



David Frazer
Newcastle Grammar School
Head of Finance & Business Services
60 Newcome Street
The Hill NSW 2300

24 December 2021

Dear David,

**Newcastle Grammar School - Park Campus (SSD-13895306)
Response to Submissions**

The exhibition of the Environmental Impact Statement (EIS) for the above proposal (SSD-8845345) ended on Thursday 16 December 2021.

Submissions received from Newcastle City Council (Council), the public and government agencies during the exhibition of the project are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/41121>. Please note at the time of drafting this letter comments from Transport for NSW have not been provided to the Department. They will be forwarded to you once available.

We now require a written response to issues raised in the submissions, as required under clause 82(2) of the Environmental Planning and Assessment Regulation 2000. The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines* (2021). The Preparing a Submissions Report Guideline forms part of the SSD Guidelines (Appendix C). The Department has also undertaken a preliminary assessment of the EIS and, in addition to the issues raised in submissions, requires the matters at **Attachment 1** be addressed in full.

You are requested to provide the Department with a response to the submissions within two months (exclusive of 25 December 2021 to 3 January 2022), or by 3 March 2021. Please lodge your response by progressing the application on the major projects planning portal <https://majorprojects.planningportal.nsw.gov.au>.

Note that the time between the date of this letter and the date the Secretary receives your response are not included in the period of 'deemed refusal', under clause 113(7) of the Environmental Planning and Assessment Regulation 2000.

If you have any questions, please contact Stephen Dobbs on (02) 8275 1604 or via email at stephen.dobbs@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized, abstract shape that resembles a star or a series of overlapping loops.

Alan Bright
Director, State Significant Acceleration
as delegate for the Planning Secretary

ATTACHMENT 1 – KEY ISSUES

Traffic, Transport and Access

1. As required within the issued SEARs, provide details of proposed construction vehicle routes, vehicle types, and estimated trips for Stage 1.
2. Provide an amended preliminary construction management plan with a site plan showing proposed construction site entry, loading, and unloading zones, sorting and storage areas and temporary pedestrian access arrangements.
3. Clarification is required as to whether Section 9 “*traffic generation and trip distribution*” of the Traffic and Parking Assessment utilises teachers and staff numbers in the calculation of the additional traffic. It appears the calculations exclude teacher numbers and only include student numbers.
4. Clarification as to why the Institute of Transportation Engineers (ITE) US rates (0.28 per student) are utilised in the trip calculation. Please note that if a higher rate is recommended by Council or Transport for NSW and traffic generation is found to be unacceptable, a reduction in student numbers may be recommended by the Department.
5. Confirmation that sight distances when exiting onto Union Street from the proposed internal road are “in excess of 150m”. Parked cars may obscure the sightlines of drivers.
6. Provide details and a discussion on the number of on-street car parking spaces lost during construction and operation of the school as a result of the proposed works.
7. Discuss if a left turn only restriction is recommended for cars entering/exiting the proposed internal road to aid the efficiency and safety of the kiss and drop facility.
8. Provide a discussion on whether delays at the Union Street/Parkway Avenue intersection could result in a cue entering the site from Corlette Street and a potential road blockage.
9. Provide bicycle parking spaces on the architectural plans.

Flooding

10. The Flood Impact Assessment considers the Stage 1 proposal in isolation. The assessment should assess and provide comment on whether the location and size of the proposed buildings in Stages 2 and 3 would have any impact on the behaviour or extent of flooding on the site.

Landscaping and Tree Removal

11. The Stage 1 landscape plan is to be amended to provide a list containing the total number of species to be planted in each location as required in the SEARs.

12. The amended Stage 1 landscape plan should consider the concept proposal as it appears that trees proposed to be planted may require removal in order to construct Stage 2/3 buildings.

13. Provide a concept landscape plan for Stages 2 and 3.

General Information and Plan Detail

14. Provide additional detail regarding the existing pre-school on the site and whether it would continue or cease operation as a result of the proposed works.

15. The demolition plan does not include all the detail provided in the survey plan (e.g. shade cloths, sheds, and footpaths). It is therefore unclear exactly what would be demolished or retained as part of the Stage 1 works. Provide an amended demolition plan with sufficient detail.

16. The Environmental Impact Statement (EIS) does not provide sufficient detail regarding the refurbishment of Building B. Provide a discussion about what specific changes would occur internally and externally. Further, provide a discussion regarding its partial demolition in order to construct the Stage 2 (Corlette Street) building.

17. Provide clarification as to whether the construction of each stage would be sequential (e.g. 1, 2 then 3) and whether all works within each stage would occur at once or staged.

18. Provide details on the numerical amount of play area per student throughout the various stages of development.

Government Architect NSW

Provide responses to the attached letter from the Government Architect NSW.