



planning consultants

Response to Submissions Report

State Significant Development - SSD-11920082

Hastings Secondary College Port Macquarie Campus Upgrade

16 Owen Street, Port Macquarie

Prepared for: NSW Department of Education
September 2021

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Attachments

1. Architectural Document – Hastings Secondary College – Port Macquarie Campus – Response to Submissions Ref SINSW SSDA – Rev 2, dated 18.08.21
2. Koala Assessment Report, dated 23 August 2021
3. Acoustic Addendum Letter– Ref 200360 Rev F dated 17.08.2021.
4. ESD Addendum Letter – Ref: 200360, Rev B, dated 20.07.2021
5. Visual Impact Assessment – Consolidated Report, Prepared by Ethos Urban, Revision 3, dated 10 September 2021
6. Revised CIV letter, prepared by Wilde and Woolard dated 17 August 2021
7. SDRP minutes Session 02 minutes dated 12.08.2021
8. Landscape Plan – Ref HSPM, dated 23 August 2021
9. Stormwater Management Report Addendum, dated 24 August 2021
10. Updated Mitigation Measures Table
11. Transport Assessment, Ref P1600r01v8, dated 26 July 2021

1 Introduction

On 25 May 2021, School Infrastructure NSW (SINSW) submitted State Significant Development Application (SSDA) No. 11920082 to the Department of Planning, Industry and Environment (DPIE) for the upgrades to Hastings Secondary College (Port Macquarie Campus) – at 16 Owen Street, Port Macquarie (the site).

The SSDA was notified from 28 May 2021 to 24 June 2021 in accordance with DPIEs policy. Within this time submissions were received from:

- Transport for New South Wales (TfNSW)
- Heritage New South Wales (HNSW)
- Essential Energy (EE)
- Environmental Protection Authority (EPA)
- The Environment, Energy and Science Group
- Port Macquarie-Hastings Council
- Public Submissions.

The project team has reviewed these submissions and responded to each item raised. The following document summarises the responses and directs the Department to the relevant report where each item has been addressed.

In addition, the project was further notified from 24 June 2021 to 27 July 2021. Within this time submissions were received from the public.

The project has gone to great lengths to address the concerns raised and believes the proposal submitted provides high quality school buildings for young people in the Port Macquarie-Hastings community within an urban coastal edge context.

The project team has reviewed these submissions and responded to each item raised. The following document summarises the responses and directs the Department to the relevant report where each item has been addressed.

The Port Macquarie Campus is zoned R3 Medium Density Residential under Port Macquarie-Hastings Local Environmental Plan 2011. Development for the purpose of an educational establishment is permissible with consent in the R3 zone, where works are proposed.

The proposed works have been designed to, and will be carried out in, the interests of the public. The works will meet the project objectives to provide upgraded and new facilities.

1.1 Project Description

The NSW Department of Education proposes upgrades to Hastings Secondary College (Port Macquarie Campus) to provide new and upgraded facilities. This will involve site preparation work (including demolition), the removal of 26 trees, civil works, landscaping, and construction works.

The upgrades will support high-quality educational outcomes to meet the needs of students within the local community as follows:

- Demolition works to accommodate new works;
- Upgrade to school entry, including signage;
- Construction of new two (2) storey Creative and Performing Arts (CAPA) building;
- Construction of new Police Citizens Youth Club (PCYC);
- Partial refurbishment of Building L;
- Partial refurbishment and alteration to Building B;
- New lift connections, covered outdoor learning area (COLA) and covered walkways;

1 Introduction

- Associated earthworks, landscaping, stormwater works, service upgrades; and
- Tree removal/ tree safety works.

1.2 Proposal Overview

Table 1 provides a summary of the key components of the proposal, including the amendments made since exhibition of the EIS.

Table 1 Summary of Key Aspects of Project		
Aspect	Description – as exhibited	Description – as amended
Project Summary	Site preparation, demolition works, tree removal, construction of new Creative and Performing Arts (CAPA) building, construction of new Police Citizens Youth Clubs (PCYC) building, internal refurbishments to existing buildings, upgrades to landscaping, core facilities and associated works.	<i>No change</i>
Site Preparation	○ Removal of 26 trees; ○ Demolition of part buildings/ awnings, landscaping (concrete etc), beams and other structures (Refer to dwg 130031(4), 130032(4) and 130033(4) for full extent of demolition works; and ○ Civil works.	<i>No change</i>
Built Form	Building B Refurbishment of Building B includes demolition of internal partitions to create one (1) larger general learning space Building L Refurbishment of Building L includes demolition of internal partitions and fixtures and to create four (4) support unit home bases, PE Staff room, two (2) PE General learning spaces, one (1) staff/ study support unit and ancillary uses (amenities, store, comms room, withdrawal spaces) PCYC The PCYC is proposed as a joint use facility and will provide 17 car parking spaces, two (2) disabled spaces, two (2) minibus spaces, two (2) courts, three (3) multipurpose rooms, one (1) gym and ancillary facilities (offices, change rooms, storerooms, kitchen area and youth hub) Subject to separate business case and funding. CAPA The CAPA is a new two storey building and will provide an additional four (4) general learning spaces, two (2) seminar/ rehearsal rooms, one (1) health/ PE/ Performing Arts Workshop, two (2) visual arts general learning space, one (1) visual arts work shop, ancillary facilities (store, amenities, comms room, staff room, dark room, kiln) and display windows.	<i>No change</i>
Landscaping	Landscaping works including the planting of 32 new trees, native entry planting, large and small-medium shrubs, ground covers and planting to fences.	One (1) Swamp Gum replaced with one (1) Swamp Mahogany (as requested in Council submission) Additional 40 trees proposed at entry, adjacent to Building B and Adjacent to PCYC. Total of 72 new trees proposed.
Entry and Signage	A brick entry statement wall with metal lettering of the School name is proposed along Owen Street. The signage comprises 3 lines of lettering 'HASTINGS SECONDARY COLLEGE PORT	Addition of totem poles, artwork and other landscaping in response to aboriginal engagement workshops

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Table 1 Summary of Key Aspects of Project

Aspect	Description – as exhibited	Description – as amended
	MACQUARIE CAMPUS' at 300mm high with a depth of 100mm.	
Utility Infrastructure	A new electrical substation is proposed along Owen Street. There is no impact to the main distribution room for telecommunications. New building distributors will be connected back to the existing communication and telecommunications infrastructure via new fibres. A 65mm water supply will be required to supply the simultaneous potable water demand for the site. The potable water system will require an upgrade in water connection from the Owen Street water main. Replace existing LP gas storage vessels with single 2.5 tonne LP gas storage tank at south eastern side of site. New fire booster along Owen Street	<i>No change</i>
Site Area	3.45ha	<i>No change</i>
Uses	Educational establishment and PCYC	<i>No change</i>
Access	Vehicular access for maintenance is provided off Burrawan Street. Additional vehicle access is proposed off Owen Street to access the proposed carpark of the PCYC. No current vehicle parking is located on site.	<i>No change</i>
Car parking	- Zero (0) on-site parking (current) - On-Street parking – Owen Street – 151 spaces - Modifications are proposed to on-street parking on Church and Gordon Streets to increase on-street parking numbers from 51 to 62 on Church Street and 31 to 57 on Gordon Street. - Council Car park – Oxley Oval -44 spaces - Proposed on-site parking – School (0), - Proposed on-site parking - PCYC – 17 car parking spaces, 2 disabled spaces and 2 mini-bus spaces. - Drop off bay – located along Owen Street (current and proposed) - Bus zone – located along Owen Street (current and proposed)	- Zero (0) on-site parking (current) - On-Street parking – Owen Street – 151 spaces - Council Car park – Oxley Oval - 44 spaces - Proposed on-site parking – School (0), - Proposed on-site parking - PCYC – 17 car parking spaces, 2 disabled spaces and 2 mini-bus spaces. - Drop off bay – located along Owen Street (current and proposed) - Bus zone – located along Owen Street (current and proposed) Note – parking amendments to Church and Gordon Street have been removed.
Bicycle parking	0 spaces existing – 155 spaces required – 152 provided adjacent to Building A, three (3) to be provided in vicinity of PCYC.	<i>No change</i>
Hours of operation	- Operational hours of Hastings Secondary College Port Macquarie Campus 07:30 – 16:30 (this includes extension classes, band, dance and choir) - School Bell times of Hastings Secondary College Port Macquarie Campus 08:15 – 14:15 Mon-Fri - PCYC operating hours – 06:00 – 22:00 Mon - Sun	<i>No change</i>

1 Introduction

Table 1 Summary of Key Aspects of Project

Aspect	Description – as exhibited	Description – as amended
Community use	The PCYC will be available for community use from 6:00am – 07.45am and from 14:45 – 22:00 seven (7) days per week.	<i>No change</i>
Construction hours	7am – 6pm Monday to Friday - No construction deliveries between 7.30am to 9:00am, and between 1:30pm to 3:00pm on school days. 8am – 5pm Saturday; and - Sunday and Public Holidays: No planned work	Change to construction hours on Saturday Saturday: 7:00AM to 1:00PM (Work hours may be altered in accordance with COVID-19 Health Orders at the time of construction).
Jobs	- Up to 10 full time consultant positions - Up to 42 full time construction jobs. 13-month construction period	<i>No change</i>
CIV	Exceeds \$20 million	<i>No change</i>

2 Analysis of Submissions

The EIS was placed on public exhibition from 28 May 2021 until 24 June 2021 and 24 June 2021 until 27 July 2021. Hard copies of the EIS and appendices were available at Port Macquarie-Hastings Council offices and soft copies were available on the Department of Planning, Industry and Environment Major Projects website. During the exhibition period, government agencies and members of the community were able to make submissions on the application.

A total of 41 submissions from the public and public authorities were received during the exhibition period.

Submissions were received from the following public authorities in the form of comments:

- Port Macquarie-Hastings Council;
- Transport for NSW;
- Government Architect NSW;
- Heritage NSW;
- Environment Protection Authority NSW; and
- Department of Planning, Industry and Environment NSW (Biodiversity and Conservation).

The key matters raised in the submissions include:

- Loss of parking;
- Private views/ view loss;
- Built Form;
- Connection to country;
- Noise;
- Koala Habitat; and
- Aboriginal consultation/ input.

3 Actions Taken During and After EIS Exhibition

3.1 Additional Environmental Assessment

As part of this Response to Submissions, the following additional assessments/ addendums to reports submitted with the SSDA were undertaken:

- Visual Impact Assessment – Private Domain;
- Addendum letter – Noise and Vibration Report;
- Addendum letter – ESD Report;
- Koala Assessment Report; and
- Revised Traffic Assessment.

3.2 Consultation Engagement Activities

One (1) Aboriginal Engagement Workshop was undertaken since submission of the SSDA, on:

- 16 July 2021.

The list of items discussed at this workshop that have been incorporated in the project are detailed at **Section 4.3** of this report.

3.3 Government Agencies

As part of this Response to Submissions, the following consultation was undertaken with Government Agencies:

- Port Macquarie Hastings Council – 8th July 2021
 - Council advised that changes to traffic arrangements on Church and Gordon Streets should be removed from the proposal; and
 - The Traffic Assessment has been amended to remove proposed changes to Church and Gordon Streets.
- State Design Review Panel – 4th August 2021
 - Comments addressed in **Section 4.4** of this report.

3.4 Mitigation Measures

Each issue raised in the submissions received are addressed in this section. As the response has resulted in changes to some of the mitigation measures, an updated table of all proposed mitigation measures is provided in **Appendix 10**.

4 Response to submissions

4.1 Department of Planning, Industry and Environment (DPIE)

Following receipt of the authority and public submissions, DPIE issued a Response to Submissions Letter which summarises matters raised relevant to those submissions together with matters raised in the review of the EIS, as set out in Attachment 1 of the DPIE letter. These 'key issues' are addressed in full in the tables below.

4.1.1 Visual Impact

Issue	Response	Reference
(1) Public submissions raised concerns about impacts to private views. A complete Visual Impact Assessment of impacts to views from the private domain must be provided that appropriately assesses the impacts of the proposal having regard to the applicable planning principle (i.e. Tenacity Consulting v Warringah Council [2004] NSWLEC 140). Any residual impacts should be mitigated through design and/or landscape treatment.	A Visual Impact Assessment (VIA) of private views has been prepared by Ethos Urban which provides a detailed assessment of the proposed development, viewpoints from surrounding properties that are to be affected and the reasonableness of the proposal. The VIA of private views concludes that it is not necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact. When assessed against the relevant Planning Principal ("Tenacity"), it is considered that the proposal's impact on private views is reasonable and satisfies the SEARs. The VIA supports the proposal on the grounds of impact on private views.	Visual Impact Assessment – Private Views, Prepared by Ethos Urban, Revision 3, dated 10 September 2021

4.1.2 State Design Review Panel

Issue	Response	Reference
(1) Address the comments made by Government Architect NSW in relation to the State Design Review Panel advice issued on 2 March 2021.	Refer to Government Architect Section of this RTS	Refer to Section 4.3 and 4.4 of this report

4.1.3 Noise and Vibration

Issue	Response	Reference
(1) Section 6.6.1 of the EIS / Appendix 20 states that use of the multi-purpose sports court is expected to meet the required operational noise criteria during the evening time at residential receivers if windows and doors are closed. The RtS should confirm that this comment relates to the closure of windows and doors in the multi-purpose sports court and that this is feasible. In addition, recommendations are made in relation to sound insulation of	JHA undertook a further review of their Noise and Vibration assessment and confirm that with windows and doors closed the noise levels at residential receivers is expected to meet the operational noise criteria during the evening period (6pm- 10pm) Confirmation has been provided that mechanical openings for ventilation are provided on the northern and eastern facades. No	Acoustic Addendum – Job number 200360, revision F dated 17 August 2021

4 Response to submissions

Issue	Response	Reference
openings to achieve required noise levels at receivers. The RtS should provide further details in relation to these measures and confirm that they are feasible and would be implemented.	openings for ventilation are located on the western side which faces the residential receivers. Mechanical ventilation openings are not expected to result in an exceedance of the noise criteria.	
(2) Section 6.6.2 of the EIS states that the noise associated with the normal construction works is expected to exceed the noise limits for standard hours in accordance with the ICNG Guideline. The EIS should include clear measures to mitigate impacts to nearby receivers.	Mitigation measures for compliance with relevant construction noise criteria are to be provided in a detailed Construction Noise and Vibration Management Plan and prepared by a qualified acoustic consultant prior to Construction Certificate.	Section 7.3.1 of Noise and Vibration Impact Assessment prepared by JHA, Revision F, dated 14.05.2021
(3) Consideration should be given to construction noise and vibration impacts upon teachers and students that would be involved in learning activities and associated activities during the 13-month construction phase. Appropriate mitigation measures should be developed and recommended.	A Construction Environment Management Plan will be prepared prior to construction and will address mitigation measures and provide recommendations	N/A

4.1.4 Construction Management

Issue	Response	Reference
(1) Further consultation should be undertaken and additional information provided in relation to potential conflicts between continued operation of the school alongside construction activities, including construction traffic. Areas where construction cannot occur (No Go Zones) should be identified along with designated and potentially available construction zone areas. This should be provided to better inform the planning of construction activities and maintaining a quality and safe learning environment for students, teachers and other stakeholders and minimise risks of conflict with construction activities. This information should be shared with consultants engaged in construction management impacts, particularly traffic and noise/vibration, their reports updated and further information provided in the RtS.	The Preliminary Construction Management Plan within the Transport Assessment identifies No on-site parking will be available to construction contractors. During Stage 1, all vehicle entry and exit movements are to be in a forward direction only, with spoil to be loaded within the site and under the careful supervision of an authorised traffic controller. Supervision by an authorised traffic controller would also be required for the movements of vehicles that would cross the footpath during deliveries. A Work Zone will be required throughout the duration of the construction stage along the PCYC frontage of the school along Owen Street, between the site boundary and the intersection of Gordon Street and Owen Street.	Transport Assessment, ref: P1600r01v8 prepared by Ason Group dated 26.07.2021

4 Response to submissions

4.1.5 Stormwater Management

Issue	Response	Reference
(1) The RtS must include an updated Stormwater Management Report that clearly addresses all the requirements of the SEARs.	The Stormwater Management Report addendum confirms that the Stormwater Management Report as submitted with the Environmental Impact Statement clearly addresses all the requirements of the SEARs for the Hastings Secondary College Port Macquarie Campus Upgrade project.	Stormwater Management Report Addendum, dated 24 August 2021

4 Response to submissions

4.2 Port Macquarie – Hastings Council Submission

Port Macquarie Council reviewed the SSDA documents and provided a submission. The key concerns and draft conditions listed within Council's letter are provided the tables below:

4.2.1 Landscaping

Issue	Response	Reference
(1) Could consideration be given to replacing Swamp gum (<i>Eucalyptus ovata</i>) with a local species such as Swamp mahogany (<i>Eucalyptus robusta</i>).	Swamp Gum proposed in the landscape plan submitted with the SSD has been replaced with Swamp Mahogany.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Landscape plan – Ref HSPM, dated 23 August 2021

4.2.2 Koala Habitat

Issue	Response	Reference
(2) Consideration should be given to updating the EIS to include the required assessment as per SEPP (Koala Habitat Protection) 2021 Part 11 to ensure the: (a) information, prepared by a suitably qualified and experienced person, the council is satisfied demonstrates that the land subject of the development application— (i) does not include any trees belonging to the koala use tree species listed in Schedule 2 for the relevant koala management area, or (ii) is not core koala habitat, or (b) information the council is satisfied demonstrates that the land subject of the development application— (i) does not include any trees with a diameter at breast height over bark of more than 10 centimetres, or (ii) includes only horticultural or agricultural plantations.	The Biodiversity Assessment prepared for the proposal by EcoPlanning (2021) reported Koalas were recorded on site in 2004 and 2006, 15 years ago at most recent. This report also determined the vegetation at the subject site did not resemble a Plant Community Type (PCT). While the site contains Koala habitat, the absence of a PCT means that the Koala habitat does not satisfy the definition of highly suitable Koala habitat and, therefore, is not likely to be core Koala habitat under the Koala SEPP 2021. The proposal will remove approximately 0.062 ha of planted vegetation from a modified, landscaped garden within the front setback of the school. It will remove nine trees that are listed in Schedule 2 of the Koala SEPP 2021 as Koala use trees (Woodvale Tree Services 2021). The proposal will remove a total of 26 of the 71 trees on the school campus (Woodvale Tree Services 2021). Therefore, the site will retain a high proportion (22%) of Koala feed trees on site. The site is located near the coast, is fragmented and somewhat isolated from areas of native vegetation by urbanisation. The site is not likely to provide a key link or stepping stone between areas of remnant core Koala habitat within the LGA.	Koala Assessment Report prepared by EcoPlanning, dated 23 August 2021.

4 Response to submissions

Issue	Response	Reference
	The proposal will remove nine of the 19 planted trees that are listed as Koala use trees. Given the limitations of the existing school campus, trees have been retained in the proposed development, wherever possible, which includes ten Koala use trees. At council's request, the landscape plan has been amended and the planting schedule will include 20 Koala use trees (5x Eucalyptus robusta, 3x E. grandis, 3x E. microcorys and 9x Melaleuca quinquenervia). This amendment achieves 29.7% of the trees on site as Koala use trees. The proposal will not affect the long term function that trees on site may have for Koala. The number of Koala use trees on site will be increased by implementing the landscape plan. As the proposed development will have low or no impacts on Koalas or Koala habitat, it is not considered necessary to develop monitoring, adaptive management or reporting strategies for Koalas specific for the proposal.	

4.2.3 Street Parking and Traffic

Issue	Response	Reference
(1) No consultation has been sought from PMHC with regards to any proposed changes to the public on street parking arrangements for the surrounding area. If these are fundamental to the consideration and justification for the proposal this may require reconsideration.	Transport Assessment has been amended to remove any reference to proposed changes to the public on-street parking on Gordon and Church Streets following consultation with PMHC.	Transport Assessment, ref: P1600r01v8 prepared by Ason Group dated 26.07.2021

4.2.4 Stormwater

Issue	Response	Reference
(1) Section 68 application required to enable detailed assessment of proposed internal stormwater drainage infrastructure.	Noted.	N/A
(2) Section 138 application required to allow detailed review of the proposed diversion of the existing council stormwater pipeline traversing the site.	Noted	N/A

4 Response to submissions

Issue	Response	Reference
(3) Requirement to protect existing Council stormwater pipes within site.	Noted	N/A
(4) Requirement to register a s88B instrument to ensure the OSD and water quality control facilities are maintained.	Noted.	N/A
(5) Standard post work certifications will be required.	Noted	N/A
(6) Based on our pre-lodgement advice, the proposal includes a 3m clearzone along the northern site boundary. This has been provided to contain a future 3m drainage easement as identified the Eastport Stormwater Management Plan. That plan includes the provision of a new pipe drainage extension from Owen Street through the school to the east. Consideration should be given to investigating putting in place an easement registered over this future pipe alignment in conjunction with the works? If so, an additional specific condition would be required as follows:	Easement will be provided on Deposited plan to benefit Council.	N/A

4.2.5 Stormwater – Draft Condition

Issue	Response	Reference
(1) A 3m wide easement for drainage in favour of Council shall be provided over the "Future 3m wide easement for drainage" adjacent to the northern property boundary as shown on the Stormwater Management Plan prepared by Northrop. The easement shall be created and registered on the title of the relevant lot(s) with the Lands and Property Information (LPI) NSW. The plan and terms of the easement must be endorsed by Council through formal application with Council prior to lodgement at the Lands and Property Information NSW. Evidence of registration shall be provided to Council prior to any Occupation Certificate.	Same as above.	N/A

4 Response to submissions

4.2.6 Environmental Health

Issue	Response	Reference
(1) The Hazardous Building Materials Survey carried out on the nominated buildings has identified various hazardous materials being present in the buildings, including asbestos. The Report recommends a further assessment and development of relevant SWMS for HBM's. HBM's need to be removed under controlled conditions: - Wastes need to be properly classified, transported and disposed of. - A Licensed Asbestos Assessor (LAA) and/or a suitable competent person needs to carry out a clearance inspection after the complete removal of HBM's/ACM and prior to demolition work commencing; - issue an Asbestos Clearance Certificate to council	• DP has conducted a non-destructive, non-intrusive visual inspection of nominated buildings at Hastings PM Campus for Hazardous Building Materials (HBM) due to ongoing occupation of the buildings. • A destructive / intrusive inspection for HBM was recommended for the purposes of demolition / refurbishment in our report (refer to Sections 6 and 6.1 of DP report ref. 89754.01.R.002.Rev2 Port Macquarie, 21 April 2021). • Sections 6.1 to 6.6 in DP's HBM report (DP report ref. 89754.01.R.002.Rev2 Port Macquarie, 21 April 2021) include requirements for wastes to be assessed and classified for disposal in accordance with relevant legislation and the NSW Environment Protection Authority (EPA) Waste Classification Guidelines, Part 1: Classifying Waste, November 2014 (EPA, 2014) Following the removal of HBM's/ACM and prior to any demolition works taking place, a LAA or the like will carry out a clearance inspection to ensure that all asbestos and other hazardous building materials have been adequately removed from the site. An Asbestos Clearance Certificate will be issued to Council once the clearance inspection has been undertaken.	Hazardous Building Report ref:89754.01.R.002 Rev 2 dated 21st April 2021 submitted with SSDA
(2) An Asbestos Management Plan and Risk Assessment be prepared and warning signs and labels installed in the school buildings as required.	An Asbestos Management Plan and Risk Assessment will be prepared, in addition to warning signs being installed in the school building where	N/A
(3) It is recommended that air-monitoring be carried out whilst HBM's and ACM's are removed from the buildings prior to demolition since it's a school, even though friable asbestos was only identified in Building BMPB. NB that the survey of the buildings was appears to have been restricted to limited, non-invasive, visual inspections and other ACM/HBM.	Air monitoring will be carried out throughout the process of removal of hazardous building materials as per the required standards and guidelines.	N/A
(4) A Construction Management Plan should be developed for the proposed development which shall include a Procedure or Plan for 'Unexpected Finds' such as Naturally Occurring Asbestos (High	Noted – A Construction Management Plan will be prepared prior to CC.	N/A

4 Response to submissions

Issue	Response	Reference
Risk area), ACM's or other potentially hazardous materials or wastes.		
(5) The Geotechnical Report identified an area of uncontrolled fill material to a depth of 2.0m.	Noted	N/A
(6) A Construction Noise and Vibration Management Plan be developed by an acoustic consultant and submitted prior to works commencing. Refer to the Report by JHA Services for recommendations about carrying out the NIA, including: a. Construction noise is going to exceed the maximum noise levels and mitigation measures will be required and should form part of the management plan. b. Acoustic assessment of mechanical plant during the Detailed Design stage. c. Sound insulation rating of natural ventilation openings and attenuated low level air intakes in the façade and roof level outlets. d. Acoustic ratings of the façade and glazing materials to ensure design noise levels can be achieved. e. The PCYC building may require doors and windows to be kept closed at meet noise levels. BCA compliant ventilation will be required. f. Ongoing noise monitoring during works. g. The Report makes various recommendations regarding reducing construction noise.	A Construction Noise and Vibration Management Plan will be prepared prior to any works commencing.	N/A
(7) A Risk Management Plan and a Construction & Demolition Waste Management Plan be prepared	A Risk Management Plan will be prepared prior to construction A Construction & Demolition Waste Management Plan have been prepared by Elephants Foot and were submitted with the EIS.	N/A
(8) The removal of excavated soils will require a waste classification in accordance with EPA requirements prior to removal from the site.	Removal of waste will be in accordance with the Waste Management Plans provided with the EIS submission. Waste will be classified prior to removal.	Construction and Demolition WMP Revision F, dated 21.04.2021 submitted with SSDA
(9) Proposed construction times on Saturdays should be confirmed as it varies between consultant reports. Work on Saturdays will need to conform with the current COVID-19 Health Order for Construction in place at the time.	Construction hours have been amended in all reports that reference construction hours to state:	Transport Assessment, ref: P1600r01v8 prepared by Ason Group dated 26.07.2021 Section 9.4

4 Response to submissions

Issue	Response	Reference
	Saturday: 7:00AM to 1:00PM (Work hours may be altered in accordance with COVID-19 Health Orders at the time of construction).	Acoustic Addendum letter Job number 200360 Revision F, dated 17 August 2021
(10) A Dust Management Plan for demolition and construction works is required. Refer to the Air Quality assessment report for more information.	A Dust Management Plan will be prepared prior to construction.	N/A

4.2.7 Contributions

Issue	Response	Reference
(1) Proposed works will increase demand on water and sewer services. Specific information for the total cost of works as been unable to be obtained. There appears to be some discrepancies in building areas (and configurations) for the PCYC component of the plans (e.g. 3,150 sqm in Appendix A - Architectural Plans (Record# D2021/166253); 3,268.4 sqm in Architectural Plans 1 (Record #D2021/166267, page 81); and 4,000 sqm in Architectural Plans 1 (Record #D2021/166267, page 32).	The PCYC area has been confirmed at 4911.03m ² The CIV report has been updated to address the specific discrepancies identified by Council.	Architectural document - Hastings Secondary College-Port Macquarie Campus- Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 02, 18/08/21 CIV addendum letter dated 17 August 2021
(2) A Payment Estimate has been prepared and is attached to this email to include with proposed conditions based upon the following assumptions: - Total Cost of Works = \$20 Million (minimum SSD requirement) - 4,000 sqm PCYC (recreation facility), representing the largest multi-purpose facility size provided in the plan documents for review.	The PCYC area has been confirmed at 4911.03m ² A new payment estimate will be required based on the confirmed PCYC area.	Architectural document - Hastings Secondary College-Port Macquarie Campus- Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4.2.8 Proposed Draft Conditions from Council

Issue	Response	Reference
(1) A stormwater drainage design is to be submitted and approved by Council prior to works commencing	Noted	N/A
(2) Submission to the Principal Certifying Authority prior to the issue of a Subdivision Works Certificate or Construction Certificate detailed design plans for the following works associated with the developments	Noted	N/A

4 Response to submissions

Issue	Response	Reference
(3) Public infrastructure works shall be constructed in accordance with Port Macquarie-Hastings Council's current AUSPEC specifications and design plans are to be accompanied by AUSPEC DQS	Noted	N/A
(4) Conditions relating to demolition, excavation, and construction	Noted	N/A
(5) All proposed structures and construction activities must be sited fully clear of Council's stormwater drainage pipes, pits, easements, watercourses and overland flow paths on the site	The proposed buildings and other structures have been designed to be sited away from Council's stormwater drainage pipes, pits, easements, watercourses and overland flow paths on the site.	N/A
(6) Prior to Occupation, a positive covenant is to be created under Section 88E of the Conveyancing Act 1919, burdening the owner(s) with the requirement to maintain the on-site stormwater detention facilities on the property.	Noted	N/A
(7) Prior to the Occupation, a positive covenant is to be created under Section 88E of the Conveyancing Act 1919, burdening the owner(s) with the requirement to maintain the water quality control facilities within the site.	Noted	N/A
(8) At the completion of works on private property certification is to be provided to Port Macquarie-Hastings Council from a practising civil or structural engineer that all stormwater works have been undertaken in accordance with the approved plans and Australian Standard 3500	Noted	N/A
(9) Prior to Council accepting new stormwater infrastructure, a CCTV inspection of all new and modified stormwater assets must be undertaken in accordance with the Conduit Inspection Reporting Code of Australia WSA 05.	Noted	N/A
(10) All works relating to public infrastructure shall be certified by a practicing Civil Engineer or Registered Surveyor as compliant with the requirements of AUSPEC prior to Occupation or release of the security bond, whichever is to occur first.	Noted	N/A
(11) Submission of a compliance certificate accompanying Works as Executed plans with detail included as required by Council's current AUSPEC Specifications	Noted	N/A

4 Response to submissions

Issue	Response	Reference
(12) Prior to works commencing, approval pursuant to Section 68 of the Local Government Act, 1993 to carry out water supply, stormwater and sewerage works is to be obtained from Port Macquarie-Hastings Council	Noted	N/A
(13) Any necessary alterations to, or relocations of, public utility services to be carried out at no cost to council and in accordance with the requirements of the relevant authority including the provision of easements over existing and proposed public infrastructure.	Noted	N/A
(14) The design and construction of all public infrastructure works shall be in accordance with Council's adopted AUSPEC Specifications	Noted	N/A
(15) A hydraulic strategy and plans are required from a hydraulic consultant for the whole of the development on the site stage by stage	Noted	N/A
(16) Submission to Council of an application for water meter hire, which is to be referred to the Water Supply section so that a quotation for the installation can be prepared and paid for prior to works commencing	Noted.	N/A
(17) Due to the scale of the development all sewage shall be discharged directly to a Council sewer Manhole	Noted.	N/A
(18) Where a sewer manhole and/or Vertical Inspection Shaft exists within a property, access to the manhole/VIS shall be made available at all times	Noted	N/A
(19) Development works on public property or works to be accepted by Council as an infrastructure asset are not to proceed past the following hold points without inspection and approval by Council. Notice of required inspection must be given 24 hours prior to inspection, by contacting Council's Customer Service Centre on (02) 6581 8111. You must quote your Construction Certificate number and property description to ensure your inspection is confirmed: a. when trenches are open, stormwater/water/sewer pipes and conduits jointed and prior to backfilling;	Noted	N/A

4 Response to submissions

Issue	Response	Reference
b. prior to the pouring of concrete for sewerage works and/or works on public property; c. during construction of sewer infrastructure; d. during construction of water infrastructure; All works at each hold point shall be certified as compliant in accordance with the requirements of AUSPEC Specifications for Provision of Public Infrastructure and any other Council approval, prior to proceeding to the next hold point.		
(20) Prior to occupation, a section 68 Certificate of Completion shall be obtained from Port Macquarie-Hastings Council.	Noted	N/A
(21) A Certificate of Compliance under the provisions of Section 307 of the Water Management Act must be obtained prior to occupation.	Noted	N/A
(22) Payment to Council, prior to works commencing of the Section 7.12 contributions set out in the "Notice of Payment – Developer Charges" schedule attached to this consent unless deferral of payment of contributions has been approved by Council	Noted – Section 7.12 contributions are to be confirmed having regard to Section 4.2.7 of this report.	N/A
(23) Prior to works commencing, a Compliance Certificate under Section 307 of the Water Management Act 2000 must be obtained from the Water Authority.	Noted	N/A

4 Response to submissions

4.3 Government Architect NSW – SDRP Meeting 1

The SSDA process includes the need for projects to present to the State Design Review Panel. The project team's architect and landscape designer presented to the SDRP panel on 2 occasions prior to the lodgement of the EIS (17 February 2021) and during the Response to Submissions development stage (4 August 2021). The project team addressed the feedback from the SDRP resulting in a design that creates a great place that responds to its context in addition to delivering an upgraded school for the young people of the Port Macquarie-Hastings community.

The following table details the responses to the issues raised in the first meeting with State Design Review Panel on 17 February 2021.

4.3.1 Connection with Country

Issue	Response	Reference
(1) Engage with Traditional Custodians, including Indigenous parents and local organisations to inform a meaningful approach to Country.	2 Aboriginal Engagement workshops were held on 18 March 2021 and 16 July 2021. These workshops were undertaken with members of the following organisations: • Birpai Traditional Owners Indigenous Corporation • Birpai Local Aboriginal Lands Council • Department of Education • Aboriginal Education Consulting Group	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(2) Consider the inclusion of an Indigenous consultant in the design team - one who has local knowledge if possible - acknowledging that story threads extend beyond specific sites.	The Aboriginal Engagement workshops identified areas of the project where aboriginal history could be incorporated into the design, these included: Landscape • Linking totems specific to each campus • Linking artwork at the entrance of each campus Pathways • A suggestion to use the pathways to allow connection with other generations by naming after influential elders (ie: Aunty Pat Preece who was instrumental in Aboriginal Education) and use of Aboriginal language Indigenous landscape • A softening of the landscape and an emphasis through the design of the landscape of the movement through the spaces to provide a sense of anticipation along each pathway	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4 Response to submissions

Issue	Response	Reference
	- These new meandering pathways could tie in with a renewed sense of identity for both campuses and to act as a counter point to the existing built form - The selection of indigenous species can also be planted along the pathways and used for teaching with information about each plant - paper bark, - eucalypts - tea trees (medicinal) and - lomandra as ground cover - Buck Tucker Gardens with endemic species An inclusive yarning circle - Yarning Circle located upon entry to the campus, under a shady tree help break up hard lines of the buildings - a culturally welcoming and inclusive place Totems - Totems specific to each campus - Provide planting specific to each totem - koala - swamp mahogany, tallowwood, forest red gum - dolphin - red belly black snake - riparian and wetland habitats, eating fish, tadpoles, frogs and lizards - wallaroo - soft textured grasses, shrub foliage and coarse tussock grasses Further engagement will be sought upon detailed design as required.	
(3) Consider opportunities to approach Birpai elder groups, Birpai language groups and the Local Aboriginal Land Council (LALC) to seek input into the design of the school and how it relates to this place.	Aboriginal Engagement workshops were held on: 18 March 2021, and 16 July 2021. All registered aboriginal parties and the aboriginal education consultative group were invited.	N/A

4 Response to submissions

Issue	Response	Reference
(4) Articulate, in future presentations, how engagement with Traditional Custodians, including Indigenous parents and local organisations is informing the design approach	The presentation to SDRP on 4th August 2021 identified the aspects of the design that have been amended as a result of Aboriginal Engagement Workshops. The design was amended to include a yarning circle, totem poles, artworks and revised entry. A copy of this presentation is provided within the Architectural response to submission package.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(5) There is an opportunity to anchor the connection to Country and amplify the significance of the site's river and coastal location within the design approach – this will help to establish a place based identity for the school.	Following on from the Aboriginal Engagement works, the connection to country was established between the two schools through the implementation of the broader landscape context of Port Macquarie, coast, river and hills. Using specific references to link each campus through totems reflecting the character of each landscape typology.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(6) Draw on both historical and contemporary modes of habitation and respond to the specific ecology of the area.	The landscaping plan has been amended to replace all proposed Swamp Gum's to Swamp Mahogany's to provide further koala use trees on site, in keeping with existing vegetation on the site. The landscape strategy was prepared with the use of ecological vegetation classes. These included the Dune Grasslands, Coastal Woodlands and Headlands Forest. This approach is reflected in the spatial arrangement, form, geometries and palette within the campus landscape areas. An example of linkage to ecology of the area is though the totem habitats having a specific planting theme: • Koala – swamp mahogany, tallowwood and forest red gum • Red belly black snake – riparian and wetland habitats, eating fish, tadpoles, frogs and lizards • Wallaroo – soft textured grasses, shrub foliage and tussock grasses.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Koala Assessment Report, dated 23 August 2021.
(7) Consider opportunities for practices & processes, naming, massing, materiality, form, circulation and movement, landscape, specification of plant species that are endemic to the bioregion and so on.	The landscaping plan has been amended to replace all Swamp Gum with Swamp Mahogany (Eucalyptus Robusta). Landscaping has also been amended to include traditional aboriginal cultural practices including a yarning circle, totem pole and aboriginal artwork.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4 Response to submissions

Issue	Response	Reference
(8) Explore how a rich connection with place might reinforce the school's strengths and inform its pedagogical approach in how it relates to built and natural form.	During the Aboriginal Engagement workshops, connection with place and key themes were discussed. These themes will be further discussed with key stakeholders through the detailed design process. Key themes included: Pathways • Importance of new and old pathways • Use pathways to connect with other generations Landscape • Softening of the landscape • Emphasis of movement through landscaping through providing a sense of anticipation along each pathway • Meandering of pathways to tie in with a renewed sense of identity • Indigenous species to be used for education Yarning Circle • Located upon entry to break up hardlines of buildings • Create a culturally welcoming and inclusive space	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(9) Refer to the draft framework Connecting with Country on the GANSW website.	Noted	N/A
(10) The inclusion of a First Nations consultant on the design team, and the engagement with Traditional Custodians and with the Birpai Hastings community is positive. This consultation is underway, but to date this engagement has not yet informed the design strategy, cultural approach or curriculum	Two (2) Aboriginal Engagement workshops were held on 18 March 2021 and 16 July 2021. These workshops were undertaken with members of the following organisations: • Birpai Traditional Owners Indigenous Corporation • Birpai Local Aboriginal Lands Council • Department of Education • Aboriginal Education Consulting Group The Aboriginal Engagement workshops provided input into the landscape strategy through the use of ecological vegetation classes. These included the Dune Grasslands, Coastal Woodlands and Headlands Forest. This approach is reflected in the spatial arrangement, form, geometries and palette within the campus landscape areas.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4 Response to submissions

Issue	Response	Reference
	The proposal provides continued opportunities for Aboriginal knowledge and ongoing engagement within the curriculum, however relates to the delivery of infrastructure and so does not propose any direct changes to school curriculum.	

4.3.2 Masterplan and Landscape

Issue	Response	Reference
(1) The immediate context of the Port Macquarie Campus at the mouth of the Hastings River, and with such proximity to the ocean is exceptional; the ecological significance, natural beauty and spatial quality provide rare opportunities for school design. Develop the design to integrate the built form with landscape elements and amplify the unique character of the setting. Provide detail of the form and character of these interfaces including opportunities for undercover play and learning areas.	Formal and informal courtyards have been incorporated into the design. New built form addressed the courtyards with north facing verandas or landscaped edges. Each courtyard will be planted accordingly with the Ecological Vegetation Class it references. A new large courtyard at the school's entry will be planted with koala use trees. This space also includes a yarnning circle and opportunity for outdoor learning. A bush tucker garden is also proposed and provides for casual seating and outdoor learning opportunities in a bushland amphitheatre.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(2) Demonstrate how the site integrates with the natural environment and provides continuous vegetation and habitat zones.	The landscaping plan has been amended to replace the proposed Swamp Gum to a Swamp Mahogany to provide further koala use trees on site, in keeping with existing vegetation on the site. The landscape strategy was prepared with the use of ecological vegetation classes. These included the Dunal Grasslands, Coastal Woodlands and Headlands Forest. This approach is reflected in the spatial arrangement, form, geometries and palette within the campus landscape areas.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Koala Assessment Report, dated 23 August 2021. Landscape Plan – Ref HSPM, dated 23 August 2021
(3) Acknowledging the prevalence of koala habitat on the site and surrounding area, provide an informed and considered approach to preserving and enhancing koala habitat on-site.	Nine (9) Koala Use Trees are proposed for removal. One (1) Eucalyptus Robusta is proposed for planting as requested by Council along with an additional 19 koala use trees to increase the overall koala habitat and total number of koala use trees planted on the site by 20.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Koala Assessment Report, dated 23 August 2021.

4 Response to submissions

Issue	Response	Reference
(4) Explore opportunities for the site's ecology to inform the schools' pedagogical approach.	Ecology proposed for the site has also been informed from the Aboriginal Engagement workshops with four (4) main themes, being: • Headland Forest • Bush Tucker Medicinal Plants • Dural Grasslands • Coastal Woodland The proposal provides continued opportunities for Aboriginal knowledge and ongoing engagement within the curriculum, however relates to the delivery of infrastructure and so does not propose any direct changes to school curriculum.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(5) Demonstrate how tree retention is maximised for biodiversity, sustainability, shade, amenity and aesthetic quality. Provide an arboricultural assessment that indicates the significance of existing trees and a drawing that identifies trees to be retained, new trees proposed and trees to be removed.	An Arboricultural Impact Assessment was submitted with the SSDA which addressed the health of trees on site and identifies trees to be removed and retained. A revised landscaping plan has been prepared, nominating the amount each and type of species proposed for planting. A total of 72 trees area proposed for planting. The planting strategy has been developed with consideration the Ecological Vegetation Classes (EVC's) These include Littoral rain forests, Coastal Woodlands and Dunal Grasslands Selected plant species are highlighted as representation in the design for each of the vegetation class types as follows: • Lomandra - Dunal Grasses • Coastal Banksia / Eucalypts species – • Coastal / Headland woodland • Brushbox - Littoral Rainforest The three key areas for landscape are the Lower Courtyard (headland Forest an indigenous planting), the TAS Terrace (the dune zone) and the Entry Forecourt (Coastal Woodland). The approach is reflected in the spatial arrangement, form, geometries and palette within the campus landscape areas.	Arboricultural Impact Assessment Report, dated 16th April 2021, prepared by Woodvale, submitted with SSDA. Landscaping plan – Ref HSPM, dated 23 August 2021 Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4 Response to submissions

Issue	Response	Reference
(6) As the design develops, the panel encourages the pursuit of a more ambitious tree canopy coverage. Demonstrate how the proposal will exceed the 40% tree canopy target.	The proposal achieves a tree canopy cover of 32% which was presented to panel members and considered acceptable at the 2nd SDRP meeting. The project team will explore further opportunities to increase tree canopy around playing fields and boundary lines.	SDRP minutes Session 02 minutes dated 12.08.2021
(7) Increasing the tree canopy buffer at the school's entrance around the identified koala habitat is strongly encouraged.	The design proposes 20 new koala use trees at the entry to the school to increase the tree canopy at the school's entrance. The increase of trees at the entry to the school also increases the overall tree canopy at the school.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(8) The proposed tree canopy target does not appear to have been stated, not if it will exceed the 40% tree canopy target.	The 40% tree canopy was discussed at the 2nd SDRP meeting. FJMT discussed the tree canopy totalled 32%. This figure was accepted by SDRP at the meeting. The project team will explore further opportunities to increase tree canopy around playing fields and boundary lines.	SDRP minutes Session 02 minutes dated 12.08.2021

4.3.3 Built Form

Issue	Response	Reference
(1) Demonstrate how the coastal context and unique setting of the site informs the built form, including its massing, character, façade composition, operability (user controlled flexibility), and materiality.	Materials of the built form are durable and complementary to the existing campus and reflective of the coastal setting and indigenous planting. The PCYC and CAPA are simple geometric forms aligning with the framework of the existing school and characterised by deep set north facing terraces and protected verandas.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(2) The reconfigured and setback entry from Owen Street is commended as it provides an opportunity to enhance the landscape setting of the school; the rational expression of the pavilion, however, feels institutional and formal. Reconsider the treatment and expression of the entry to demonstrate how it responds to the immediate context.	The entry has been redesigned in conjunction with the Aboriginal Engagement workshops to provide a less formal entry to the school including a sandstone totem, artwork and increased vegetation.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(3) Retention, augmentation and rehabilitation of the stand of trees in this entry area is recommended to amplify the landscape qualities	Noted	N/A

4 Response to submissions

Issue	Response	Reference
of the littoral rainforest. This objective should also be supported by moderating the impact of adjacent built form.		
(4) The architectural treatment and expression of the PCYC is difficult to understand in relation to the rest of the proposal. This significant element within both the school and the streetscape requires further development to demonstrate how it responds to its context and to the overall campus.	The PCYC is appropriately located adjacent to Oxley Oval and the sporting facilities of Hastings Secondary College and sits within a large-scale urban context. The entrance is expressed with a deep set veradah – to provide a continuation of the Oxley Highway, an Aboriginal Peoples pathway and a connection between both Hasting Secondary College campuses. The large circular window represents a “eye” to the community function of the PCYC. The glazed circulation zones provide transparency across the site to the playing fields to the east. One of the important aspects of the PCYC is transparency, therefore the entrance sequence, reception and foyer spaces as well as the Youth Hub and associated circulation are very visible from Owen Street providing an inclusive environment for the community.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(5) The rational expression of the pavilion does not appear to have been reconsidered, and still feels institutional and formal.	The school entry has been redesigned in conjunction with the Aboriginal Engagement workshops and school community to support the school's presence and include to the include a sandstone totem, artwork and increased vegetation. The intent is that it is proud and formal.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4.3.4 Sustainability

Issue	Response	Reference
(1) The focus of the discussion was on the Masterplan Strategy and sustainability was only briefly discussed. Concern is raised however, that the approach to sustainability lacks ambition. As the design develops, the Panel encourages the demonstration of leadership in sustainability.	Noted	N/A

4 Response to submissions

Issue	Response	Reference
(2) Provide details of the proposed ESD initiatives and how they support a more ambitious sustainability strategy.	Energy/ thermal modelling using local weather data files were used to design both the thermal envelope and Heating, Ventilation and Air Conditioning (HVAC) systems of the buildings. The HVAC system is sized correctly to ensure a high level of thermal comfort can be achieved. To reduce the urban heat island affect, the project has been designed to ensure 75% of the total project area comprises a combination of any of the following: • Vegetation; • Roofing materials with: ○ three year Solar Reflective Index (SRI) of minimum 64 for roof pitched < 15 degrees and 34 for roof pitched > 15 degrees; or ○ where product's three year SRI is not available, initial SRI of minimum 82 for roof pitched < 15 degrees and 39 for roof pitched > 15 degrees. • Unshaded hardscaping elements with three year SRI of minimum 34 or initial SRI of minimum 39; • Hardscaping elements shaded by overhanging vegetation or roof structures, including photovoltaic panels; or • Areas directly to the south of vertical building elements, including areas shaded by these elements at the summer solstice. Building orientation and external shading devices have been included to minimise the need for active cooling and heating. Window sizing and placement have been carefully located to provide daylight, but also to avoid glare, unnecessary solar heat gain and excessive thermal loss in winter. Insulation will also be provided.	Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021
(3) Details are to include the response to the microclimate, urban heat island mitigation, and proposed passive design strategies to ensure that access to natural light and ventilation are provided and maximised for all internal spaces.	As per above	Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021
(4) Capitalising on the natural qualities of the coastal environment for passive thermal comfort and ventilation is strongly encouraged.	The buildings have been orientated to capture the sea breezes and includes a north set balcony on the CAPA building. The integration with of the courtyards reduces the heat island affect of the site.	N/A

4 Response to submissions

4.4 Government Architect NSW – SDRP Meeting 2

The following table is an extension of Table 4.3 following a second meeting with State Design Review Panel on 4th August 2021.

4.4.1 Connection with Country

Issue	Response	Reference
(1) The following elements of the design approach are supported: • The inclusion of a First Nations consultant on the design team, and the engagement with Traditional Custodians and with the Birpai Hastings community. • The landscape response to Country through planting, the interwoven pathways and the dichotomy of the hinterland and coastal campus motifs, which has provided the opportunity to deepen the school's connection with its particular coastal place. • The creation of teaching opportunities within the landscape, including the use of Totems, the Yarning Circle, endemic species and the Bush Tucker Garden. • Reducing the scale of the entry canopy, which has created an expanded landscape • setting for the school entry and increased tree canopy opportunity. • The architectural response and courtyard typology, which is a well considered response to the existing campus, and which will also help to mitigate prevalent wind conditions.	The responses detailed in Section 4.3 were supported by SDRP	Letter from GANSW dated 12 th August 2021
(2) Provide opportunities to share and pass on this knowledge and stories with the school to reinforce the school's strengths and inform its pedagogical approach.	Noted – With the knowledge gained through consultation, the school will commit to sharing that knowledge through the proposed signage, artwork, written material which will be used as an educational resource.	N/A
(3) It is acknowledged that pathways have been named after influential elders as part of the landscape strategy and as a direction from consultation with local Aboriginal elders. This was considered worthy of further interrogation, as places are traditionally named after Country rather than individuals.	Noted.	N/A
(4) Opportunities to embed Country in the landscape have deepened the place based identity for the school, and a commitment to further develop these strategies is recommended.	Noted.	N/A

4 Response to submissions

Issue	Response	Reference
(5) There is opportunity to embed Country within the architectural approach. Consider materiality, texture, colour, detail of building envelopes and circulation.	The selection of colours will be complementary to the indigenous planting and local context. Emphasis will be materials with embedded colour and accent colours will be used to provide detail.	
(6) Refer to the draft Connecting with Country framework on the GANSW website.	Noted.	

4.4.2 Masterplan and Landscape

Issue	Response	Reference
(1) Maximise opportunities to pursue a more ambitious canopy cover, which feels underprovided, to increase the site's specific ecology and habitat zones and to reach or exceed the 40% tree canopy target. Consider opportunities provided by remnant spaces, such as the bicycle storage adjacent to building A, or the edges of the active play spaces and new courtyard. It is recommended that opportunities to promote increased tree canopy for areas beyond the immediate project scope, including the edges of the playing fields also be pursued in discussions with SINSW.	An additional 40 trees have been included in the revised landscape plan, including at the school entry, adjacent to Building B and Adjacent to the PCYC.	Landscape Plan – Ref HSPM, dated 23 August 2021
(2) Acknowledging the presence of koalas on site and in the surrounding area, provide an informed and considered approach to preserving and enhancing koala habitat within the campus.	The landscaping plan has been amended to replace all proposed Swamp Gum's to Swamp Mahogany's to provide further koala use trees on site, in keeping with existing vegetation on the site. Nine (9) Koala Use Trees are proposed for removal. 19 trees proposed at the entry of the school are koala use trees which will provide an increase to primary and secondary tree species to support wildlife habitat and increase tree canopy.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Koala Assessment Report, dated 23 August 2021.
(3) Consider all layers of the specific ecological structure in the whole of site landscape approach, including groundcover, the understorey and shrub layers as well as the canopy.	Noted.	N/A
(4) Provide site sections to illustrate detail of the built form and how this relates to the topography and character of these interfaces, including façade operability and materiality.	Refer to sections, elevations and detailed sections drawings within the architectural plans submitted with the SSDA. Refer also to façade drawings of the CAPA building.	Architectural Plans submitted with SSDA – HSPM – SSDA – 300000, 300001, 310100 310102, 310200, 310210, 420100, 420101, 430100, 430160, 430180, 430181, revision 4

4 Response to submissions

4.4.3 Built Form

Issue	Response	Reference
(1) The introduction of the undulating timber soffit to the entry canopy provides a more informal presentation to Owen Street. It is recommended that this option be progressed if possible as the design develops.	Noted.	N/A
(2) Demonstrate how the extensive circular west facing aperture on the PCYC relates to place, in particular micro climate, thermal comfort and glare, and how it is envisaged to be protected from western sun. Sole reliance on high performance tinting or glazing is to be avoided.	Noted.	N/A

4.4.4 Sustainability

Issue	Response	Reference
(1) Provide detail and sections through new and refurbished built form to demonstrate how passive design strategies will contribute to the 4 star Greenstar target and ensure that access to natural light and ventilation are provided and maximised for all internal spaces.	Refer to sections and detailed sections drawings on SSDA Submission.	Architectural Plans submitted with SSDA – HSPM – SSDA – 300000, 300001, 310100 310102, 310200, 310210, 420100, 420101, 430100, 430160, 430180, 430181, revision 4

4 Response to submissions

4.5 Transport for NSW

In accordance with the Coastal Management SEPP 2018 and State and the Regional Development SEPP 2011, TfNSW was given the opportunity to provide comment on the subject state significant development application. Comments from TfNSW are summarised in the Tables below:

4.5.1 Response to Traffic Assessment by Asongroup

Issue	Response	Reference
(1) Transport for NSW (TfNSW) determined that the Traffic Assessment (TA) prepared by Ason Group on 13 May 2021 was 'robust' and 'comprehensive'. As a response, TfNSW agreed with the recommendations outlined in the TA, as referenced on Pages 65-66.	Ensure that the recommendations outlined in the TA prepared by Ason group are followed.	N/A

4.5.2 Impacts on Local Road Network

Issue	Response	Reference
(1) Council and the Consent Authority must be satisfied that the roads, associated intersections and pedestrian pathways function in a safe and efficient manner, given that the roads surrounding the school form part of the local road network. Any roadwork on classified (State) road/s, TfNSW is to be designed and constructed in accordance with the current Austroads Guidelines, Australian Standards and TfNSW Supplements.	Noted. Council has raised no issues within their submission or subsequent consultation with SINSW and its consultants on matters such as functionality or safety of surrounding roads, intersections or pedestrian pathways.	N/A

4.5.3 Review of Preliminary School Travel Plan (PSTP)

Issue	Response	Reference
(1) TfNSW referred the application internally to the 'Sydney Land Use Planning & Development Section'. This agency provided the following recommendations prior to occupancy: School Travel Plan - Provides details and maps of end of trip facilities, including number and location of all secure bike parking, casual bike parking, showers and lockers;	Noted. A preliminary School Travel Plan was provided to accompany the EIS submitted. This preliminary STP will be refined and implemented prior to occupancy.	N/A

4 Response to submissions

Issue	Response	Reference
- Considers if additional end of trip facilities are needed; - Considers further pedestrian improvement that could be advocated for, such as potential pedestrian crossings e.g on Gordon St near Owen St; - Considers more incentives for staff to use active and public transport such as: - Subsidised bus fares for new staff for a period of time or for all staff at the start of the year; - School subsidised panniers or backpacks for staff committed to active travel; - Fleet e-bikes to travel for work, particularly to travel between campuses (and potentially to use to trial what it is like to ride to/from work); - Bike maintenance equipment for use onsite & bike lights for emergency loans; - Considers more incentives for students to use active and public transport such as: - Bikes buses and walking school buses (mentioned in communication strategy but not in list of actions); - Gamification for students using and promoting active and public transport; - Activities for students to create and share transport photos/videos/stories/art/maps from their trips to school; - Regular events, such as active transport breakfasts and trips after school to a local park, beach or other place of interest; - Cycling skills and bike maintenance courses; - Considers innovative, site-specific interventions that address local challenges, such as conducting workshops on how to take your surfboard on your bike, and spaces for students and staff to safely keep boards; - Considers how educational material that explores the benefits and potential of sustainable transport can be incorporated into classes for different stages in the curriculum;	Correspondence between the School, Council and Traffic engineer will inform the School Travel Plan. The School Travel Plan will investigate and incorporate where reasonable all items listed in the 'issue' section of Table 5.3 of this report.	

4 Response to submissions

Issue	Response	Reference
- Incorporates a role for a sustainable travel champion (potentially a staff member, parent, or senior student) that focuses on modelling the desired behaviours and positive communication around active and public transport; - Includes an enhanced Travel Access Guide with: - recommended cycling and walking routes to key destinations (such as Westport campus, shops and beaches) with indicative times, and from different directions within the school catchment area; - Location and access for end of trip facilities; and - Replace "Families who live approximately 2km from the school, have the options of cycling to school" with something more inclusive and positive such as how quickly you can get to school cycling if you live 2km away.		

4 Response to submissions

4.6 NSW Heritage

The following table summarises the comments received from Heritage NSW.

4.6.1 Response to ACHAR

Issue	Response	Reference
(1) Heritage NSW has reviewed the ACHAR prepared by EMM. It is understood that the archaeological investigation was completed in accordance with the Code of Practice for the Investigation of Aboriginal Objects in NSW (2010) and included field survey with field representatives of the Registered Aboriginal Parties. No Aboriginal objects were identified during the assessment.	Heritage NSW has acknowledged that the archaeological investigation of the site was conducted in accordance with the Code of Practice Investigation of Aboriginal Objects in NSW (2010). As part of that assessment, no Aboriginal objects were identified and therefore the ACHAR was found to satisfy the requirements of an Aboriginal Cultural Heritage Assessment. Consultation undertaken for the project therefore complies with the Aboriginal Cultural Heritage Consultation Requirements for Proponents (2010).	N/A
(2) Heritage NSW supports the recommendations provided in the ACHAR (page 47) and Appendix 3 of the EIS (page 1).	Noted.	N/A

4 Response to submissions

4.7 Essential Energy

The following table summarises the comments received from Essential Energy.

4.7.1 General Comments

Issue	Response	Reference
(1) If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment	Should modifications to the proposal be made, a referral to Essential Energy will be made, to provide further comments.	N/A
(2) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with.	All encumbrances in favour of Essential Energy (or its predecessors) that have been noted on the title of the property, will be complied with.	N/A
(3) The Applicant will need to engage the services of an Accredited Service Provider to ensure adequate provision of power is available to the proposed improvements in accordance with the NSW Service and Installation Rules.	Following the issue of an OC, an Accredited Service Provider will be engaged to ensure that adequate provision of power is available to the proposed improvements to the Hastings Secondary College, in accordance with the NSW Service and Installation Rules.	N/A
(4) Essential Energy's records indicate that there is a proposal to construct a substation located on the boundary of this property and the adjoining Oxley Oval (part of Oxley Oval upgrade). Minimum separation / clearances and segregation for fire risk from the substation to any building, fence, planting, retaining walls or other development must be maintained at all times. Refer to AS2067, Essential Energy's policy CEOM7098 Distribution Underground Design Construction Manual and the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure prior to any works being carried, out in this location.	There is an existing substation located along the eastern boundary of the site on the Burrawan Street frontage. The proposed SSD works are not located on the eastern boundary of the site and have no impact on the existing substation. Correspondence with Essential Energy has identified a future substation to be located on Oxley Oval (shown as Red Dot in image below). No works are proposed as part of this SSDA within the vicinity of the proposed substation.	N/A

4 Response to submissions

Issue	Response	Reference
(5) In addition, Essential Energy's records indicate there is electricity infrastructure located within the property and within close proximity of the property. Any activities within these locations must be undertaken in accordance with ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure.	All works to be undertaken within close proximity to electricity infrastructure will be undertaken in accordance with the ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure.	N/A
(6) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW).	Prior to any construction works taking place, a "Dial Before You Dig" enquiry will be made, in accordance with Part 5E (Protection of Underground Electricity Power Lines) of the electricity Supply Act 1995 (NSW).	N/A
(7) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These	Noted.	N/A

4 Response to submissions

Issue	Response	Reference
include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.		

4 Response to submissions

4.8 Environmental Protection Authority

The following table summarises the comments received from Environmental Protection Authority.

4.8.1 General Comments

Issue	Response	Reference
(1) The EIS submitted to the EPA for review appears to adequately address environmental aspects associated with the proposal, including referencing appropriate NSW environmental policies and guidelines which must be taken into account for the proposal.	Noted.	N/A
(2) The EPA has no objection to the proposal being progressed, however for a proposal of this nature the management of water quality and noise impacts during the construction phase can be particularly challenging and conditions to minimise these risks should be incorporated in any approval conditions.	Noted. Construction Environmental Management Plans required as per standard conditions of consent will outline measures to manage water quality and noise impacts.	N/A
(3) Given the proposal is being undertaken by or on behalf of the Department of Education the EPA will be the appropriate regulatory authority (ARA) for environmental issues associated with the project, including any compliance aspects in respect to the Protection of the Environment Operations Act 1997.	Noted.	N/A
(4) Based on the information provided, the proposal does not appear to require an environment protection licence under the Protection of the Environment Operations Act 1997.	Noted.	N/A

4 Response to submissions

4.9 The Environment, Energy and Science Group

The following tables summarise the comments received from The Environment, Energy and Science Group.

4.9.1 General Comments

Issue	Response	Reference
(1) We have reviewed the EIS prepared by DFP dated May 20 and the associated documentation and can advise that we have no issues to raise in relation to biodiversity (including threatened species and ecological communities, or their habitats), National Parks and Wildlife Service estate, climate change, sustainability and flooding	Noted.	N/A

4.9.2 Coastal Use Area

Issue	Response	Reference
(1) Whilst there are no major issues to raise from a coastal perspective, we note that the site is wholly within the Coastal Use Area identified by the State Environmental Planning Policy (Coastal Management) 2018 (Coastal SEPP)	Noted.	N/A
(2) Section 4.7.9 of the EIS identifies that the proposal is unlikely to cause adverse impacts to the foreshore, beach, headland, or rock platforms, which is a narrow application of the criteria for development on land within the Coastal Use Area in the Coastal SEPP given the objectives for the Coastal Use Area in the <i>Coastal Management Act 2016</i> (CM Act)	As per 4.9.2 (3)	Section 9 of the Coastal Management Act 2000 Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Statement of Heritage Impact, dated 22 April 2021 – Page 20, submitted with SSDA
(3) For completeness of assessment, the EIS should address the following management objectives for the coastal use area listed under section 9 of the CM Act: 1. To protect and enhance the scenic, social and cultural values of the coast by ensuring that: i. The types, bulk, scale and size of development is appropriate for the location and natural scenic quality of the coast, and	The typology of built form is consistent with a school setting. The height, bulk and scale is consistent with both the school setting and surrounding residential and commercial developments Landscaping has been designed with input from the Aboriginal Engagement Workshops and includes a yarning circle, artwork and totem poles.	Section 9 of the Coastal Management Act 2000 Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Statement of Heritage Impact, dated 22 April 2021 – Page 20, submitted with SSDA

4 Response to submissions

Issue	Response	Reference
ii. Adverse impacts of development on cultural and built environment heritage are avoided or mitigated, and iii. Urban design, including water sensitive urban design, is supported and incorporated into development activities, and iv. Adequate public open space is provided, including for recreational activities and associated infrastructure, and v. The use of the surf zone is considered.	Page 20 of the Heritage Impact Assessment notes '<i>The location chosen for the PCYC minimises the buildings impacts to the heritage values of the site</i>' The PCYC has been located towards Owen Street to ensure sufficient open space is located within the school site and connects with Oxley Reserve Water Sensitive Urban Design has been incorporated into the design through: • protecting existing natural features, • minimising waste-water discharges to the natural environment (add how), • reducing impervious surfaces through the use of permeable pavements and soft landscape, • reducing potable water demand through measure such as water efficient fitting and appliances, rainwater harvesting and waste-water re-use	
(4) To accommodate both urbanised and natural stretches of coastline.	The scenic, social and cultural values of the coast have been enhanced and protected by: • Maintaining an appropriate bulk, scale and size for the location and natural scenic quality of the coast • Avoiding or mitigating adverse impacts of the development on built environment heritage – through the location of the PCYC. • Urban design, including water sensitive urban design, incorporated into development activities, and • The enhanced connection to adjacent public space including Towns Beach and Oxley Beach foreshore. • The surrounding ecological contexts engages with the campus which enhances the natural environment and landscape amity of the site. The geographic location, topography and physical proximity of the school to the Town Centre, Coastal Edge and Hastings River provide a basis for key landscape and urban design drivers which enhance access and connectivity to the adjacent public spaces and natural edges.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4 Response to submissions

4.10 Public Submissions

The SSDA was notified on two occasions, being 28/5/21-24/6/21 and 24/6/21 – 27/7/21, which received 32 public submissions. The key concerns raised in the public submissions are summarised in the tables below.

4.10.1 Noise Impacts

Issue	Response	Reference
(1) Multiple objections were addressed having regard to noise impacts from the proposal. These impacts were predominantly related to the shared use multi-purpose sports facility (Stage 3 PCYC), with the objections regarding noise outlined below: - Noise disruption from the Multi-purpose sports facility, impacting upon social amenity; - Additional and unacceptable ongoing noise - The operating hours from 6am – 10pm from Monday to Sunday will generate adverse noise impacts on surrounding properties; into the late afternoon/ night	Any increase in the total traffic noise levels should be limited up to 2.0dB above the existing noise levels. Predicted increase in the total traffic noise levels due to the development – including the Multi-purpose sports facility – is 0.85dB. Therefore, traffic generated as a result of the proposed development is not expected to exceed the noise criteria stated in the NSW RNP and the Acoustic Report for SSDA.	Section 5.4 of Noise and Vibration Report Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021
(2) Concerns have been raised in relation to the noise implications caused by an increase in vehicle and pedestrian flow as a result of the Stage 3 Multi-purpose sports facility.	As per 4.10.1 (1)	As per above
(3) Concerns that report contradicts itself, by closing windows to keep noise down and opening windows for fresh air. It cannot be both.	Noise criteria and assessment has been undertaken at the worst case scenario, (i.e. windows open), therefore the acoustic measures and complaints with windows open and further reduction in noise attenuation when the windows are closed are void.	Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021
(4) Concerns raised over noise from CAPA building and activities on Mainsail building	Based on the results, noise emissions from the CAPA Building to the Mainsail Building are expected to comply with the Educational Establishments and Child Care Facilities SEPP noise level criteria. Acoustic design of the façade, other external building elements and ventilation openings will be detailed further in detailed design stage of the project.	Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021
(5) Inconsistency in JHA report with reduction is noise levels at night from PCYC. (reduction to 44 dB(A), 31 dB(A) and 39 dB(A))	“Distance attenuation” from the noise assessments is a reduction in decibels due to the distance between the source(s) and the receiver. The Distance attenuation varies between individual assessments because the distance between source(s) and receivers is different.	Acoustic Addendum provided by JHA, Ref:200360 Revision F, dated 17 August 2021

4 Response to submissions

4.10.2 View Loss

Issue	Response	Reference
(1) Many of the objections were from residents at 11 Owen Street, located to the west of the school campus. Residents raised concerns about the view loss impacts for Level's 1 and 2, as well as Level's 6 to 8 of 11 Owen Street.	A Visual Impact Assessment (VIA) of private views has been prepared by Ethos Urban which provides a detailed assessment of the proposed development, viewpoints from surrounding properties that are to be affected and the reasonableness of the proposal. Properties selected for assessment in the VIA include units at Levels 2, 3 and 7 of 11 Owen Street (La Mer), as well as three (3) units at Level 3 of 17 Owen Street (Mainsail) and also from the dwelling house at 21 Owen Street. The VIA of private views concludes that it is not necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact. When assessed against the relevant Planning Principal ("Tenacity"), it is considered that the proposal's impact on private views is reasonable and satisfies the SEARs. The VIA supports the proposal on the grounds of impact on private views	Visual Impact Assessment – Consolidated Report, Prepared by Ethos Urban, Revision 3, dated 10 September 2021
(2) Another objection was in relation to view loss for units on the southern side of 11 Owen Street (away from Town Beach). The Stage 3 Multi-purpose sports facility will impact on the view loss of residents to the south of 11 Owen Street.		
(3) Submissions were received with concern regarding view loss from Mainsail Building from the CAPA building.		

4.10.3 Built Form

Issue	Response	Reference
(1) Multiple objections were related to the bulk and scale of the Stage 3 Multi-purpose sports facility. Concerns were raised in relation to the inability for the building to be in keeping with the bulk and scale of the surrounding area, particularly the scenic open parkland corridor of the area	The PCYC location is consistent with the precinct urban form and importantly the coastal open space is maintained, consistent with the Port Macquarie Hastings Council DCP 2013 - Oxley Park Precinct Structure Plan. It is located to the western edge of the wider sporting precinct of Port Macquarie Council and also is adjacent to the Hastings Secondary College Sporting Facilities, therefore can be a shared facility. The height of the development is compliant with maximum height of building controls within PLEP being 26.5m and 19m. The maximum height of the proposed built form is 13.88m.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(2) The proposed Stage 3 multi-purpose sports facility will conflict with the open space characteristic of the area, which is a primary reason for tourism and regular outdoor events in the area.	As per 4.10.3 (1)	

4 Response to submissions

Issue	Response	Reference
(3) Concerns have been raised regarding the proposed windows and whether they are openable to allow for ventilation and cooling of classrooms.	All new and upgraded classrooms that are part of the SSD project will have AC installed as part of the infrastructure project and openable windows.. The works will achieve a 4 star Green Star Design and As-Built certified rating for the Creative and Performing Arts & PCYC and the EFSG sustainability initiatives Block B and L. This ensures that all habitable rooms are naturally ventilated and also have access to mechanical ventilation for higher/lower average temperatures.	N/A
(4) Concerns have been raised in relation to the limited identification of air-conditioning units within classrooms, so that climate can be appropriately controlled.	As per 4.10.3 (3)	N/A
(5) Size and location of new buildings destroys ambience of the street, block views and results in removal of mature trees. Better suited to CBD or industrial area. Concern of overshadowing of Mainsail Apartments from CAPA building and Owen Street from PCYC	Architectural plans submitted with the SSDA demonstrate that the CAPA building does not overshadow the Mainsail Building. There is minor overshadowing of Owen Street until 11am. There is no shadow impacts to Owen Street after 11am. Tree replacement is proposed to provide ambience to Owen Street.	Architectural drawing SSDA-630000, revision 4, dated 12.02.2021 submitted with SSDA.
(6) Submission raised query regarding location of solar panels as they were mentioned in reports but not shown on plans.	The proposal will incorporate solar panels, however the exact location will be determined at detailed design stage.	N/A

4.10.4 Traffic and Parking Impacts

Issue	Response	Reference
(1) Multiple submissions raised concerns in relation to traffic congestion along Owen Street, caused by the increase in car and pedestrian movements caused by the Stage 3 Multi-purpose sports facility.	The Traffic Assessment determines that the increase in traffic associated with the SSDA works are not anticipated to impact the road network, with the intersections exhibiting adequate capacity to provide for existing and future demands of the site.	Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(2) The proposed Stage 3 works will result in a greater loss of on-street car parking.	Whilst some removal of parking is proposed to accommodate vehicle cross overs, accessible spaces and loading zones, 19 spaces are proposed in a basement carpark for the PCYC. The traffic Assessment concludes that 'the proposal is supportable on traffic planning grounds and is not anticipated to result in any adverse impacts on the surrounding road networks or the availability of on-street parking',	Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(3) Concern that current parking does not allow for extra cars in the area. Bowling Club car park is full and they have submission	The proposal does not rely on Port City Bowling Club parking	N/A

4 Response to submissions

Issue	Response	Reference
to develop that area. Vacant corner block is privately owned and should be respected not to park on that site.		
(4) Multiple submissions raised concerns over traffic congestion and parking constraints on Owen Street. Intersection at Owen and William Street is already dangerous and additional traffic will compound this issue.	The Traffic Assessment determines that the increase in traffic associated with the SSDA works are not anticipated to impact the road network, with the intersections exhibiting adequate capacity to provide for existing and future demands of the site.	Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(5) Concerns were raised over proposed parking on Gordon Street and impacts to future development on Gordon Street	Proposed changes to parking arrangements on Gordon Street have been removed from the proposal.	N/A
(6) Construction hours on a Saturday were raised as a concern to be reduced to 8am – 1pm.	Construction hours have been amended in relevant consultant reports or letters of addendum to reflect 7am – 1pm (Work hours may be altered in accordance with COVID-19 Health Orders at the time of construction).	Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(7) Query was raised as to whether a survey was undertaken regarding students driving to school.	Staff and student travel survey's were undertaken by Ason Group and included in Section 6.5 of the Transport Assessment. Only 8% of senior students drove to school.	Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(8) Several submissions raised concern on what impact future development on the corner of Owen and Gordon street will have on parking?	There is no record of a recent Development Application for the site located on the corner of Owen and Gordon Street. Development Consent was granted on 6/10/0004 for a five storey residential flat building (23 units), however no documentation could be found to determine whether the DA had commenced physical works. After initial conversations with Council it was advised the DA had lapsed and that no development application had currently been lodged with Council for this site. In this regard, the site was addressed as a vacant block for the purpose of the SSD as that is the current status of the site at the time of submission.	N/A
(9) Concern over residents losing parking availability – submission queried consideration of parking permit for residents	Traffic Impact Assessment has not identified impacts that require mitigation measures such as the establishment of a parking permit. All adverse impacts of the project have been assessed and appropriate mitigation measure have been proposed in the EIS.	N/A

4 Response to submissions

4.10.5 Response to Future Student Growth

Issue	Response	Reference
(1) Many submissions received outlined concerns in relation to the proposal's inability to facilitate the future growth from an increase in student capacity. Some submissions even raised concerns about the proposal's ability to cater for the existing student capacity. (2) A number of submissions raised concerns over the proposal not catering for future student demand (or current demand in some instances). Make sure the rebuild caters for a minimum of 800 students, current numbers currently exceed 750 students, planning for the future is critical.	Key drivers for the project are a lack of fit for purpose learning facilities and asset condition. The upgrades to Hastings PMC will support high-quality educational outcomes to meet the needs of students within the local community and deliver innovative learning and teaching spaces across the Hastings Secondary College. Future demand for Hastings Secondary College Port Macquarie Campus will be considered utilising capacity across both Hastings Secondary College campuses. Engagement for any alternative school operations models for the College would occur at that time with the School Community. The population of Port Macquarie-Hastings LGA is forecast to grow between 2016 and 2041 however the school aged population is forecast to remain similar to today's number as the number of young people as a percentage of the population is forecast to decrease. The Department will utilise enrolment management mechanisms to ensure future students can be adequately accommodated.	N/A

4.10.6 Consultation

Issue	Response	Reference
(1) At the time the EIS was developed, no consultation in relation to the significant impacts, including the significant social amenity impacts of the proposed PCYC development in the proposed location had occurred with residents at 11 Owen Street Port Macquarie	The SSDA process allows for public notification of proposals once the proposal has been lodged along with a requirement to address any public submissions made. This report documents the issues raised and how the project can address those issues.	SSDA Consultation Report prepared by NSW Department of Education, dated April 2021.
(2) Parents have had limited opportunity to visit school, meaning parents may be unaware which school buildings require attention. The lack of knowledge by parents may impact parents ability to comment. Suggest on-site information sessions held at varied times.	SINSW's Asset Management Units, School Principals and Directors of Learning are intimately aware the state of school assets and identify priority projects that may require funding to upgrade these assets. All communications material for the project are published on the project website: https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-port-macquarie-campus-upgrade.html	SSDA Consultation Report prepared by NSW Department of Education, dated April 2021.

4 Response to submissions

Issue	Response	Reference
	The project will be supported by a Community Communications Strategy, prepared as part of the documentation for SSD consent.	
(3) Lack of proper consultation using QLD consultancy which lacks understanding of resident and owners impact within the street, relying on social media for feedback when many resident are 60+ and don't use social media frequently	The project follows a standard Consultation Approach for School Infrastructure NSW projects, set out in Section 3 of the Consultation Report (Appendix 9 of the EIS). Project updates and works notifications are printed and distributed to local residents. Information sessions have been held on site at the school, with local residents invited. All communications material for the project are published on the project website: https://www.schoolinfrastructure.nsw.gov.au/projects/h/hastings-secondary-college-port-macquarie-campus-upgrade.html The project will be supported by a Community Communications Strategy, prepared as part of the documentation for SSD consent. The SSDA process allows for public notification of proposals once the proposal has been lodged along with a requirement to address any public submissions made. This report documents the issues raised and how the project can address those issues.	SSDA Consultation Report prepared by NSW Department of Education, dated April 2021.
(4) Concern raised that no consultation took place with the residents of the Mainsail Building prior to the release of the development application	Consultation was carried out in accordance with the SEAR's and the Statutory exhibition requirements of DPIE as detailed above and in Consultation Report, Appendix 9 of the EIS. The SSDA was placed on further exhibition for an additional 28 days from 24 June 2021 to 27 July 2021 to allow the residents of Mainsail (and others) the opportunity to review the application and provide submissions. Submissions received from the second round of notifications have been included in this report.	SSDA Consultation Report prepared by NSW Department of Education, dated April 2021.
(5) Request for times and dates of consultation undertaken	Consultation undertaken throughout the design process is outlined in the SSDA Consultation Report (Appendix 9 of the EIS)	SSDA Consultation Report prepared by NSW Department of Education, dated April 2021.

4 Response to submissions

4.10.7 PCYC Location

Issue	Response	Reference
(1) Locating a PCYC facility next door to a licenced premise (Port Macquarie City Bowling Club) may create a higher likelihood for poor social outcomes, given a core activity of the PCYC is to work with at-risk youth to break the cycle of disadvantage.	The premise that the PCYC will attract anti-social behaviour or result in poor social outcomes is not accurate. Port Macquarie Campus students will be the biggest users of the club facilities, but PCYC clubs are well used by local groups, individuals and community sports organisations. The PCYC Port Macquarie will hold classes and activities for all ages, including adults. PCYC clubs attract members of the community who are interested in participating in sports and creative activities. Members include everyone from pre-schoolers to retirees. The facility will include PCYC Youth Command Offices and consultation rooms. These facilities will be available for use by everyone in the community. The facility will also include a café which will be open to the public. The police programs run within the PCYC for at-risk youth are always closely supervised by NSW police officers and qualified PCYC staff. Participants of these programs often arrive and leave together in a PCYC bus. PCYC NSW clubs across the state are very aware that they operate within a community. At Port Macquarie that community is within the grounds of the Hastings Secondary College Port Macquarie Campus and within the Port Macquarie community. PCYC NSW takes all precautions necessary to make sure young people are safe while they are at the club and participating in their programs and activities and that their staff and volunteers exercise duty of care at all times as per the PCYC General Code of Conduct. Given that the licenced premises (Port Macquarie City Bowling Club) is already located next to the high school, PCYC and SINSW do not anticipate that the addition of a PCYC sports centre will create any new problems. The licenced premise is expected to exercise it's duty of care to ensure no minors within it's grounds have access to alcohol. The proposed development of the PCYC facility expands on the existing outdoor sports infrastructure and recreational offerings located in the surrounds and enhances the existing Hastings Secondary College Campus by providing community access to sports and social infrastructure. Expected outcomes include: Increased participation in community sport and active recreation.	N/A

4 Response to submissions

Issue	Response	Reference
	- Decreases in youth anti-social behaviours through your targeted programs. - Increases in youth employment through targeted employment programs. - A more cohesive community, working together for improved social outcomes	
(2) Locating a PCYC facility at this residential, geographically constrained and busy location does not provide easy accessibility to the facility for the Greater Port Macquarie – Hastings community and the key focus groups the PCYC is aiming to reach. As such this proposal does not align with providing the optimal social and economic return on government investment and the best prioritisation of resources, given the important priorities requiring funding by the New South Wales Government Alternate location proposed Multiple submissions raised they did not support the PCYC at the site when there is excess land available at Sovereign Hills, located in a centralised position. Other sites mentioned are Westport Campus and Port Macquarie Pool Site in Gordon Street	In 2017, the NSW Education Minister announced an opportunity to build a PCYC facility at the Hastings Secondary College, which will be located in the north-west corner of the Port Macquarie Campus. Co-locating the PCYC at Hastings Secondary College will provide wellbeing and educational benefits to staff and students in the form of access to high quality fitness facilities, whilst the Regional Sport and Community Hub that will also be created will provide access to sports, active recreation and accessible community facilities. Alternatives for the location of the PCYC were explored during the preliminary master planning phase, however the identified location was ultimately preferred for several reasons, including: - The entry to the facility is at the end of the Oxley Highway, a major transport nodal point which is significant to the Port Macquarie region. - Situating the building along Owen Street provides a strong street presence and increases opportunity for public interaction. - The existing Hastings Secondary College Multi-Purpose Courts (MPC) MPC building immediately to the south provides a beneficial functional adjacency with its performance spaces and change facilities of the PCYC. - Siting the PCYC facility in the corner of the site improves security and affords a strong ability to allow separation of student and public access points. secure the public away from students and provide an independent access point into the facility for the public. - The ability to facilitate larger sporting activities through the school playing field immediately east of the facility provides good adjacent opportunity for larger sporting activities, and nearby outdoor basketball courts are also located close by.	N/A
(3) Concern was raised in regard to the loss of sports field with the proposed location of PCYC	The combined upgrade works to the school site retain 1 full size sports field to the south of the site and other open space areas to the north of the site.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to

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Issue	Response	Reference
	The site is also adjacent to Oxley Oval which provides opportunity for the school to utilise for sporting activities.	Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(4) A concern was raised in regard to the location of the PCYC and CAPA on the site. Suggested they be moved to rear of site with access from Pacific Drive to remove additional traffic and noise from Owen Street	The PCYC and CAPA building are proposed along Owen Street to the north and south of the multi-purpose hall to create a hub of community use facilities which can be securely fenced to allow the public to use these facilities out of school hours. A full Transport Impact Assessment was conducted and outcomes included in the State Significant Development (SSD) application for the project, lodged with the NSW Department of Planning Industry and Environment (DPIE) in May 2021. The transport assessment found that the PCYC recreational facility is anticipated to increase travel demand to the locale outside of school hours only. The assessment demonstrates nearby streets have sufficient capacity for the forecast increase in local traffic and that increased demand due to PCYC is not anticipated to impact the road network, as the intersections can allow existing and future demands. An assessment of the on-road and off-street public parking facilities concludes that, broadly, availability of parking can accommodate the PCYC.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Transport Assessment Ref: P1600r0v8 Dated 26/07/2021
(5) Concerns have been raised over operating times being 6am - 10pm with congregation likely before and after. Submission suggested lessening opening hours to 7am -9pm Mon-Sat and closed on Sunday	The opening hours of the PCYC are 6am to 10pm. Specific timing of activities are not known at the time of writing this report. These operating hours are consistent with the general operating hours of PCYC facilities.	Operational Management Plan submitted with SSDA, 21 April 2021

4.10.8 Removal of classrooms

Issue	Response	Reference
(1) Concerns have been raised over the removal of the science building which will arguably result in a loss of practical classroom facilities for the school site. A lack of funding was also a concern from some submissions to provide for enhancement to the science building arrangements. Loss of science laboratory means a downgrade for the school.	The school facility will provide the required number of science laboratories in accordance with the Educational Facilities Standards and Guidelines (EFSG).	N/A
(2) Current plans show demountable classrooms will remain and removal of key learning areas	Demountable classrooms support short term growth of schools and assist throughout the construction phases for permanent classroom facilities.	N/A

4 Response to submissions

Issue	Response	Reference
	The demountable classrooms to the south of the school are temporary to accommodate students whilst construction is taking place and are permitted under separate planning pathway.	
(3) Ensuring enough MC (Multi Categorical) classrooms are available. MC classes are confirmed to double from 3 to 6 classes in 2022.	Multi categorical classrooms are not within the scope of this application and are a separate consideration of the School.	N/A

4.10.9 Classroom ventilation

Issue	Response	Reference
(1) Concerns were raised over windows in classrooms unable to be opened and lack of air condition in classrooms. Need for windows to be fixed or replaced to allow them to open to ventilate and cool classrooms.	All new and upgraded classrooms that are part of the SSD project will have AC installed and openable windows as part of the infrastructure project. The Dept of Education is running the "Cooler Classrooms" program which is installing AC into all classrooms. This is a separate scope of works for classrooms that are not part of the SSD project.	N/A

4.10.10 CAPA Building

Issue	Response	Reference
(2) Concerns were raised in several submissions regarding the setback to the CAPA building and removal of trees to construct the CAPA building. No landscaping/ or minimal landscaping provided along the streetscape in front of CAPA building	Removal of dominant fencing to the entrance of the school was an important design element and landscape focus to revitalise the campus. The orientation of the CAPA allows for a generous landscaped entrance and aligns with existing Block B and provides a good connection with the Multi-purpose Hall. Removal of fencing and being set forward of the Multi-purpose Hall allows for the CAPA building to provide a line of enclosure.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21
(3) Concerns that location of CAPA building will create a wind tunnel towards Mainsail Building	Due to the low-rise height of the CAPA building, the large width of Owen Street, and the proposed and existing planting around the CAPA building, the location of the CAPA building is not expected to form a wind tunnel towards the Mainsail Building located at 17-19 Owen Street opposite the CAPA building.	N/A

4 Response to submissions

4.10.11 Privacy

Issue	Response	Reference
(1) A concern was raised that the windows of the CAPA building will look directly into living areas of the Mainsail Building	The CAPA building is orientated in a north/ south direction reducing the fenestration to Owen Street. The two windows are located on Owen Street. The lower-level window will be used to display student work and will have translucent glazing. The upper-level window will be vision glazing, however, are deep set, so views will be limited. The main teaching areas face north and west and therefore the main views from students will not be onto Owen Street.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21

4.10.12 Vegetation Removal

Issue	Response	Reference
(1) A number of submissions raised concerns over vegetation removal and the destruction of natural habitats	Arborist report submitted with the DA identified the trees for removal and the health of those trees. The landscaping plan within the architectural response to submissions identifies replacement landscaping to ensure vegetation and natural habitats remain on site.	Arboricultural Impact Assessment Report prepared by Woodvale, dated 16 th April 2021.
(2) Submission relating to removal of trees, whether they should be removed for other reasons or are they only being removed to suit the development footprint. Also are any Koala feed trees being removed.	A total of 9 koala use trees are being removed. The landscaping plan has been amended to replace proposed Swamp Gum with Swamp Mahogany to ensure koala use trees are being replaced. Of the 9 koala use trees, only two (2) of these was in good health and are being removed due to the development footprint. The remaining seven (7) trees were on average to poor health. All nine trees were recommended to be replaced,	Arboricultural Impact Assessment Report prepared by Woodvale, dated 16 th April 2021.
(3) Submission raised to clarify how a waiver is appropriate if there are koala feeding trees on site	The BDAR waiver was supported by EESG as there was no threatened flora species located on site. A Koala Assessment Report has been undertaken and concludes that removal of nine (9) planted koala use trees, along with the proposed development will perpetuate the existing use of the school and should not result in any new direct or indirect impacts.	Architectural document - Hastings Secondary College-Port Macquarie Campus-Response to Submissions, Ref – SINSW SSDA-Rev 2, dated 18/08/21 Koala Assessment Report, dated 23 August 2021.

4 Response to submissions

Issue	Response	Reference
	The landscape plan has also been amended to replace Swamp Gum with Swamp Mahogany which is a koala use tree.	

4.10.13 Construction

Issue	Response	Reference
(1) Concerns were raised over the measures to control dust and dirt through construction and construction times. How will construction affect people working from home through COVID	Erosion and sediment controls measure are outlined within the civil documentation submitted with the SSDA. A Construction and Environment Management Plan (CEMP) is standard documentation required to support construction works.	Civil Engineering SSDA Package – Job number 202097 Revision 3, dated 14.04.2021 (DA12.01 and DA 12.11)

5 Evaluation and Conclusion

5.1 General

Following submission and exhibition of Application No. SSD 11920082, DPIE has issued the RTS package for all authority and public submissions received in regard to this application. This RTS Report summarises these responses and directs DPIE and other readers to the relevant report where each item has been addressed.

All matters raised in the RTS package provided by DPIE have been addressed and resolved.

DPIE has now been provided with sufficient documentation to enable the assessment of SSD 11920082 to continue. It is requested that DPIE complete the assessment of the DA and proceed to determination in the earliest possible time based on the assessment material provided in the original EIS and the supporting assessment material provided in this RTS Report.