

# Upgrades to Chatswood Public School and Chatswood High School

Information pack

March 2020



Artist impression of Chatswood Public School. Looking west at Building P1 from Building G (new hall) with landscape concept.

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

# Overview

The upgrades to Chatswood Public School and Chatswood High School involve the upgrade of both schools and the relocation of the Intensive English Centre to St Ives High School.

Extensive stakeholder and community consultation resulted in a design that retains Chatswood Public School on the Pacific Highway and Chatswood High School on Centennial Avenue with both schools receiving a combination of new and refurbished buildings.

**The upgrades will support high-quality educational outcomes to meet the needs of students within the local community and deliver:**



**More than 150 new and refurbished learning and teaching spaces from Kindergarten to Year 12**



**Increased quality active play space currently allocated to both schools**



**Specialist teaching facilities such as maths, science, art, and music rooms**



**Dedicated performing arts spaces at the high school**



**New sports facilities and recreational areas**



**New libraries and administration facilities**

The Department of Education acknowledges the Chatswood area continues to experience significant residential growth and has listened to community feedback about the need to meet current and future capacity to alleviate enrolment pressure.

The commitment to meeting enrolment growth has also led to the development of a catchment wide strategy with planned adjustments to the boundaries of surrounding schools, including the Lindfield Learning Village.

The Department is pleased to confirm that separate to this development application, planning is underway for a new primary school in the Chatswood area.



This image is an example of facilities we are building for students across NSW

# Background

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Chatswood Public School and Chatswood High School have a rich history providing education to the local community.

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 upgrades to Chatswood Public School and Chatswood High School has been highly anticipated and welcomed by the community.

## Chatswood Public School

Chatswood Public School is located on the Pacific Highway and has seen a rapid growth in enrolments over the past decade. The school has become a school of choice with a focus on academics and music and bilingual programs in place. The school is in a campus configuration across two distinct sites. Kindergarten to Year 2 and Years 5 and 6 are located on the Pacific Highway site. Years 3 and 4 are on the 'Bush Campus' located on the grounds of Chatswood High School. This site was established to address capacity issues using demountable classrooms.

The redevelopment of the Public School has been highly anticipated by the community to address concerns about capacity and outdoor play space.

The Public School has buildings of heritage significance and there is strong community attachment to the heritage value of the site, particularly with reference to the original school buildings, but also connected to the history of the Public School on the site.

## Chatswood High School

Chatswood High School is located on Centennial Avenue and was established more than 50 years ago. The school is well known for its academic excellence, Gifted and Talented program, Selective Stream and music program. Population growth in the area has also led to an increase in enrolments with families choosing Chatswood High School over private school options.

A building program began in 2009 with stage two of a four stage program completed.

## Intensive English Centre

The Intensive English Centre (IEC) is located on the grounds of Chatswood High School and operates as a separate education facility. It provides an intensive English program developed by the Department of Education's Multicultural Programs Unit to prepare students to enter their local NSW government high school.

# Planning process

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The State Significant Development (SSD) application for the upgrades to Chatswood Public School and Chatswood High School has been lodged with the Department of Planning, Industry and Environment (DPIE) and is now on public exhibition.

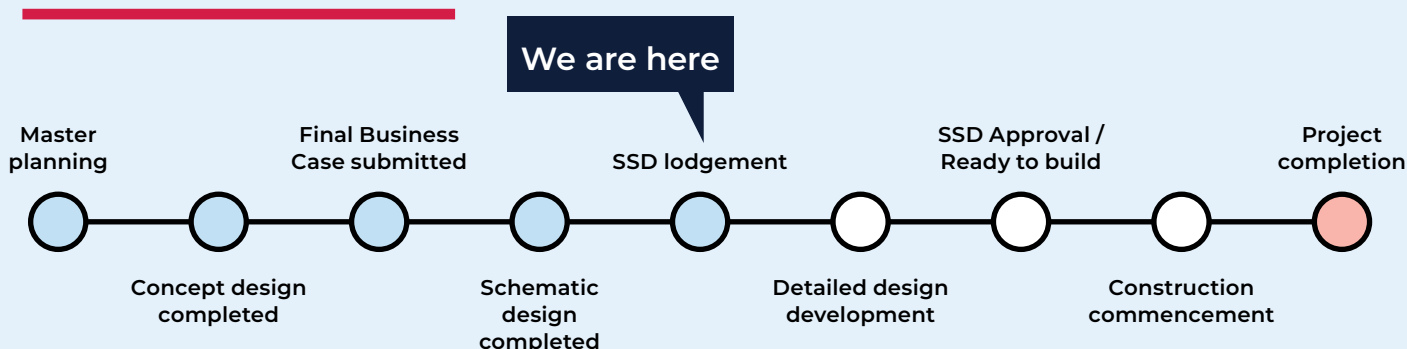
Submissions must be made directly to DPIE either via post or online within the 28 day exhibition period.

The SSD application for this project seeks approval for the design along with the location, scale and envelope of each building.

The application is accompanied by an Environmental Impact Statement (EIS), as set out in the Secretary's Environmental Assessment Requirements (SEARs).

## Project timeline

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# Environmental assessment

An Environmental Impact Statement (EIS) has been prepared for the State Significant Development (SSD) application. The EIS contains technical studies, which are an important part of the planning process and provide information to decision makers about the environmental impacts of the project.

Technical studies involve research, site investigations, surveys and assessments, data analysis, and community and stakeholder consultation. They consider traffic, noise, operations, heritage and construction management.

The SSD application (including the EIS) is now on public exhibition and submissions must be lodged directly with DPIE. You can find more information at <https://www.planningportal.nsw.gov.au/major-projects/project/10561>.

Some of the technical studies undertaken for the EIS include:

- Social Impact Analysis
- Design Analysis
- Traffic and Transport
- Noise and Vibration
- Heritage
- Aboriginal Assessment
- Ecological Sustainable Development
- Preliminary Construction Management
- Hydraulic
- Contamination
- Building Code of Australia Compliance
- Waste Management
- Flora and Fauna
- Civil Works/ Road Works Plans/Stormwater Management
- Infrastructure Report
- Structural Statement
- Accessibility Assessment

# Community consultation

Consultation with community and stakeholders is an important part of the planning process and is a requirement set by the Department of Planning, Industry and Environment (DPIE).

Early consultation provided clarity about the matters of importance for school communities, neighbours and other

interested stakeholders and feedback was shared with the design team to inform their planning.

Several improvements to an original proposal resulted in an updated concept plan retaining Chatswood Public School on the Pacific Highway and Chatswood High School on Centennial Avenue.

Date/s	Consultation activity	Targeted stakeholders
August 2018 – October 2019	11 Community Information Sessions	<ul style="list-style-type: none"> <li>▪ Chatswood Public School community</li> <li>▪ Chatswood High School, Public School and Chatswood Intensive English Centre (IEC) staff</li> <li>▪ Neighbours / residents</li> </ul>
December 2018 – December 2019	School community engagement – 10 rounds of Design User Groups	<ul style="list-style-type: none"> <li>▪ Chatswood High School and Public School staff and students</li> </ul>
March 2019	Site visit	<ul style="list-style-type: none"> <li>▪ Local Aboriginal Land Council</li> </ul>
May 2019 – January 2020	School community engagement – 4 school tours	<ul style="list-style-type: none"> <li>▪ Chatswood Public School and High School Principals and P&amp;C Presidents (Tours of North Kellyville Public School, Bella Vista Public School, Cammeraygal High School, Smalls Road Public School)</li> </ul>
May 2019	School community engagement – Chatswood IEC Workshop	<ul style="list-style-type: none"> <li>▪ Chatswood High School and St Ives High School Principals and the Chatswood IEC</li> </ul>
October 2019	School community engagement – Meeting	<ul style="list-style-type: none"> <li>▪ Chatswood Public School P&amp;C</li> </ul>
November 2019	School community engagement – Workshop	<ul style="list-style-type: none"> <li>▪ Chatswood Public School P&amp;C</li> </ul>
November 2019	School community engagement – Meeting	<ul style="list-style-type: none"> <li>▪ Chatswood Public School P&amp;C</li> </ul>

# Chatswood Public School upgrade

The proposed Public School design considers the needs of the community combined with the complexities of the site, the area's distinctive character and surrounding properties.

The Department of Education has modified the original proposal to deliver a design that accommodates current enrolment numbers in 60 learning spaces across the new and existing buildings. The Public School also has the opportunity to retain the Bush Campus located at Chatswood High School for as long as required.

The proposed design includes two new multi-storey buildings, a new hall, an onsite staff car park, landscaping and COLA (covered outdoor learning area).

The two multi-storey buildings (P1 and P2) are positioned on the School's northern boundary on the "Lowers" to maximise the gradient of the land and reduce the overall bulk and scale of the buildings. Visual and acoustic amenity to neighbouring properties will be minimised with respectful façade treatments and reduced glazing.

The hall is positioned on the Pacific Highway to allow ease of accessibility for community users while maintaining school security.

Emergency access and a loading bay will be provided off the Pacific Highway and a new staff parking facility and second loading bay will be off Jenkins Street.



# Neighbourhood views – Chatswood Public School

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Artist impression of the proposed Chatswood Public School entrance from the Pacific Highway



Artist impression of the Chatswood Public School central space. Looking north towards Buildings P1 and P2.

# Chatswood High School upgrade

The upgrade to Chatswood High School will include the construction of four new multi-storey buildings, a new hall, landscaping, COLA (covered outdoor learning area) and access pathways. Students will be accommodated in 123 classrooms across the new and existing buildings.

The new buildings (Q, R, S and T) have been positioned around the perimeter of northern and western boundaries to maximise the use of the available land, minimise impacts to neighbouring properties and deliver improved access through the campus. Each building provides generous boundary setbacks to respect existing biodiversity zones, native birdlife and privacy of immediate neighbours.

The new hall (Building T) is positioned near the Centennial Avenue entrance to enable access for community users while ensuring site security. The existing hall will be retained upon project completion to provide an intimate performance space and general learning areas.

All current vehicle access points will remain the same following completion of construction works with loading bays provided off De Villiers Avenue and Centennial Avenue and emergency access off Eddy Road. The onsite staff car park will be reinstated upon project completion.

Building R will be lodged separately to the State Significant Development application under complying development in late-2020. Complying development applications are determined by council or an independent certifier and must meet a set of prescribed approval conditions.



## Site map description

### Building Q

- 4 storey building
- General Learning Areas
- Canteen
- Administration / Staff Study
- Visual Arts
- Senior Library Facilities

### Building S

- 5 storey building
- Science
- CAPA
- General Learning Areas

### Building T

- 2 storey height building
- Hall
- Performance

### Building R (Complying Development)

- 4 storey building
- Support Unit
- iStem

# Neighbourhood views – Chatswood High School

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Artist impression of the proposed Chatswood High School entrance from Centennial Avenue



Artist impression of the Chatswood High School central outdoor space. Looking south towards Building S.



# Complying development work for Building R

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In late 2020, construction of Building R will commence as complying development, separate from the SSD application. The Department of Planning, Industry and Environment defines complying development as a planning pathway that combines planning and construction approval for straightforward development that can be determined through a fast-track assessment by a council or an accredited certifier.

Building R meets the complying development criteria for location, height, area, use and construction value and the site has no permanent structures requiring demolition.

Building R will facilitate the staged delivery of the project by providing 18 new permanent classrooms and 4 support permanent classrooms, ahead of the work on other parts of the school.

An accredited certifier will review the plans for the building and the construction process. A Complying Development Certificate is issued subject to conditions of approval and prior to construction works commencing.



Artist impression of Building R at Chatswood High School

# Indicative project staging and construction

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The Department of Education is committed to providing a cohesive staging plan with minimal disruption to students, staff and the community. The staging plan will be finalised upon appointment of the lead contractor and further community consultation.

## Stage 1

- Commence construction of Building R on the north east corner of Chatswood High School
- Detailed design planning for all upgrade works

## Stage 2

- Commence construction of SSD works on both sites, pending SSD approval

## Stage 3

- Repurpose and refurbish existing buildings as required
- Complete external landscape works.

Construction of Building R under complying development is anticipated to start in 2020 with remaining SSD works commencing in 2021, should consent be granted. The expected completion date is late 2023.



Artist impression of Chatswood High School. Looking north-west through Building Q.

# Construction management

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The Department of Education will provide regular updates during construction to keep you informed of upcoming works and potential construction impacts. A construction environmental management plan will be developed to consider the following construction matters.

## Construction hours

Standard construction hours will apply from Monday to Friday between 7:00am and 6:00pm and on Saturdays as required and as specified by council.

## Noise and dust

Noise would be kept to a minimum as best as possible during the construction period and dust as a result of demolition and construction works would be hosed down as required.

## Traffic

The Department is aware of the existing traffic congestion on Centennial Avenue and surrounding streets during peak times. A Construction Traffic Management Plan will outline measures to be taken during construction to ensure the safety of staff and students. This plan will include consideration of the current pick-up and drop-off zones, construction vehicle movements, potential amendments to existing street signage and traffic control procedures.

## Parking

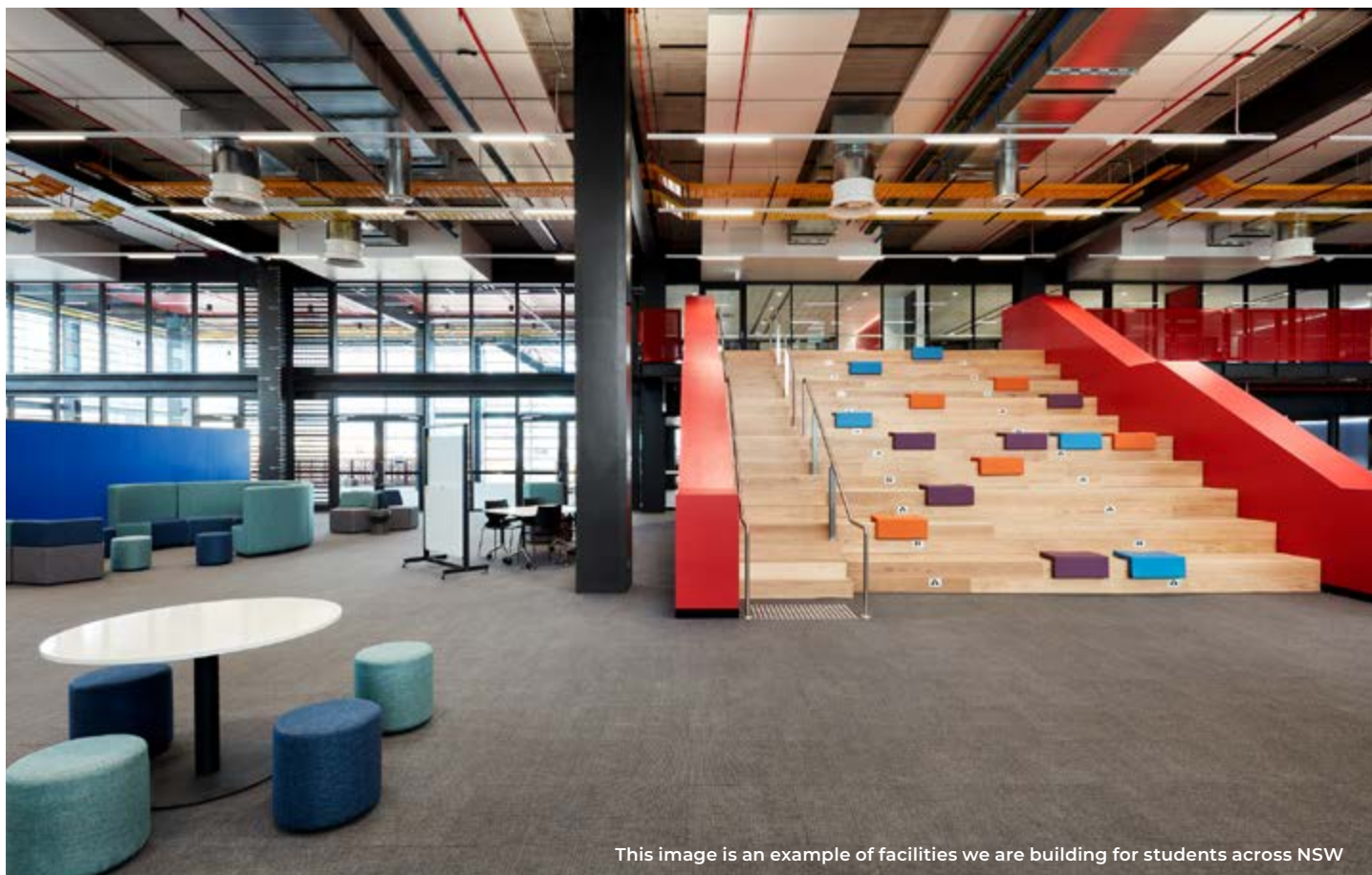
During construction, onsite parking at both schools would be temporarily unavailable. Both schools are within close proximity to the Chatswood travel interchange and highly accessible by public transport. The Department of Education encourages staff and students to make sustainable transport choices in line with their Green Travel Plan. Onsite car parking would be reinstated following the completion of construction works.

## Safety

School Infrastructure NSW is committed to ensuring that work is completed safely and efficiently and with minimal impact to the local community. Prior to construction starting, hazardous material would be removed from the site. This work would be carried out in accordance with regulatory requirements including the provisions of SafeWork NSW.

Rigorous safety and security measures would be in place for the duration of the works. This will include fencing off the construction area. There would be no access to the construction area by staff or students; however, viewing panels may be installed to enable students to see what is going on in the area.

The project team would regularly consult with the school to discuss construction progress. All safety concerns will be addressed. The health, safety and well-being of students, staff and neighbours is our highest priority.



This image is an example of facilities we are building for students across NSW



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## Next steps

Thank you for taking the time to learn about the upgrades to Chatswood Public School and Chatswood High School.

The State Significant Development application for the upgrades to both schools has been submitted to the Department of Planning, Industry and Environment (DPIE) and is now on public exhibition.

Submissions must be made **directly to DPIE** by post or online during the 28 day exhibition period.

## Have your say

### Post

Planning Services, Department of Planning, Industry and Environment  
GPO Box 39 Sydney NSW 2001

### Online

<https://www.planningportal.nsw.gov.au/major-projects/have-your-say>

## For more information

We are committed to working together with our school communities and other stakeholders to deliver the best possible learning facilities for students.

We will keep the local school community and residents informed as the project progresses.

## Stay informed



### Website

Stay up to date by visiting the School Infrastructure NSW website [schoolinfrastructure.nsw.gov.au](https://schoolinfrastructure.nsw.gov.au)



### Phone

Contact us between 9am and 5pm, Monday to Friday on **1300 482 651**