



planning consultants

30 November 2020
Our Ref: 20072B.5SW_RTS

Dominic Crinnion
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

Email: Dominic Crinnion [dominic.crinnion@planning.nsw.gov.au]

Dear Mr Crinnion

**RE: SSD-9095-MOD -2 - RESPONSE TO SUBMISSIONS
ARMIDALE HIGH SCHOOL
158-182 BUTLER STREET, ARMIDALE**

1.0 Introduction

DFP Planning has been commissioned by School Infrastructure New South Wales (SINSW) to prepare a planning response to the issues raised in the authority and public submissions following the notification of SSD 9095 – Mod 2 for the proposed redevelopment of Armidale High School, and the proposed modification to include a new multi-purpose hall on the site.

On 6 November 2020 DPIE issued a letter requesting a response to the authority submissions.

Agency Submissions

Responses were received from the following agencies:

- Crown Lands
- Heritage NSW
- NSW Environmental Protection Authority
- Transport for NSW
- DPIE – Biodiversity and Conservation

With respect to the above agencies, only Transport for NSW requested additional consideration to the proposal including the following:

- *Requests the Consent Authority give consideration to the needs of transport customers attending the school for planned events outside of school hours, including accessibility, over-flow parking and visitor safety after dark*

Response: Condition Nos E1 to E6 of SSD 9095 set out requirements regarding the post occupation requirements for an Out of Hours Event Management Plan. The modification of the conditions can be amended to incorporate the transportation needs of customers for events outside of school hours as described above.

- *TfNSW recommends that consideration be given to appropriate lighting along footpaths between the hall, car parking areas, bus stops, across the rail line and at pedestrian facilities.*

Response: A lighting plan has been prepared as part of the works at the school (**Attachment 1**) with the circles being street lamps and the squares on the site plan being canopy lighting. Lighting has been provided within the site in strategic locations, including at the multi-purpose hall, car parking areas and along pedestrian footpaths and at the bus stop at Butler Street. Street lighting is required to be provided as part of condition B28(h), which requires installation of appropriate street lighting for pedestrian crossing facilities in Butler Street and at the Butler/Mann Street intersection.

- *Any approved plans of management and supporting consultative measures should be updated to inform visitors of any targeted measures to address the following;*
 - *Preferred Taxi and bus set down / pick up locations for local service providers,*
 - *Preferred entry and exit points for light vehicles to manage arrivals and departures in the interest of minimising traffic impacts on surrounding streets,*
 - *Notification of location and number of parking spaces available in and around the school,*
 - *Notification of locations where parking is not permitted; i.e. driveways, footpaths, taxi / bus zones, and any no parking zones.*

Response: Condition No. D12 requires the preparation of an Operational Transport and Access Management Plan (OTAMP) which is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and RMS, to the satisfaction of the Secretary. This condition can be updated to include the inclusion of the above points in the OTAMP.

With respect to Heritage NSW, which advised that:

The Heritage Division advised that no further referral is required to the Heritage Council unless State significant historic heritage or archaeology is subsequently identified and that as the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

Response: Council has not provided a submission to the Modification Application. The SSDA Development Consent also includes conditions on *Unexpected Finds Protocols* which requires works to cease if historic relics, or archaeological artefacts, are uncovered during excavation and advice sought from Heritage NSW (condition nos. C30 and C31).

The other agencies who provided comments did not raised issues that needed addressing, or required the inclusion of additional conditions, or required amended conditions.

Public Submission

One (1) public submission was received during the notification period. The respondent advised that they were selling their property, and if the school was interested in purchasing their property as they advised it would be an ideal block for agricultural and landscape gardening students to work on. No actions are required from the submission with respect to the subject modification.



To discuss the any of the above matters further please contact the undersigned on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'S. Watts', written in a cursive style.

**SANDA WATTS
PRINCIPAL PLANNER**

swatts@dfpplanning.com.au

Attachment 1 – Lighting plan

Reviewed: _____

A handwritten signature in black ink, written in a cursive style, positioned above a horizontal line.

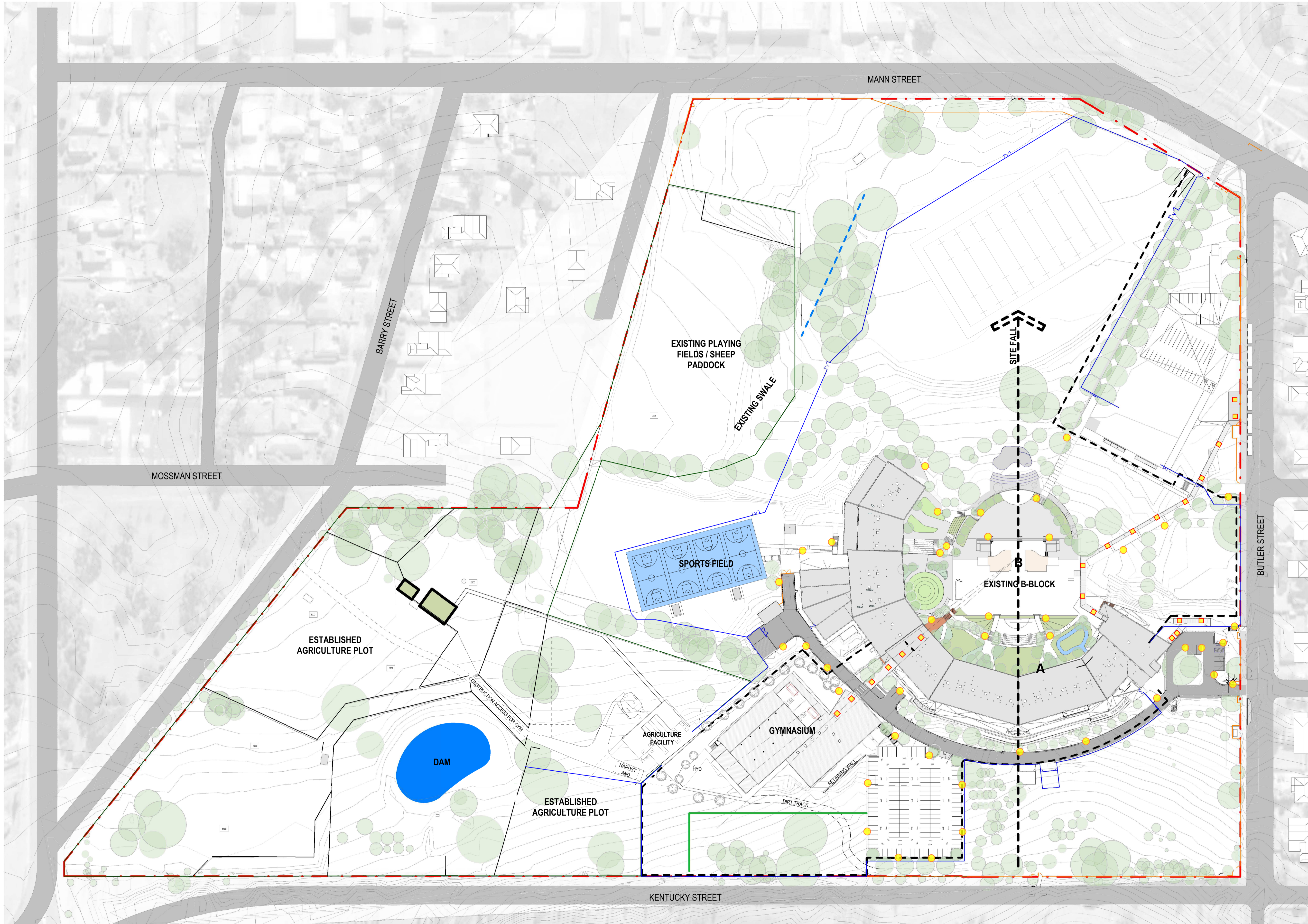


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ATTACHMENT I

Key Value	Keynote Text
C-28	
C-29	
CUR01	CURTAIN TYPE 01
DP01	DOWNPIPE TYPE 01
FH	FIRE HYDRANT - REFER TO ENGINEERING DOCUMENTATION
GUT01	GUTTER TYPE 01
RHS	ROLLED HOLLOW SECTION - REFER TO ENGINEERING DOCUMENTATION
RV	ROOF VENT
SA-600	
SHS	SQUARE HOLLOW SECTION - REFER TO ENGINEERING DOCUMENTATION
SKY01	SKYLIGHT TYPE 01
T-51	
UB	UNIVERSAL BEAM - REFER TO ENGINEERING DOCUMENTATION

PRELIMINARY



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ISSUE	No.	Date	Description	Chkd

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Project
Armidale Secondary School - Multi-purpose Hall
at
Armidale Secondary School
NSW 2350
for
SINSW

Drawing Title
Overall Site Plan

1 OVERALL SITE PLAN
1 : 1000

Date 13/11/2020 11:24:00 AM
Scale 1 : 1000 @ A1

Drawing Reference
20059-A-WD-0200