

## **SSD-9483 Chatswood Education Precinct – Upgrades to CHS & CPS**

### **(COMMENT BY Peter Hayes, 195/809-811 Pacific Highway, Chatswood)**

I object to the “proposal” in its present form for the following reasons.

The Application is deemed a State Significant Development. The improvements are vital for our community’s sustainable future. The expected outcome from these improvements is that the resulting additional education capacity will meet the needs of our community’s growth for the foreseeable future.

While the upgrades improve on the existing infrastructure, the foreshadowed solution, as depicted in the Exhibition documents, is deficient in internal and external open play areas.

My comments are confined to the spatial metrics which will need to be revised, in particular the calculations for internal and outdoor play areas requirements, to take account of social distancing rules adopted to counter the COVID-19 threat.

Social distancing [has been adopted by government and agencies](#) as a strategy to reduce transmission of infection and to mitigate the threat of COVID-19. This strategy will endure beyond containment of the present pandemic. Already NSW practices have extended to scheduling students for on-campus learning to achieve minimum safe-distances in class-rooms and in open play areas. Lessons from the COVID-19 experience will inform measures to safeguard against future similar occurrences.

To maximise the amount of on-campus time for students, class-room and open space capacity will need to be increased to take account of safe-distance requirements.

With the imminent upgrade of the CHS and CPS teaching and learning infrastructure, there is no better time than now to recalibrate the space requirements.

Perusal of the following exhibited documents indicates a need for their revision to take account of social distancing rules and the impact on student (and teacher) capacity:

- EIS Main Report
  - Section 4.7 - Key Issues SEPP (Educational Establishments and Child Care Facilities) 2017, and
  - Section 6.1 - Built Form and Urban Design.
- Architectural Plans (Appendix 2):
  - All Area Plans GFA – Area Schedules,
  - Site Plan Proposed (Final) – neighbouring Development at 688-692 Pacific Highway, and
  - SSDA Ground Floor, Levels 1, 2, 3 and 4.
- Design Analysis Report – Parts 1-5 inclusive (Appendix 7).
- ESD SEARs Report (Appendix 28).
- Social Impact Assessment (Appendix 32).
- Preliminary Construction Management Plan (PCMP) (Appendix 33).

I should again invite attention to the opportunity presented by the land at 688-692 Pacific Highway with its associated site improvements which have been idle for the past 2 years. Being located immediately adjacent to the existing CPS Northern boundary on Pacific Highway, rezoning of this land and the acquisition of the site for CPS use would afford much needed additional area capacity.

Peter Hayes  
Chatswood  
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