

Our Reference: DA:MH: 2153955  
Your Reference: SS21854025-Mod-1  
PAE-69342958  
Contact Name: Michelle Henry



### Srishti Jagdale

Department of Planning, Housing and Infrastructure

Via: Major Projects portal

Monday 22 April 2024

### RE: New Wee Waa High School – Mod-1 – Architectural and landscape changes (SSD-21854025-Mod-1)

Thank you for the opportunity to provide advice on the SSD Modification 1 – New Wee Waa High School –Architectural and landscape changes.

SSD-21854025 was approved by the Minister of Planning on 12 October 2022 for the construction and operation of a new high school (200 students).

It is understood that several design modifications are sought as part of this modification application (Mod-1). The intent of Mod-1 is to improve the internal and external amenity of the new high school, through changes to the architectural design of buildings, landscape design/tree planting, pedestrian access, services provision, and the car parking layout and includes the following:

#### Architectural changes to the buildings

Council confirms it is agreeable to the architectural changes to the buildings as proposed including:

- Simplification of entry roof structures.
- Confirmation of perforated screen details to align with EFSG compliance.
- Deletion of signage on the environment centre (Block F)
- Rationalisation of the colours and layout of external cladding; and
- Change to the Materiality of sports courts to meet span requirements and increased longevity of roof structure materials.

#### Changes to the landscape design and tree planting

Council confirms it is agreeable to, and has no concerns, regarding the proposed changes to landscape design/tree planting as proposed, including:

- Readjustment to the extent of the entry pathway and yarning circle.



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- Removal of sandstone amphitheatre seats to the north of the library to ensure existing trees and grasslands can be maintained.
- Removal of shade structures adjacent to the sports courts.
- Addition of fencing to the southern section of the Agriculture/Environment centre.
- Reconfiguration of both 1.2m and 2.1m fence alignment to separate the school boundaries with surrounding allotments and roads, as well as to separate the car park with the main high school buildings.
- Planting of three (3) additional trees to the southern pathway on the site, reducing the visual impact of the stormwater tanks; and
- Readjustment of courtyard trees to reflect clarifications of service locations, car park layout and fence lines.

#### Changes to pedestrian access

Council has continually raised concerns on pedestrian safety for this project and agrees to the observation on the removal of the additional pedestrian access. This will reduce the exposure of pedestrian traffic to the large trucks and road freight that use the Kamilaroi highway, a key transport corridor intersecting the Wee Waa township. Further Council confirms it is agreeable with the other proposed changes including:

- Confirmation of ramps and pathways in coordination with civil works.
- Removal of the external footbridge from Mitchell Street to the main school entry (south-eastern corner).
- Rationalisation of the internal courtyard pathway to reflect the flow of staff and students through the space between buildings; and
- Removal of the stairs to the north of the library due to student and staff access being limited to this area.

#### Changes to services provision

Council confirms it has no concerns, and is agreeable to, the proposed changes to service provision including:

- Adjustment to the wastewater area to suit truck turning requirements and EFSG compliance needs.
- Confirmation of the fire sprinkler tank location and service needs with booster pumps, reflected on the site plan.
- Confirmation of the external plantroom sizes and the layout of equipment.



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- Confirmation of the size and location of the gas storage tanks adjacent to the environmental centre.
- Confirmation of the location of service tanks installed to the south of the northern driveway entry; and
- Addition of roof ventilation to ensure air exchange to the ceiling space.

#### **Changes to the car park layout.**

Council confirms it is agreeable to the confirmation of the carpark to the northern boundary based on the access requirements for required vehicles and the addition of an accessible pathway to accessible car parking spaces.

Council is satisfied that the proposed modifications as set out in the supporting modification report, remain substantially consistent with the strategic context of the originally approved development.

Council trust that the above advice provides the necessary assistance and should you have any further questions or require any further clarification on the contents of Council's submission, please contact Ms Michelle Henry, Council's Manager Planning and Development on (02) 6799 6866 or via [council@narrabri.nsw.gov.au](mailto:council@narrabri.nsw.gov.au).

Kind Regards,

**Donna Ausling**

Director Planning and Sustainability



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