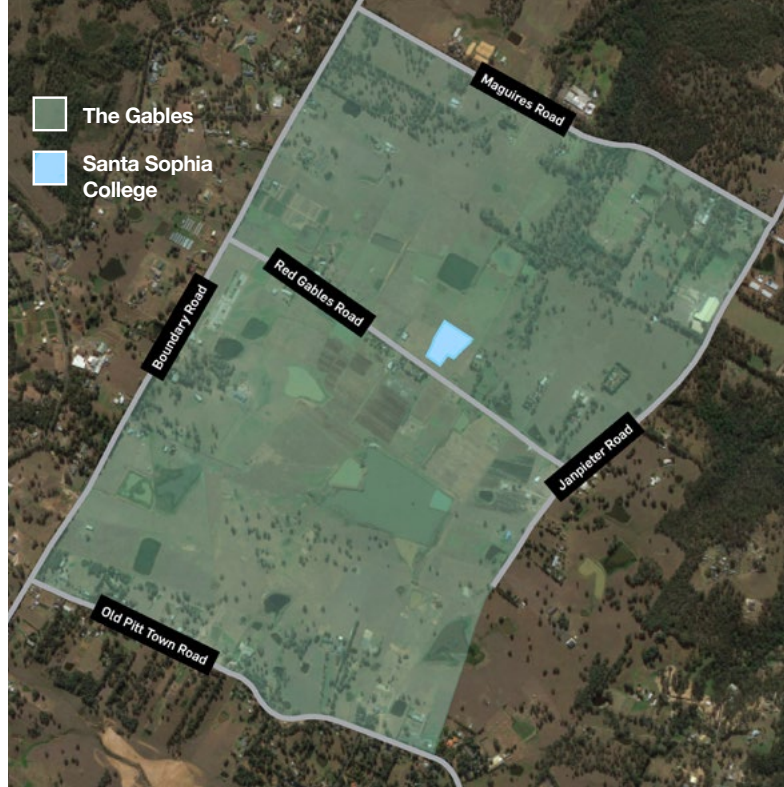
Santa Sophia Catholic College due to open at **The Gables**.

LOCATED WITHIN THE TOWN PRECINCT

While the College will be located within the town centre precinct, it will occupy its own separate premises.

Students will have access to brand new community facilities. The school and community will also benefit from the sharing of some school amenities. The decision to locate the College at The Gables was made with the interests of local families as the major consideration.

Significant enrolment enquiries to date are coming from families located within The Gables.



PLANNING FOR THE LONG TERM

Box Hill is growing at a rapid rate and the public schooling system will not cater for the full growth of school students. The Catholic school system and other independent education providers can expect to provide learning for over 40% of students in the medium-term.

Beyond 2036, CEDP will provide education for **20-25% of primary school students and 30-35% of secondary students** in the Box Hill region.

WHY NOT TERRY ROAD NOW?

CEDP has no plans to sell the Terry Road site.

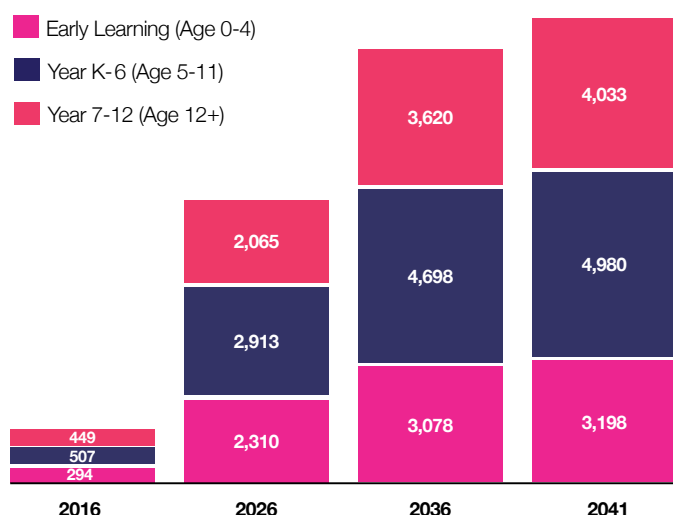
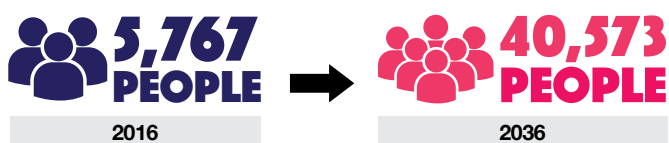
The initial announcement to locate the school on Terry Road was based on the provision of local infrastructure and rezoning to support the opening of the school in 2021.

Further detailed assessment revealed that these goals could not be achieved. In addition, up-to-date population projections and actual housing construction show that Box Hill North will have the greatest concentration of population in the short term.

The population and infrastructure in The Gables will be ready for the school to open in 2021.

A second school in the proximity of Box Hill South will be required in the future.

BOX HILL CATCHMENT POPULATION



MORE INFORMATION

Feedback is being collected by community engagement company, Urbis Engagement. You can contact our team any time on **1800 244 863** or email engagement@urbis.com.au for further information or to share your ideas.



ENROLMENT

If you would like to learn more about enrolment for your child, please contact **Santa Sophia Catholic College** on **02 8801 6200**.

APPENDIX B FEEDBACK FORM



SANTA SOPHIA CATHOLIC COLLEGE – FEEDBACK FORM

Thank you for attending the Santa Sophia Catholic College community information session today. Your feedback is valuable and will help to inform planning decisions for the school.

Please place completed forms in the box provided, or return your feedback via:

E-mail: engagement@urbis.com.au

Post: In the Reply Paid envelope supplied OR mail to:
Urbis
Community Engagement Team
Level 23, 201 Sussex Street
Sydney NSW 2000

Phone: 1800 244 863

By Date: Thursday 4 April 2019

How did you find out about the community information session?

1. Please indicate the answer that best describes you (please tick).

- ☐ Current student/parent ☐ Prospective student/parent
☐ The Gables resident ☐ Other:

2. How do you feel about the design of this school? Please include your thoughts on the Concept plan and Learning Hub initiative.

3. How do you feel about the school's location in the heart of the town centre?



SANTA SOPHIA CATHOLIC COLLEGE – FEEDBACK FORM

4. What are your thoughts on locating the Santa Sophia Catholic College in The Gables?

5. Given the opportunity for shared facilities with the town centre, what kind of uses/activities would you like to see the College take up?

6. Did you find the information presented at the community information session useful? Please provide any suggestions you have on how we can improve on the information provided.

7. After attending today's community information session do you feel more positive, the same, or less positive about Santa Sophia Catholic College?

☐ More positive ☐ The same ☐ Less positive

Why?

8. Any other comments



SANTA SOPHIA CATHOLIC COLLEGE – FEEDBACK FORM

Thank you for taking the time to attend the information session and to complete the feedback form.

All feedback will be considered in the planning of Santa Sophia Catholic College. A report on the feedback provided will be prepared and released in coming months.

If you would like to keep up to date on Santa Sophia Catholic College's updates, please provide your contact details below:

First Name	
Last Name	
Email	
Phone	
Postcode	

Privacy Policy ☐ I agree with the Privacy Policy

This information is being collected by CEDP and Urbis Engagement. Sharing your feedback will assist each of these agencies to plan for the future.

☐ Please tick this box if you do not want your feedback to be shared

Thank you for your feedback

APPENDIX C

A1 BOARDS - INFORMATION SESSIONS

SCHOOL
FOR TODAY,
FIT FOR
TOMORROW

Catholic Education Diocese of Parramatta (CEDP) is creating a contemporary preschool to post school learning community in one of the fastest growing areas of Sydney.

Santa Sophia Catholic College provides a Christ-centred environment, aimed at educating the whole child, and helping students to be people of true wisdom through faith, hope and love. Based on leading educational research and the best of today’s technologies, students will learn how to think critically and creatively, communicate effectively and work collaboratively.

Santa Sophia Catholic College will be a co-educational school, accommodating up to 1,920 students from preschool to Year 12 and beyond. This is inclusive of an early learning centre for 60 children.

CONTEMPORARY
DESIGN PRINCIPLES

Creativity, collaboration and excellence will be nurtured in contemporary and purpose-built learning and recreational spaces.

- 

WELCOMING AND INTEGRATED IN THE LOCAL COMMUNITY

The College and the local community will share some facilities for mutual benefit. The design will ensure the safety of each child, while creating a welcoming environment for the broader community out of school hours.



CLEAR AND INTUITIVE MOVEMENT

An easy to move around space, with designated walkways and clear signage.



VARIETY OF OUTDOOR SPACE

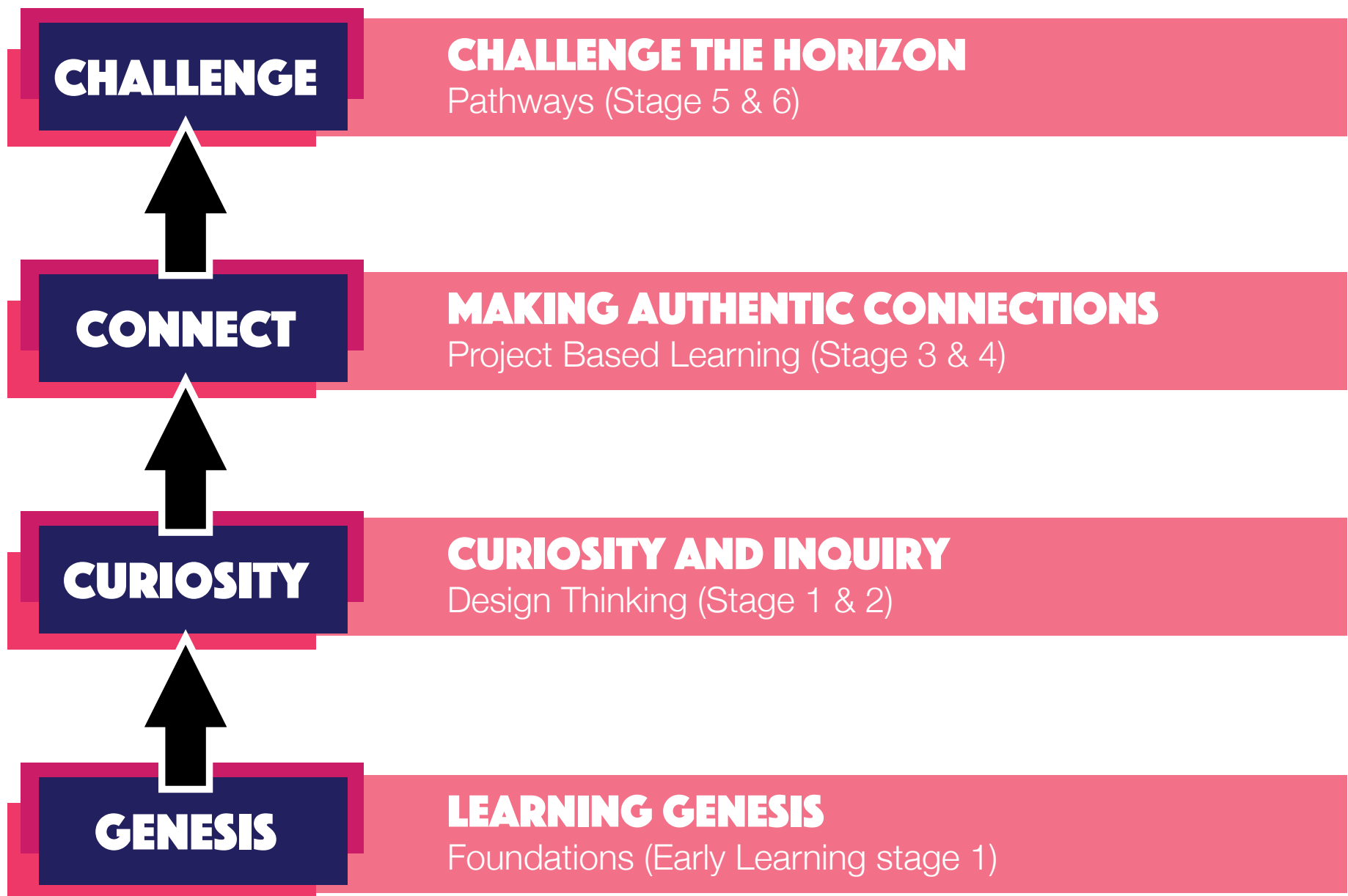
Maximising opportunities for outdoor learning and play space in courtyards, roof and terrace spaces on and in between buildings. Outdoor spaces are designed to be sheltered but receive sunlight and breezes. The connection of play spaces to learning areas will be a key benefit of the design.



CLUSTERED BUT CONNECTED

Year groups are clustered into learner pathways but connected with other years and specialised learning areas.

LEARNER PATHWAYS



LEARNING HUBS

The College is designed around learning hubs connected by terraced courtyards and garden spaces. It will include approximately 15,000sqm of floor space across five storeys.

- 

COMMUNITY HUB

Knowledge centre and hospitality



CREATIVE HUB

Art and applied science



PERFORMANCE HUB

Multipurpose hall and music, dance and drama spaces



PROFESSIONAL HUB

Administration and collaboration



RESEARCH HUB

Science and fitness



14,000 sqm

OF PLAY SPACE ON SITE





Catholic Education
Diocese of Parramatta

Catholic Education Diocese of
Parramatta (CEDP) leads 80 schools
across Western Sydney and the Blue
Mountains. Each school is a unique
community.

The strategic intent of CEDP is to provide quality Catholic
schooling by strengthening the professional lives of staff,
to improve the learning outcomes for each student within a
Catholic faith community.



Design inspiration sketches. Source BVN Architecture

PLANNING PATHWAY

2004

CEDP purchases land at Terry Road Box Hill.

2013

Box Hill is rezoned as part of the North West Priority Growth Area (NWPGA). The Terry Road site is zoned for Recreation. It is currently not zoned for a school.

Developers Celestino commence 'The Gables', a new community of more than 13,500 people and town centre under construction at Box Hill North.

2017

CEDP announces it will build a Catholic school in Box Hill.

2018

Interim secondary school facilities commence with Year 7 co-located with St John Paul II College, Schofields.

CEDP commission an analysis into the infrastructure supporting **The Gables** and Terry Road, to establish the first CEDP school in Box Hill.

2019

CEDP announces that Santa Sophia Catholic College will be built at **The Gables**. CEDP retains ownership of the Terry Road site.

EARLY 2019

CEDP seeks feedback from the school and broader community on the proposal for Santa Sophia.

MID 2019

CEDP will lodge a State Significant Development Application (SSDA) with the Department of Planning and Environment (DPE).

MID-LATE 2019

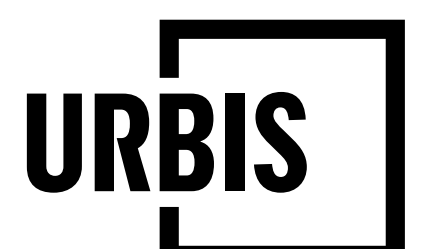
SSDA on public exhibition for community feedback.

2021

Santa Sophia Catholic College due to open at **The Gables**.

Urbis Engagement, a community engagement company, is collecting feedback on the school design today. This feedback will be included in a report with the planning application to the NSW Government.

You can contact the Urbis Engagement team at any time on **1800 244 863** or email **engagement@urbis.com.au** for further information or to share your ideas.



THE

GABLES

Santa Sophia Catholic College will be built at The Gables, a new master-planned community.

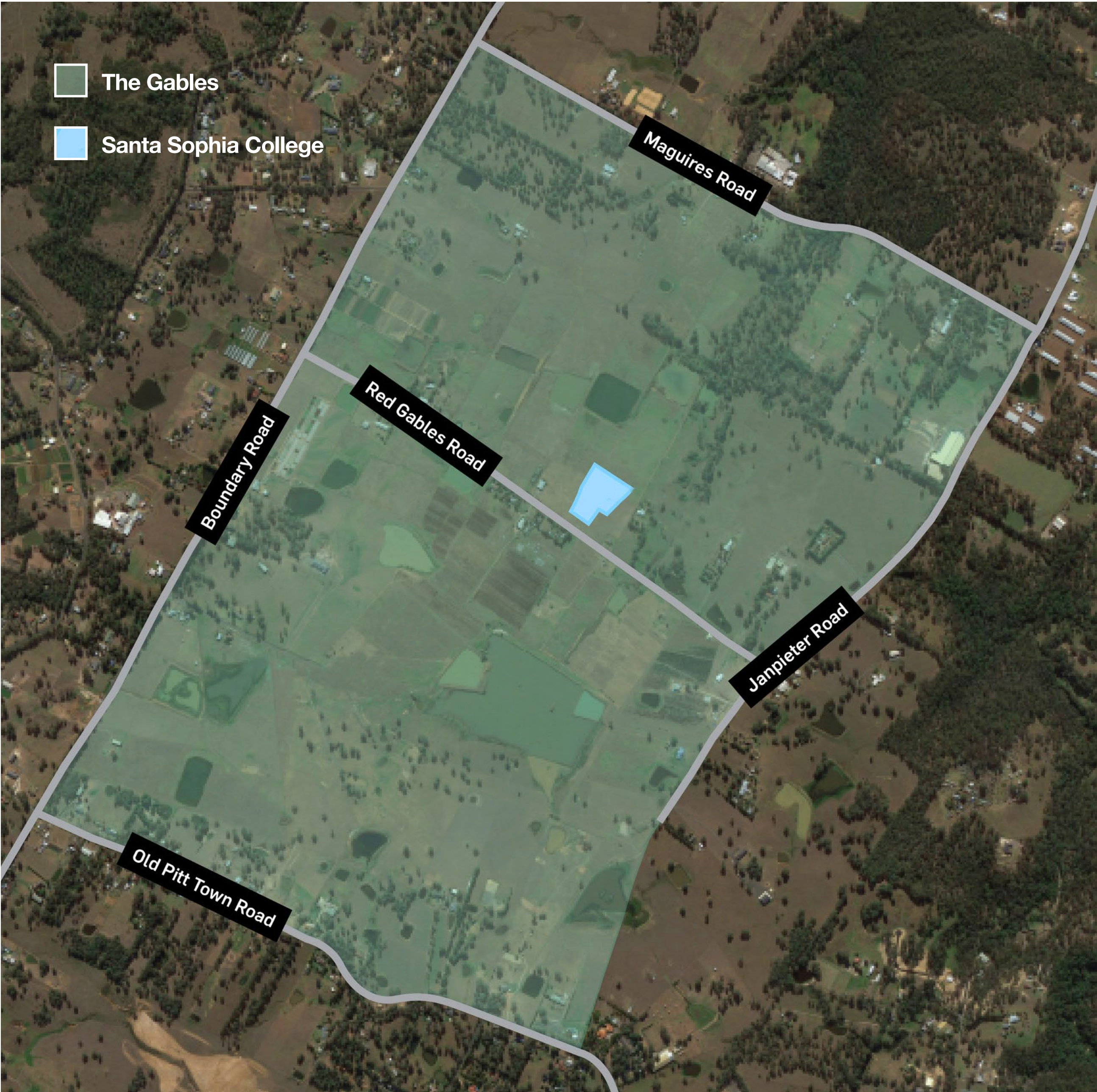
When complete, The Gables will consist of a town centre, retail facilities, approximately 4,100 dwellings, recreational facilities, pedestrian and cycle networks, and associated roads and infrastructure. It will be home to more than 13,500 people.

Santa Sophia Catholic College will be able to make a significant contribution to this new community as it grows rapidly in the years ahead.

- The College will be located on Red Gables Road and the extension of Fontana Parade.

Every resident in The Gables is within walking distance of green space and a local park.

The College is close to two transport hubs, connecting to the M7 Motorway and Rouse Hill Metro Station.



BOX HILL GROWTH

AREA

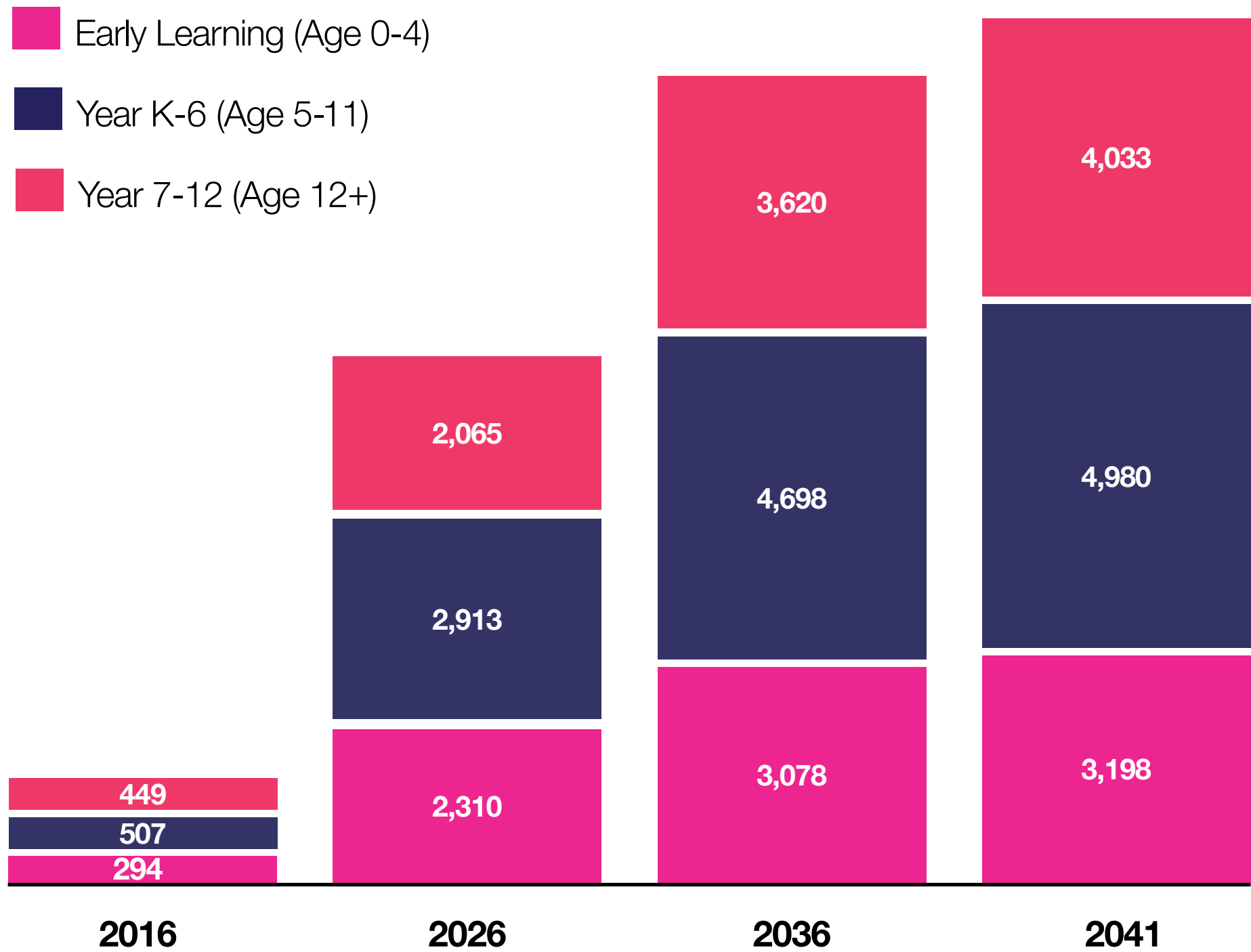
Box Hill is one of the fastest growing regions in Sydney. Significant year on year growth is anticipated until at least 2041.

BOX HILL CATCHMENT

POPULATION



With this significant growth, investment and planning in education is required to meet the needs of new students and families to the area.



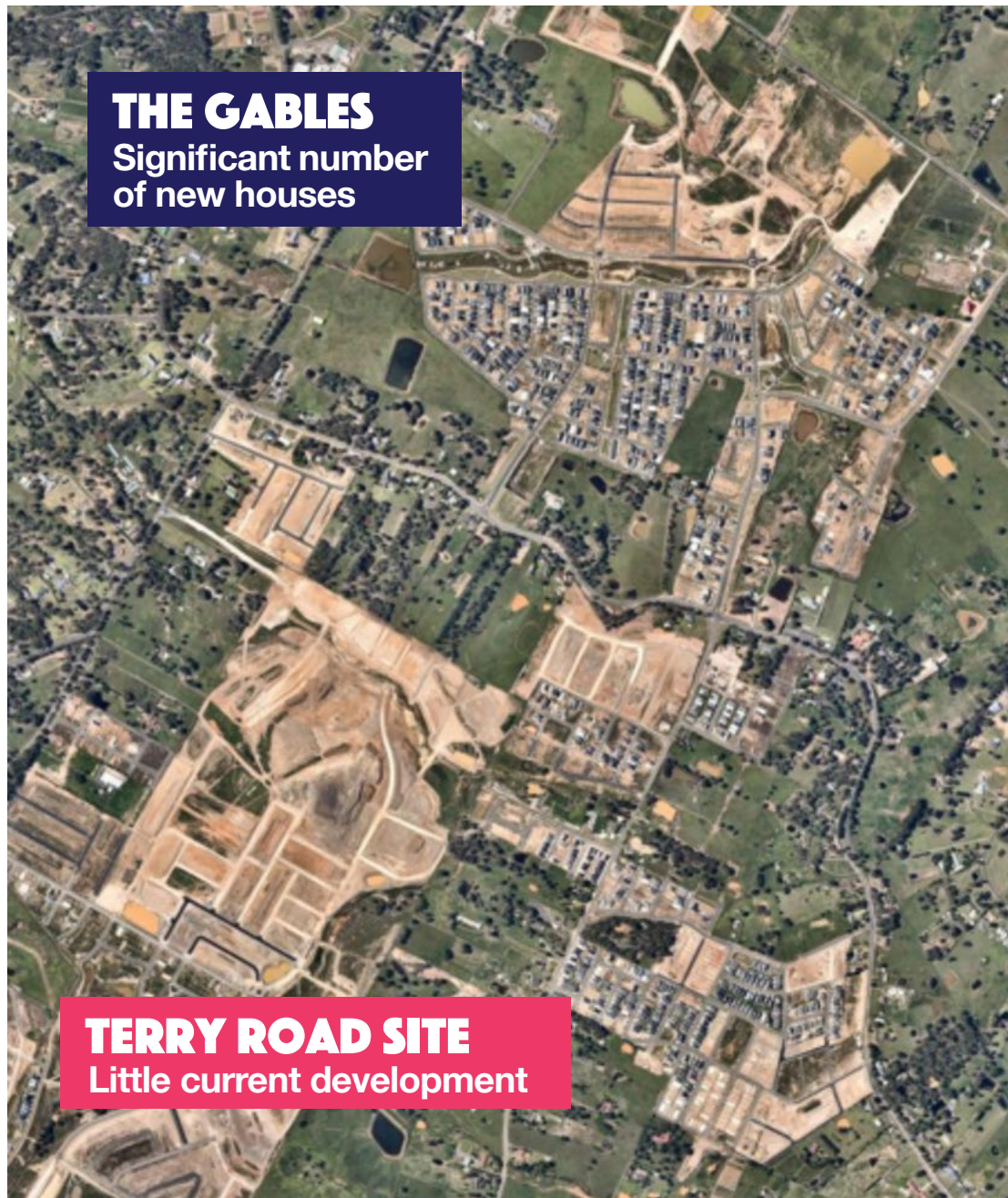
PLANNING FOR THE LONG

TERM

Educational infrastructure will be required to meet the significant growth within this area for the next 20 years.

Box Hill is growing at a rapid rate and the public schooling system will not cater for the full growth of school students. The Catholic school system and other independent education providers can expect to provide learning for over 40% of students in the medium-term.

Beyond 2036, CEDP will provide education for **20-25% of primary school students and 30-35% of secondary students** in the Box Hill region.



WHY NOT TERRY

ROAD NOW?

CEDP has no plans to sell the Terry Road site.

The initial announcement to locate the school on Terry Road was based on the provision of local infrastructure and rezoning to support the opening of the school in 2021.

Further detailed assessment revealed that these goals could not be achieved. In addition, up-to-date population projections and actual housing construction show that Box Hill North will have the greatest concentration of population in the short term.

The population and infrastructure in The Gables will be ready for the school to open in 2021.

A second school in the proximity of Box Hill South will be required in the future.

COMMUNITY BENEFITS

“ This is a new way of thinking about schooling for the future. Traditionally schools are located outside of town centres and students are often removed from society in a way that limits learning and industry connections. This proposal stitches our schools back in to community life. ”

CEDP Relieving Executive Director Sue Walsh.

CEDP is creating a school that will prepare students with the skills and knowledge they will need for a rapidly changing world.



Community sports field in The Gables, looking down Fontana Drive. The various buildings behind are a combination of residential, town centre and school buildings. Source: Celestino/AECOM.

LOCATED WITHIN THE TOWN PRECINCT

The masterplan for The Gables includes approximately 80 hectares of open space. This incorporates a lake and a number of parks, many of which are currently being used by the hundreds of new residents already living in the town.

The decision to locate the College at the Gables was made with the interests of local families as the major consideration.

Locating the College within the heart of the town precinct is expected to provide easier access for many families. Significant enrolment inquiries are coming from families located within The Gables. This area is forecast to have the greatest short-term population growth.

The College will be easily and safely accessible by walking and cycling tracks from just about any corner of the wider Gables community.

The College will be located within the town centre precinct but occupy its own separate premises. Students will have access to brand new community facilities. The school and community will also benefit from the sharing of some school amenities. There will be a strong focus on safety as well as building between young people and where they live, learn and play.

SHARING FACILITIES

This is an exciting opportunity to build a contemporary school that is integrated with a growing community, through the inclusion of shared facilities.

The College will have access to world class sports facilities with two sports fields being located right next door. These high-quality synthetic facilities will provide year-round, all weather access. Owned and operated by the Hills Shire Council, they will be shared by Santa Sophia and the wider community.

Rooftop carparking will be available for staff and will be made available to parents and the broader community when not required by the College.

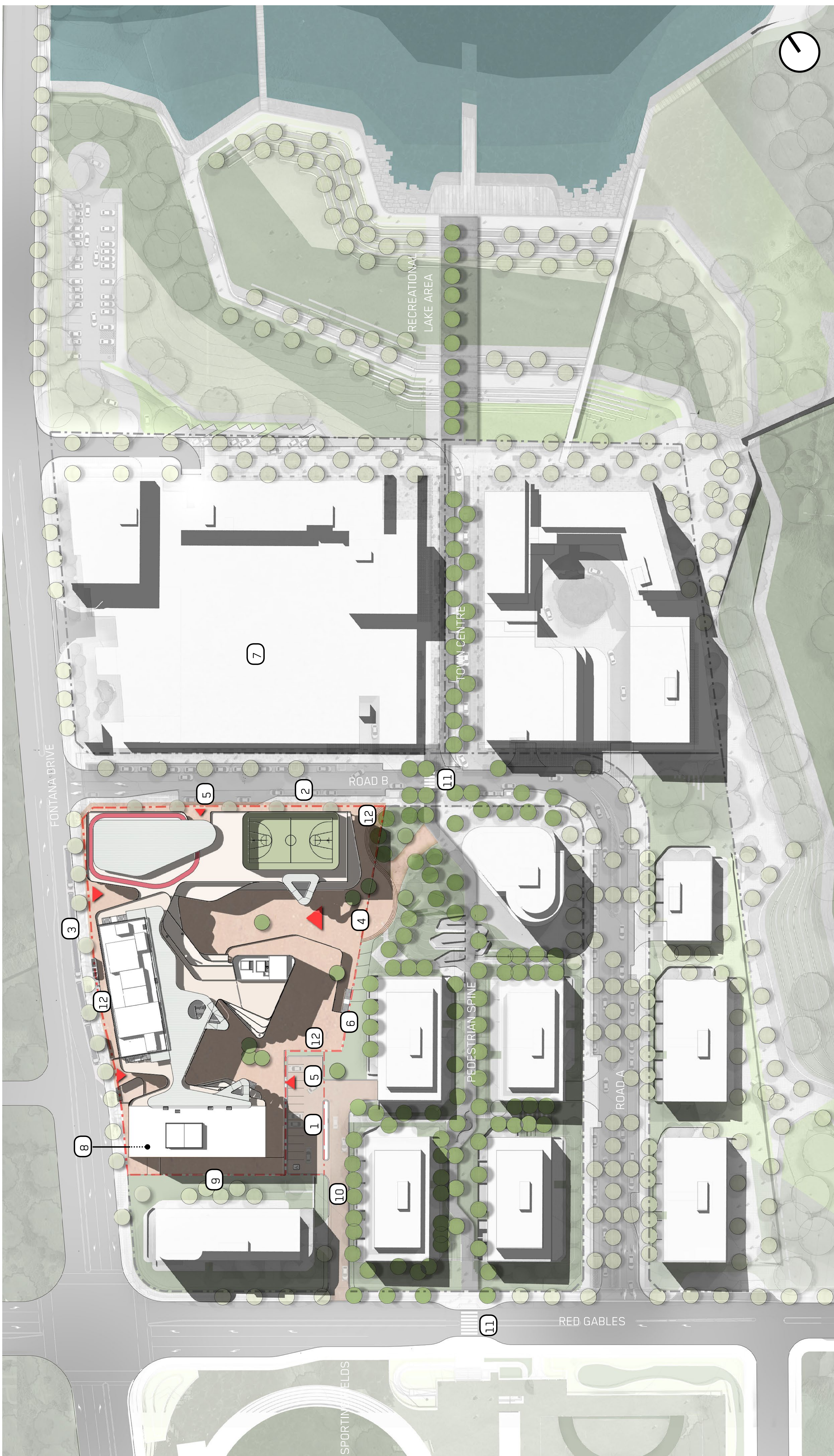
SANTA SOPHIA CATHOLIC COLLEGE

MASTERPLAN

- 1 10 BAY CELC DROP OFF
- 2 12 BAY KISS AND DROP
- 3 5 BAY BUS PICK UP / DROP OFF (ON ROAD)
- 4 MAIN ENTRY FORECOURT (SHARED PLAZA)
- 5 LAY DOWN LOADING AREA AT STREET LEVEL

- 6 PLANTER BARRIER- SCREEN TO TERRACE
- 7 POTENTIAL CAR PARKING TO ROOF
- 8 CHAMBER SUBSTATION AT STREET LEVEL
- 9 SHARED WALL/SCREEN TO CELC GROUND AREA TO SOUTH BOUNDARY

- 10 SHARED ROADWAY + PEDESTRIAN ACCESS TO HOCKEY FIELDS
 - 11 PEDESTRIAN CROSSING
 - 12 CYCLE RACK AREA
- SITE BOUNDARY EXTENT





BRISBANE

Level 7, 123 Albert Street
Brisbane QLD 4000
Australia
T +61 7 3007 3800

GOLD COAST

45 Nerang Street,
Southport QLD 4215
Australia
T +61 7 5600 4900

MELBOURNE

Level 12, 120 Collins Street
Melbourne VIC 3000
Australia
T +61 3 8663 4888

PERTH

Level 14, The Quadrant
1 William Street
Perth WA 6000
Australia
T +61 8 9346 0500

SYDNEY

Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000
Australia
T +61 2 8233 9900

CISTRI – SINGAPORE

An Urbis Australia company
#12 Marina View
21 Asia Square, Tower 2
Singapore 018961
T +65 6653 3424
W cistri.com