

### **Social Impact Comment – 83 Jocelyn Street/54 Chester Hill Road Chester Hill**

This letter has been prepared to demonstrate the positive social impact of the proposed educational establishment, from an educational, health and social perspective.

As indicated in the submitted Statement of Environmental Effects and accompanying documentation the application is proposing the following;

*“Consolidation of existing allotments, alterations and additions to existing buildings and change of use to an educational establishment, with associated parking and landscape works”.*

The school will cater for a maximum of 228 students from kindergarten to year 3, with a maximum of 20 staff at any one time at the facility.

With regards to the development proposal the development is seeking to adaptively re-use an abandoned aged care facility, that has been vacated for an extended period of time. Proposing a development which seeks to adaptively re-use an existing site and structures for an alternate purpose demonstrates great sustainability practices, and avoids a large site sitting dormant creating an effective white elephant. The proposal has put forward an application that is utilising the existing building on site and retro fitting them for the purpose of classrooms and ancillary facilities to serve the purpose of a new educational establishment. The school will capitalise on the existing facilities of the site, inclusive of the extensive outdoor space and enhance them for the purpose of the educational establishment.

The adaptive re-use of the site is considered to be a positive built form outcome and avoids a large site remaining dormant that could be utilised for anti-social behaviour.

The site itself is appropriately located from a strategic town centre and train station approximately 800m north of the site. Chester Hill Town Centre and Chester Hill Station are within walking distance of the proposed school site, which will enable appropriate public transport access for teachers and parents that will be utilising the school on a continual basis. This can encourage sustainable transport practices. The site is also located within close proximity to the Chester Hill Town Centre and a growing residential population. Providing an additional school facility in close proximity to the town centre and the surrounding residential population allows for additional educational facilities for the local population to take advantage.

The proposed school has been designed to accommodate all DDA requirements, to allow equitable access to all people, both staff and children of differing abilities. The school will be designed to allow equitable access for all staff, students and visitors to the site.

The proposal contribute to the provision of additional positive community uses to meet the day-to-day needs of the local area. The proposed school provides a range of uses that will contribute to the positive social and educational development of children. The school caters for a range of indoor class rooms, creative arts and music spaces, library and outdoor play areas that will provide a diverse range mental and physical stimulation of the children being looked after at the school. A rigorous programme will form part of the day-to-day use of the school that is geared towards the social, physical and educational improvement of the children being cared for at the school.

A school is generally considered a use that contributes positively to the LGA, particularly when providing a facility that will provide education and recreation opportunities for the future adults of the surrounding LGA.

The proposed school has been designed with the intention to create interactive and large outdoor play areas, to encourage social interaction between children, and between children and staff. The proposal is a stand-alone site and is designed to create a sense of place and belonging within the site. The design provides great internal and external amenity. Provides generous playground space for each student also provides the

opportunities for casual interactions between children and staff through the design. The proposed design creates a sense of community with this regard.

The proposal has been designed to mitigate traffic impacts by providing adequate on-site parking in line with the TfNSW Guide to Traffic Generating Development. The proposal provides parking in excess of the requirement of the guide to reduce the dependence on off street parking. The proposal based on the 22 spaces is deemed to generate the need for 20 spaces. The proposal caters for 23 spaces as such exceeding the requirements of the TfNSW guide. The site has been designed to carry all traffic within the site and avoid as much as possible any adverse impacts on the local street network

The school will be surveilled by CCTV, and will ensure only staff and parents and designated visitors will be able to access the school.

The development contributes positively and strengthens the opportunities for healthy lifestyle. With the implementation of a generous outdoor play areas, that encourage a range of active and passive recreations lends itself to the positive lifestyle improvement of the children attending the school. The school will cater and encourage healthy eating through the diet provided to the children during the daily operations of the school.

The school will be operated to educate and encourage healthy pursuits both through physical education, and dietary requirements.

In summary the provision of an additional educational establishment that will provide a space for the social, physical and cultural improvement of young children is considered to have an overall positive social impact, and is a type of use that can assist in developing and moulding young minds to become beneficial members of society in the future.