



planning consultants

20 November 2020
Our Ref: 21007D.1TW_SEARs

Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/Madam,

**RE: Request for Secretary's Environmental Assessment Requirements
Hastings Secondary College – Port Macquarie Campus**

1.0 Introduction and Background

DFP Planning is assisting the NSW Department of Education in the planning and design of the proposed upgrade works to Hastings Secondary College – Port Macquarie Campus (PMC). PMC is an existing high school that is in need of upgrade works to meet the requirements of the school.

The works to PMC include:

- Refurbish Building B teaching spaces on Level 1;
- Refurbish Building L teaching spaces and student amenities on ground level, including providing Support Learning Unit;
- New covered outdoor learning area (COLA);
- New two (2) storey building (CAPA);
- New shared use fitness centre with PCYC;
- Upgrade to main school entry;
- Associated tree removal, landscaping and site works; and
- New business identification signage.

Matters relating to the proposal, permissibility, strategic planning context, associated impacts and justifications are discussed in detail below.

2.0 Site Description

PMC is located at 16 Owen Street, Port Macquarie and is bound by Owen Street to the west, Burrawan Street to the south and Pacific Drive to the east. Directly adjacent to the north of the site is the Port City Bowling Club. The location plan (**Figure 1**) below outlines the site and the surrounding context.

The area of PMC comprises of 3.5 hectares and an additional 0.6 hectares portion of land (agricultural plot) as identified in **Figure 1** below. The school is located in the suburb of Port Macquarie, within the Local Government Area of Port Macquarie-Hastings. Currently, the site is occupied by a number of school buildings that were constructed within the 1960's. Vehicular access to the school is made available via Pacific Drive (to the rear of the site), with a number of parking spaces located along Owen Street that have been allocated to the school.

Pedestrian access is available via gates located along Owen Street and Pacific Drive. See Architectural Plans in **Attachment 1**.

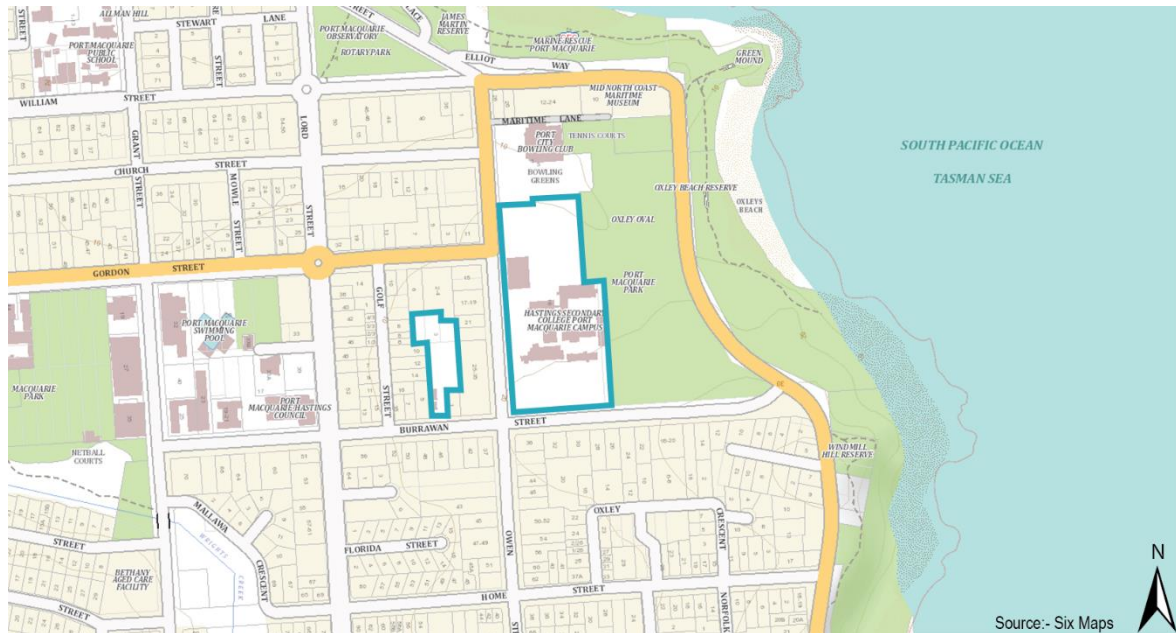


Figure 1 Site Location – Hastings Secondary College – Port Macquarie Campus.



Figure 2 Aerial Photograph – Hastings Secondary College – Port Macquarie Campus

The site comprises 3 land parcels which are legally described as:

- Lot 2 DP 1141185 and Lot 597 DP 754434 – Main Campus; and
- Lot 2 DP 500362 – Agricultural Plot (no works proposed on this parcel of land).

The topography of the site generally slopes from the south-east down to the north-west. The fall is approximately 8m over 290m from the south-east corner of the site (sporting fields) to the north-west corner of the site.

2.1 Locality and Setting

The surrounding land uses comprise a mix of residential, business and public recreation facilities. To the north of the site is the Port City Bowling Club and the Port Macquarie Tennis Club. To the east of the site is Oxley Oval (including car parking area) and Oxley Beach further east. To the south and west of the site are residential and holiday accommodation developments.

3.0 Development Description

The proposed school upgrades would be constructed in two (2) stages, including:

- **Stage 1:** Early works pursued under alternative planning pathways (including exempt development and complying development); and
- **Stage 2:** Main works which are the subject of this SSDA.

The proposed development for the main works at PMC are located entirely within the main school campus. No works are proposed within the agricultural plot. The proposed upgrade works include the following:

- **Refurbishment of Buildings L** – Amendments to building interior relating to general learning spaces, support unit home bases, practical activities areas, special programs rooms and associated amenities and circulation areas.
- **Refurbishment of Building B** – Refurbish 60m² of one (1) general learning space.
- **Creative and Performing Arts Facility** - New two (2) storey performing arts building with 1,263m² floor area including associated specialist and general learning spaces.
- **Shared use Fitness Centre with PCYC** – Indoor sporting facilities that will be used by the school and that will include a two (2) storey PCYC facility¹.

A Capital Investment Value (CIV) Quantity Surveyors Certificate has been prepared by Wilde and Wollard (**Attachment 2**). The Certificate confirms that the CIV of the application will exceed \$20 million.

An extract of the Proposed Site Plan prepared by NBRS Architecture is provided in **Figure 3**.

¹ The final scope and design of the shared use sporting/PCYC facility is currently under investigation and is yet to be confirmed.

4.2 Biodiversity Conservation Act 2016

Section 7.9(3) of the Biodiversity Conservation Act 2016 states that any application for the purposes of State Significant Development must be accompanied by a Biodiversity Development Assessment Report (BDAR), unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. A written request for a waiver to the requirement to provide a BDAR will be prepared and submitted to DPIE under separate cover.

4.3 State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 (Education SEPP), contains provisions that are relevant to educational establishments

The main campus is zoned R3 Medium Density Residential pursuant to the Port Macquarie-Hastings Local Environmental Plan 2011. Educational Establishments are a permissible land use within the R3 zone, given they are not 'permissible without consent' or 'prohibited' within the R3 zone, and they are prescribed zone, in accordance with Clause 33 of the Education SEPP.

Provisions of the Education SEPP will be considered as part of the EIS for the proposal, namely the preparation of a Design Statement pursuant to Clause 35(6) and where relevant, Clause 42 which overrides the need to prepare a Clause 4.6 Variation to a Development Standard request for SSD for educational establishments which do not comply with an LEP standard.

Clause 57 of the Education SEPP also requires traffic generating development being an enlargement or extension of existing premises that can accommodate 50 or more additional students to be referred to NSW Road and Maritime Services (RMS) for comment as part of the assessment process. The proposed works will not increase the number of students and will continue to utilise the existing parking provisions, therefore Clause 57 is unlikely to apply.

4.4 State Environmental Planning Policy (Coastal Management) 2018

The site is identified as being within a Coastal Use Area (**Figure 4**). During the preparation of the EIS, consideration will be made regarding Section 14 of the State Environmental Planning Policy (Coastal Management) 2018.

The proposed development will have no impacts on safe access to and from the nearby Oxley Beach, as well as generating no heritage significance impacts. Overshadowing and view loss impacts will be assessed in further detail during the preparation of the EIS, having regard to the residential developments located to the south and to the west which have lines of sight to the land/sea interface and beyond over the school site.



Figure 4 Coastal Use Area map extract – SEPP Coastal Management 2018

4.5 State Environmental Planning Policy (State and Regional Development) 2011

Clause 11 of the SEPP SRD excludes the application of development control plans (DCPs) (whether made before or after the commencement of the SEPP) to SSD projects.

Clause 15(2) of Schedule 1 of the SEPP SRD identifies development for the purpose of alterations or additions to an existing educational establishment that has a capital investment value of more than \$20 million as SSD. Based on the Quantity Surveyors Certificate prepared by Wilde and Woollard (**Attachment 2**), the proposal will have a capital investment value in excess of \$20 million and accordingly, the proposal is classified as SSD.

4.6 State Environmental Planning Policy (Koala Habitat Protection) 2019

Schedule 1 of the State Environmental Planning Policy (Koala Habitat Protection) 2019 includes the north coast of the Port Macquarie-Hastings Local Government Area as being a koala management area. As some trees are being removed as part of this application, the EIS will consider the significance of these trees in determining the level of impact the proposal will have on the koala population within the Port-Macquarie-Hastings Local Government Area.

4.7 State Environmental Planning Policy No. 55 – Remediation of Land

The provisions of State Environmental Planning Policy No. 55 - Remediation of Land (SEPP 55) apply to the site and are a relevant matter for consideration as part of the assessment of the proposal.

The site has been used as a school since the 1962 and used mainly for the purpose of an educational establishment within a predominantly medium and low-density residential environment. Whilst there is unlikely to be any major contaminants within the site, there is potential for contamination associated with building materials due to the age of some structures and a hazardous material assessment will be undertaken. The provisions of SEPP 55 will be considered as part of the EIS accompanying the DA and a preliminary contamination assessment will be lodged with the EIS.

4.8 Draft State Environmental Planning Policy (Remediation of Land)

As part of this proposed development, the provisions of the Draft State Environmental Planning Policy (Remediation of Land) will be considered, with investigations and outcomes that will also be in line with the requirements of SEPP 55 as discussed above. It is considered the provisions of the draft Remediation SEPP will be addressed within the EIS.

4.9 State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) sets out provisions relating to the assessment of development which comprises signage, including business identification signs. It is likely that there will be some business identification signage included in the proposal to display the school name although the location, size and content of any such signage has not yet been determined. Details will be provided with the EIS.

4.10 Port Macquarie – Hastings Local Environmental Plan 2011

The site is zoned R3 Medium Density Residential under Port Macquarie-Hastings LEP 2011. Education establishments are permissible with consent within the R3 zone as they are not a prohibited use. A zoning map extract is included in **Figure 5**.

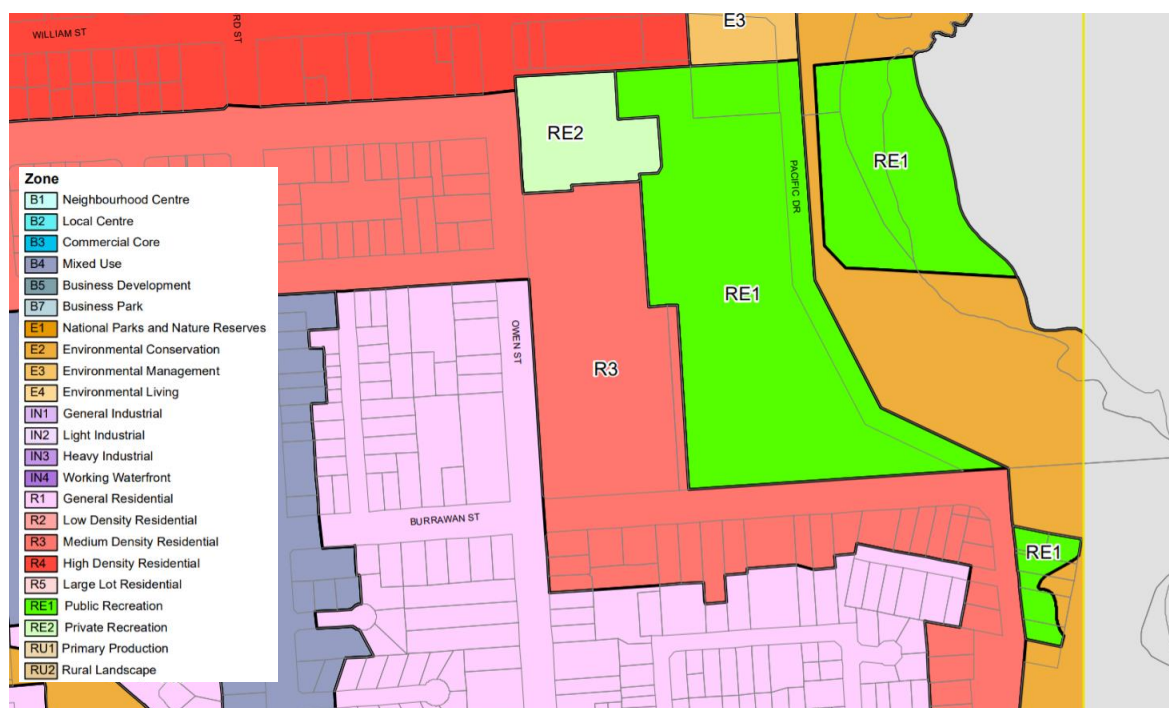


Figure 5 Zoning map extract – Port Macquarie-Hastings LEP 2011

The LEP sets out a maximum Floor Space Ratio (FSR) for the site. The FSR for the main campus is 1.5:1, as detailed in **Figure 6**.

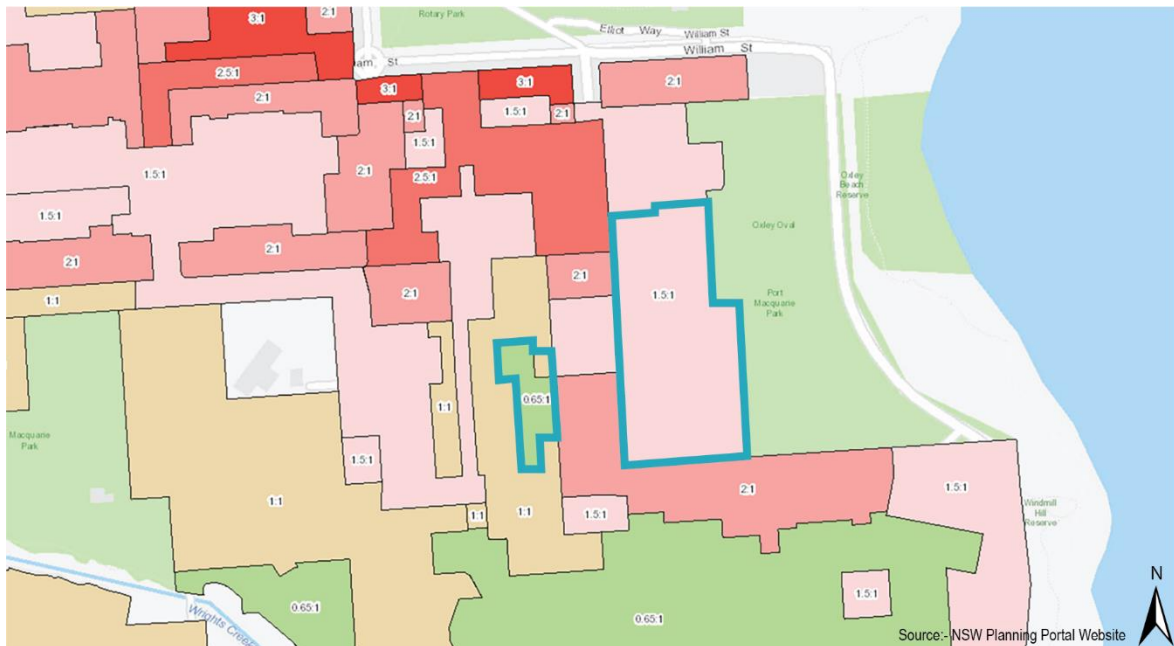


Figure 6 FSR map extract – Port Macquarie-Hastings LEP 2011

The LEP also sets out a maximum building height, being 19m for the main campus, as detailed in Figure 7.

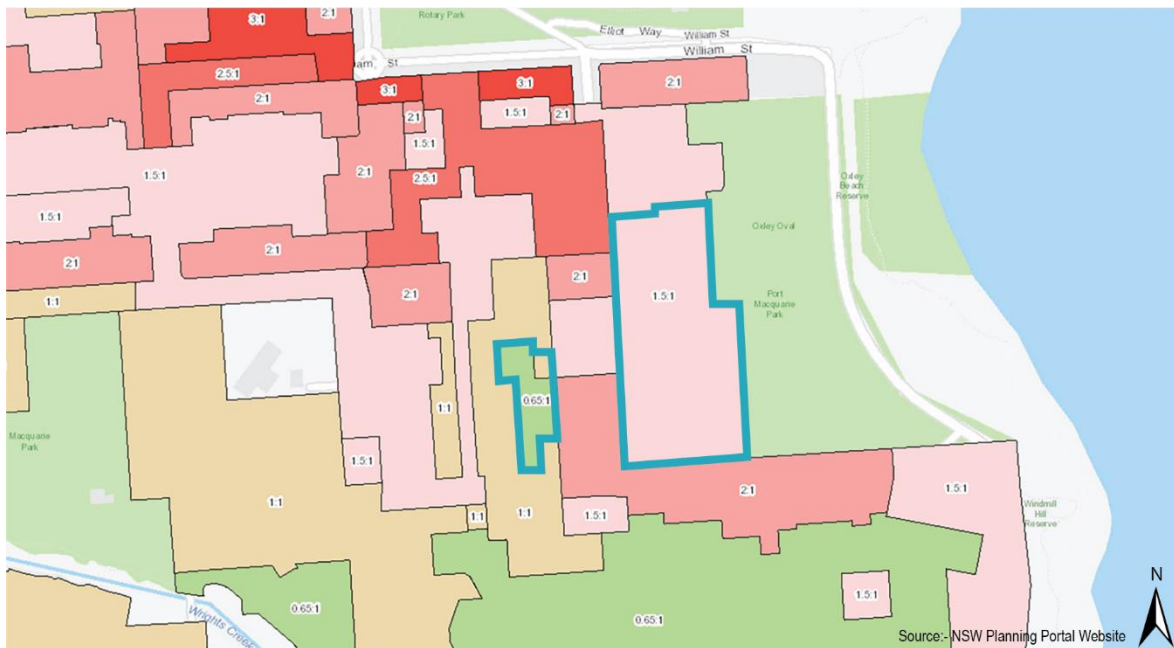


Figure 7 Building Height map extract – Port Macquarie-Hastings LEP 2011

The proposal will be generally compliant with the FSR and building height development standards set out under Port Macquarie-Hastings LEP 2011.

4.11 Port Macquarie – Hastings Development Control Plan 2011

The proposal will have regard to the requirements of Port Macquarie – Hastings DCP 2011 (PMH DCP), that apply to the proposed development. Whilst it is noted that the DCPs do not apply to SSD, as per Clause 11 of the SEPP SRD, the DCP contains some controls specific to educational establishments that will be considered.

5.0 Strategic Plans and Policies

The EIS will address the relevant planning provisions, goals and objectives of the following plans and policies:

- NSW State Priorities;
- Future Transport Strategy 2056;
- Crime Prevention Through Environmental Design Principles;
- Health Urban Development Checklist;
- State Infrastructure Strategy 2018 -02038 Building the Momentum;
- Better Placed: An integrated design policy for the built environment of NSW;
- Community Strategic Plan – Think 2050 – Port Macquarie-Hastings Council; and
- Shaping our Future 2040 – Port Macquarie-Hastings Council Local Strategic Planning Statement, which responds to the North Coast Regional Plan.

6.0 Community and Stakeholder Engagement

A range of community and stakeholder engagement has been carried out prior to preparing this request for SEARs, including liaison with the school community, technical stakeholders, neighbours and Port Macquarie-Hastings Council.

Further consultation with the community and government stakeholders will be undertaken during the preparation of the EIS. The Department of Education will prepare an engagement strategy which will be implemented during the preparation of the EIS, as well as through the post-approval stages of work.

It is anticipated that the following community and stakeholder engagement will be carried out during the preparation of the EIS:

- School Community: This includes all design review and oversight by the representative committee from the school.
- Surrounding Community: This includes community information sessions and letter drops to neighbours and members of the surrounding community.
- Aboriginal Community: This includes liaison with the Local Aboriginal Land Council and any Registered Aboriginal Parties involved in the consultation process of the Aboriginal Cultural Heritage Assessment Report.
- Technical Stakeholders: This includes involvement from all Department of Education design, safety, operations and maintenance stakeholder groups.
- Government Agencies: This includes State and local agencies, including:
 - Department of Planning, Industry and Environment;
 - Transport for NSW; and
 - Port Macquarie-Hastings Council.

7.0 Preliminary Impact Identification and Assessment

The likely impacts of the proposal are discussed below and will be addressed in detail within the EIS required to accompany the SSD DA submission.

In summary, the proposal is to occur on an existing school site in Port Macquarie. The impacts and risks from the proposed new educational establishment are considered to be low as the potential environmental impacts can be managed appropriately, while the positive impacts of the upgraded educational establishment within the community will be significant.

7.1 Traffic and Parking

The proposal will not result in any increase to the number of students or staff. The site will continue to utilise the existing car parking spaces along Owen Street and staff parking spaces accessible via Pacific Drive. The existing traffic and parking conditions can be managed and will be acceptable as no additional student or staff numbers will be generated by this proposed development.

7.2 Indigenous Heritage

An AHIMS search undertaken on 14 April 2020 returned a result of zero (0) sites recorded and zero (0) places declared in or within 50m the site. The AHIMS search recorded 1 aboriginal site within 1km of the site.

An Aboriginal Heritage Due Diligence Assessment has been prepared which recommends that no further investigations are required. Notwithstanding, an Aboriginal Cultural Heritage Assessment Report (ACHAR) is being prepared and will inform the EIS assessment.

7.3 European Heritage

No heritage item or heritage conservation area listed under Port Macquarie-Hastings LEP 2011 is located on site or in the vicinity of the site.

However, the site is identified as a draft item on the Department of Education's Section 170 Heritage Register under the Heritage Act 1977. Appropriate assessment of heritage significance has taken place throughout the concept design stage and will be addressed in the assessment of the EIS.

The proposed development will not result in any adverse impacts regarding heritage.

7.4 Built Form, Student Amenity and Residential Amenity

The site is subject to maximum building height control of 19 metres. The majority of the proposed new buildings will be either single storey or two storeys with a maximum height that is well below the maximum permissible building height.

The closest residential properties are located on Owen Street to the west and along Burrawan Street to the south. Under the current plans, the southern portion of the site will be occupied by sporting fields. To the west of the site, a new two (2) storey CAPA building is proposed, with the MPC building being retained as part of this application.

The proposed two (2) storey CAPA building is located approximately 3m from the western side boundary. View loss considerations will be addressed, with regard to views obtained from residential developments on the western side of Owen Street, towards Oxley Beach. Streetscape amenity and character will also be addressed.

Student amenity has also been considered as part of the design of the development, providing ample natural light in learning spaces and natural ventilation with openings where possible. The design quality of the development will be further reviewed through the NSW Government Architect design review process, prior to submission of the DA.

7.5 Biodiversity

The proposal will require the removal of a small stand of trees at the entrance gate to the school and some individual trees in other locations. There is no mapped or identified significant, or ecologically sensitive, vegetation on the school site.

It is considered that a Koala Assessment Report is not required as the land is not identified as *Core Koala Habitat* in the Port Macquarie-Hastings *Draft Coastal Koala Plan of Management (2018)*. A review of OEH Bionet data finds that there are no other vulnerable species on the site.

There are Norfolk Island Pines located adjacent to the site (public carpark location), which will need to be taken into consideration at the design stage to ensure the root protection zone is undisturbed.

As such, a BDAR waiver is being prepared and will be submitted with the EIS.

7.6 Environmental Sustainability

The EIS will include details of any opportunities the development can take to incorporate ESD measures within the project, having regard to Section 1.3(b) of the EP&A Act.

7.7 Waste Management

The EIS will include details of the waste management strategy for the development, including how waste streams at the demolition, construction and operational phases of the proposal will be managed.

7.8 Construction Works

The construction of the proposed development will be limited to the contract works period, however the potential impacts of construction works upon the surrounding land users and environment will still be considered within the EIS, including:

- Dust mitigation during earth works;
- Noise and vibration during construction works;
- Student / staff access to the site during construction works; and
- Traffic impacts associated with the construction vehicles, including local traffic control measures.

8.0 Conclusion

The proposed upgrade works to Hastings Secondary College – Port Macquarie Campus are classified as SSD, as they fall within the requirements of Clause 15(2) of Schedule 1 of SEPP SRD, being development for the purpose of alterations and additions to an existing educational establishment that has a capital investment value of more than \$20 million.

SINSW requests that the Secretary of DPIE issue the SEARs for the proposed development at PMC to facilitate the preparation of the EIS to accompany the DA.



If you should have any questions regarding the above application for SEARs, please contact the undersigned on 9980 6933.

Yours faithfully

DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'T West', written in a cursive style.

**TOM WEST
PROJECT PLANNER**

twest@dfpplanning.com.au

Reviewed:

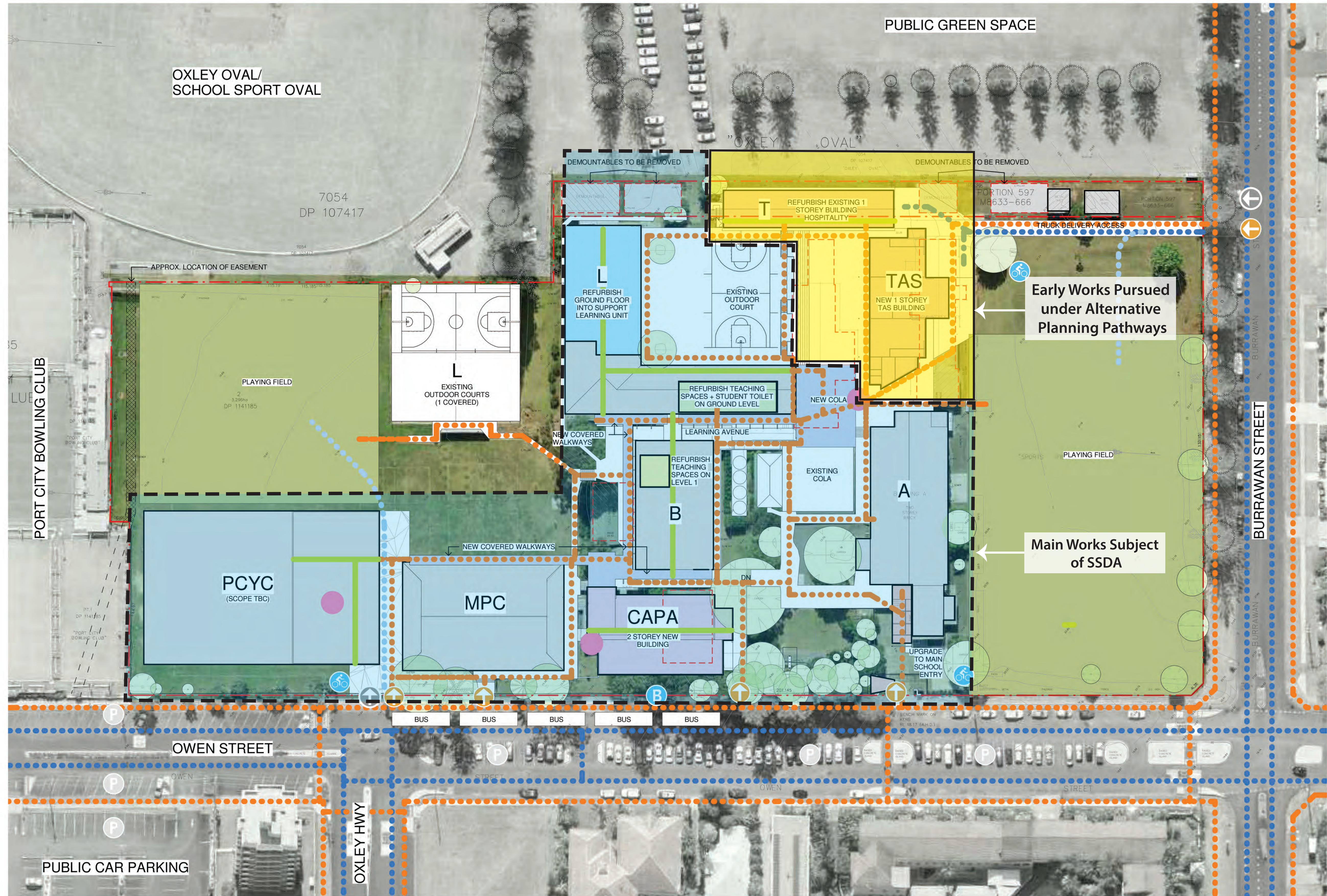
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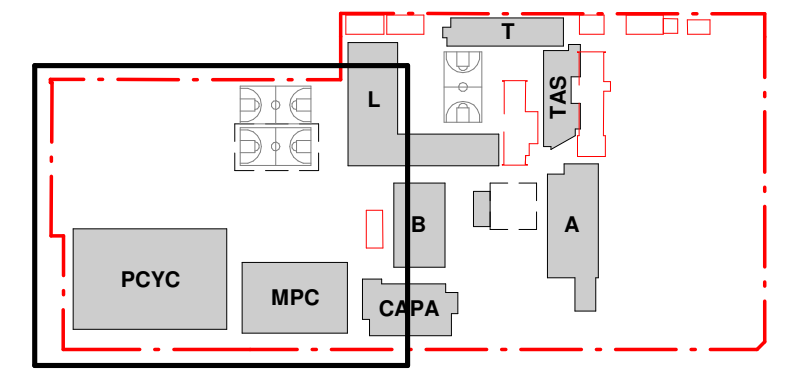
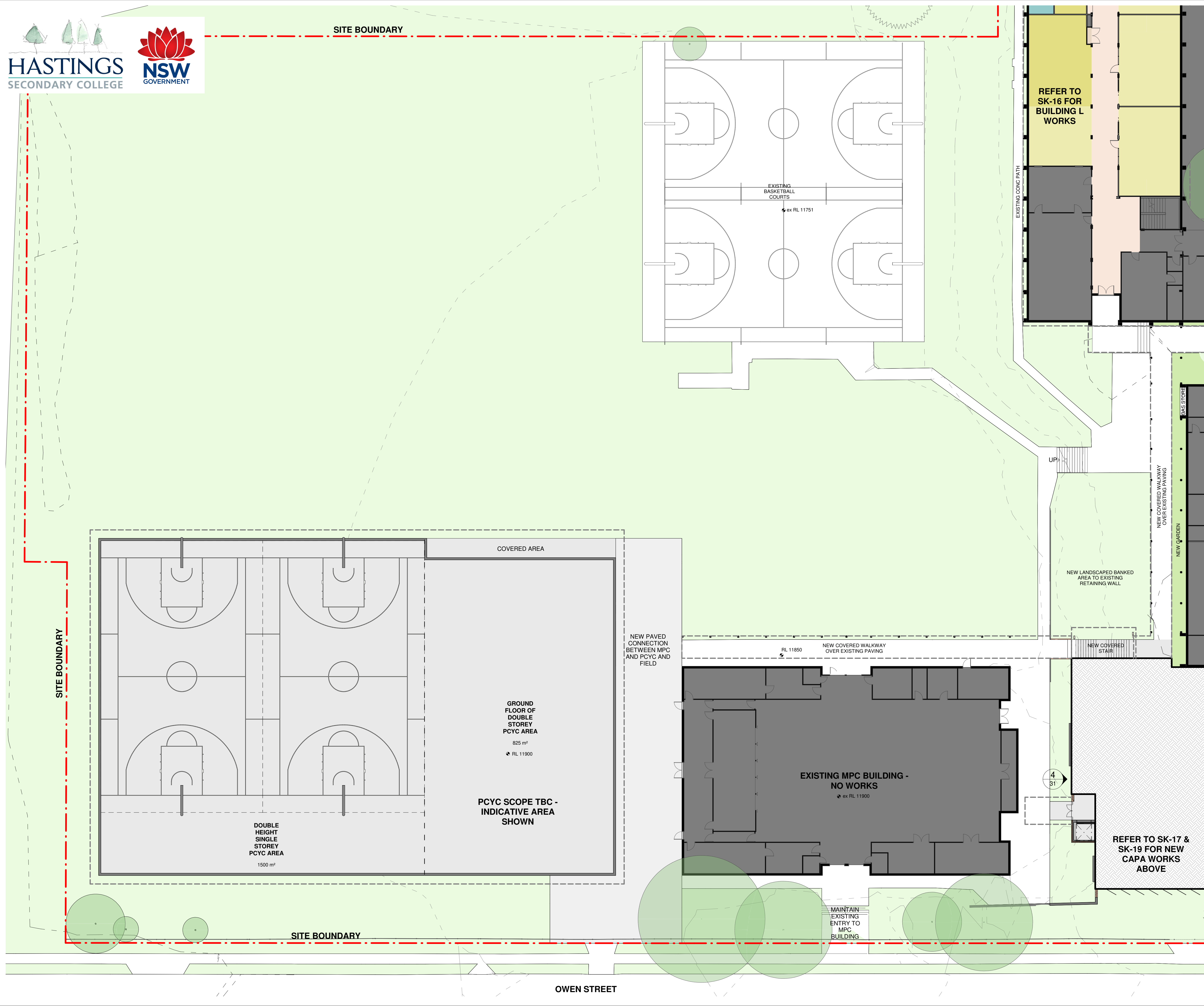
Attachment 1 – Architectural Plans
Attachment 2 – QS Statement



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ATTACHMENT I





PRELIMINARY

- HS401.01
- HS603.01a
- HS603.01b
- HS611.04
- HS.409 - CIRCULATION
- SSP430.21
- SSP440.01
- SSP440.11
- SSP440.41
- SSP502.10
- SSP502.15
- SSP502.21

Issue			
No.	Date	Description	Chkd
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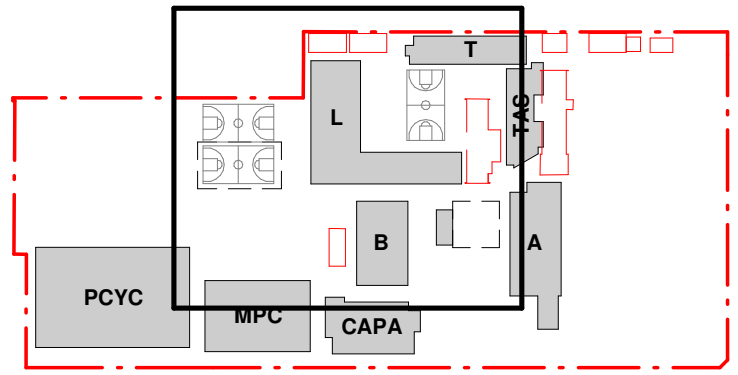
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Project
HSC - Port Macquarie Campus
at
29 Owen St, Port Macquarie NSW 2444
for
NSW Department of Education

Drawing Title
PROPOSED LOWER GROUND FLOOR

Date 22/04/2020 5:20:04 PM
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Drawing Reference
19135-NBRSEARCHITECTURE-A-SK-15
Revision
P1



PRELIMINARY

- HS401.01
- HS406.01
- HS406.02
- HS602.01
- HS603.01a
- HS603.01b
- HS603.08
- HS605.06
- HS611.04
- HS.409 - CIRCULATION
- LIFT
- SSP430.21
- SSP440 - CIRCULATION
- SSP440.01
- SSP440.11
- SSP440.41
- SSP502.10
- SSP502.15
- SSP502.21
- SSP603.21

Issue	No.	Date	Description	Chkd
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ABN 16 002 247 565

Project
HSC - Port Macquarie Campus

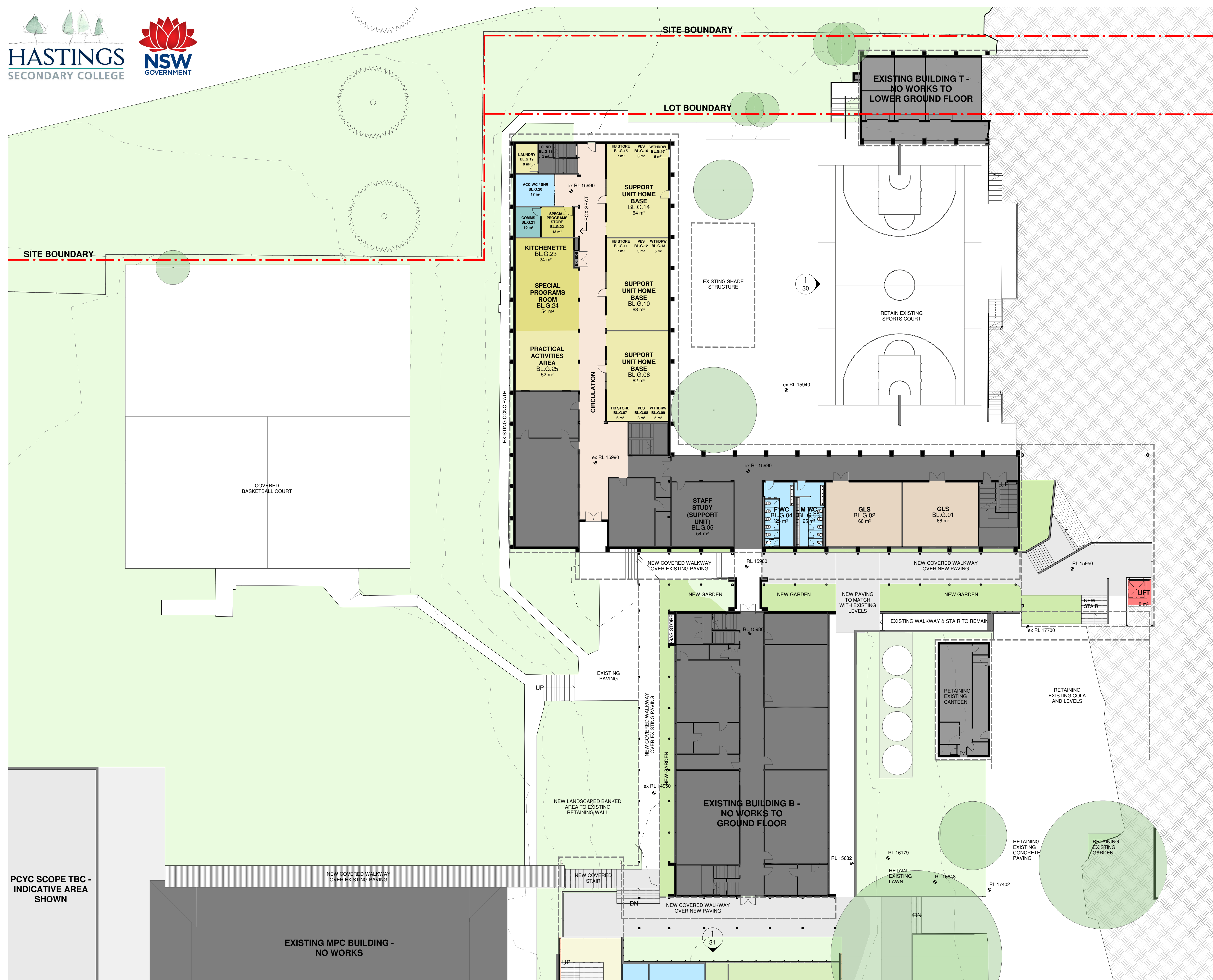
at
29 Owen St, Port Macquarie NSW 2444

for
NSW Department of Education

Drawing Title
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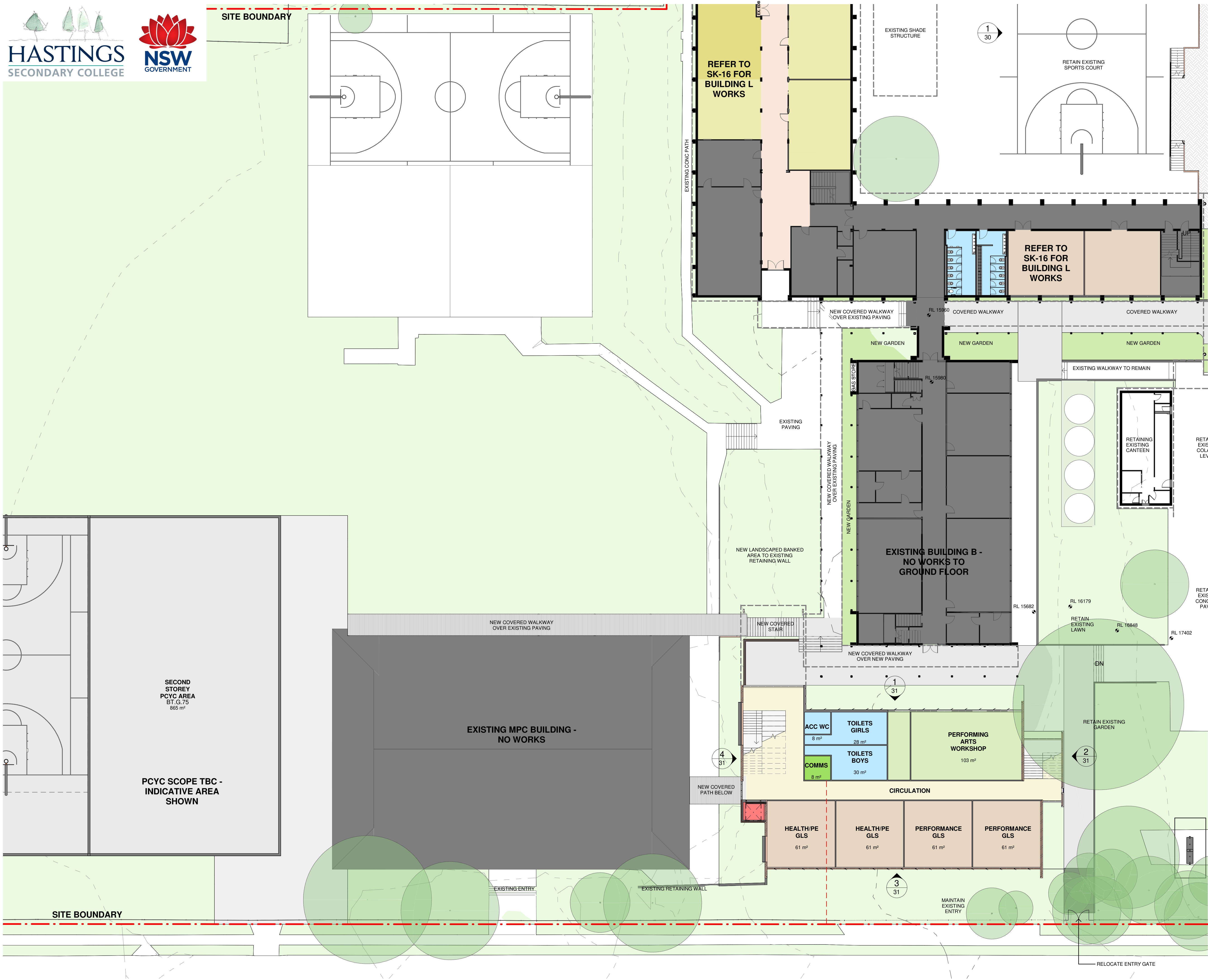
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Revision
P1



PCYC SCOPE TBC -
INDICATIVE AREA
SHOWN

EXISTING MPC BUILDING -
NO WORKS

PRELIMINARY



Issue			
No.	Date	Description	Chkd
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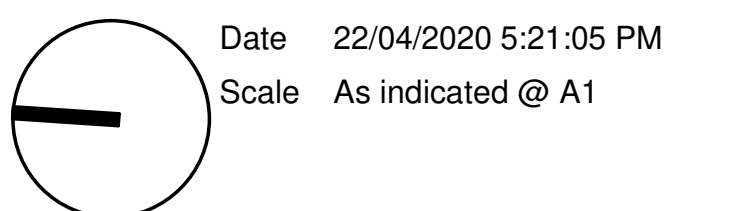
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Project
HSC - Port Macquarie Campus

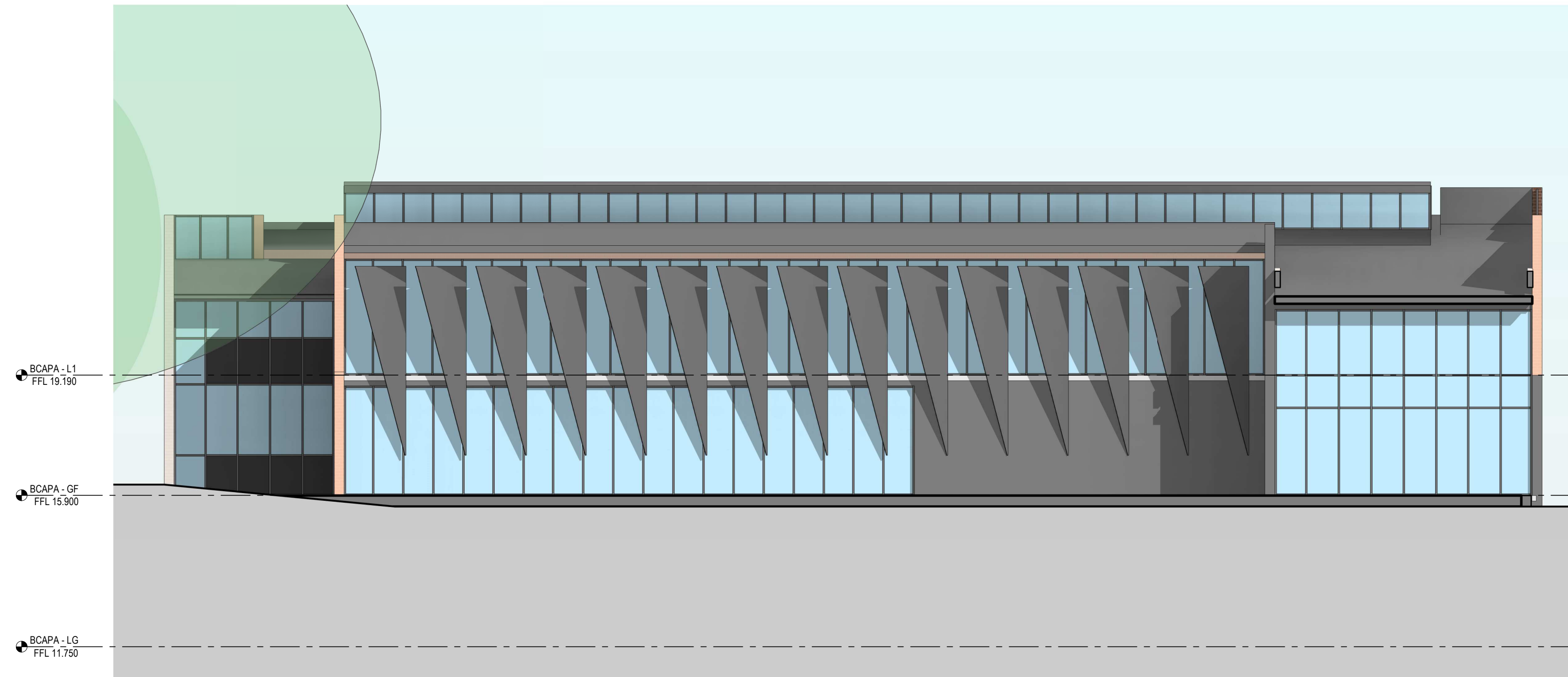
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Drawing Title
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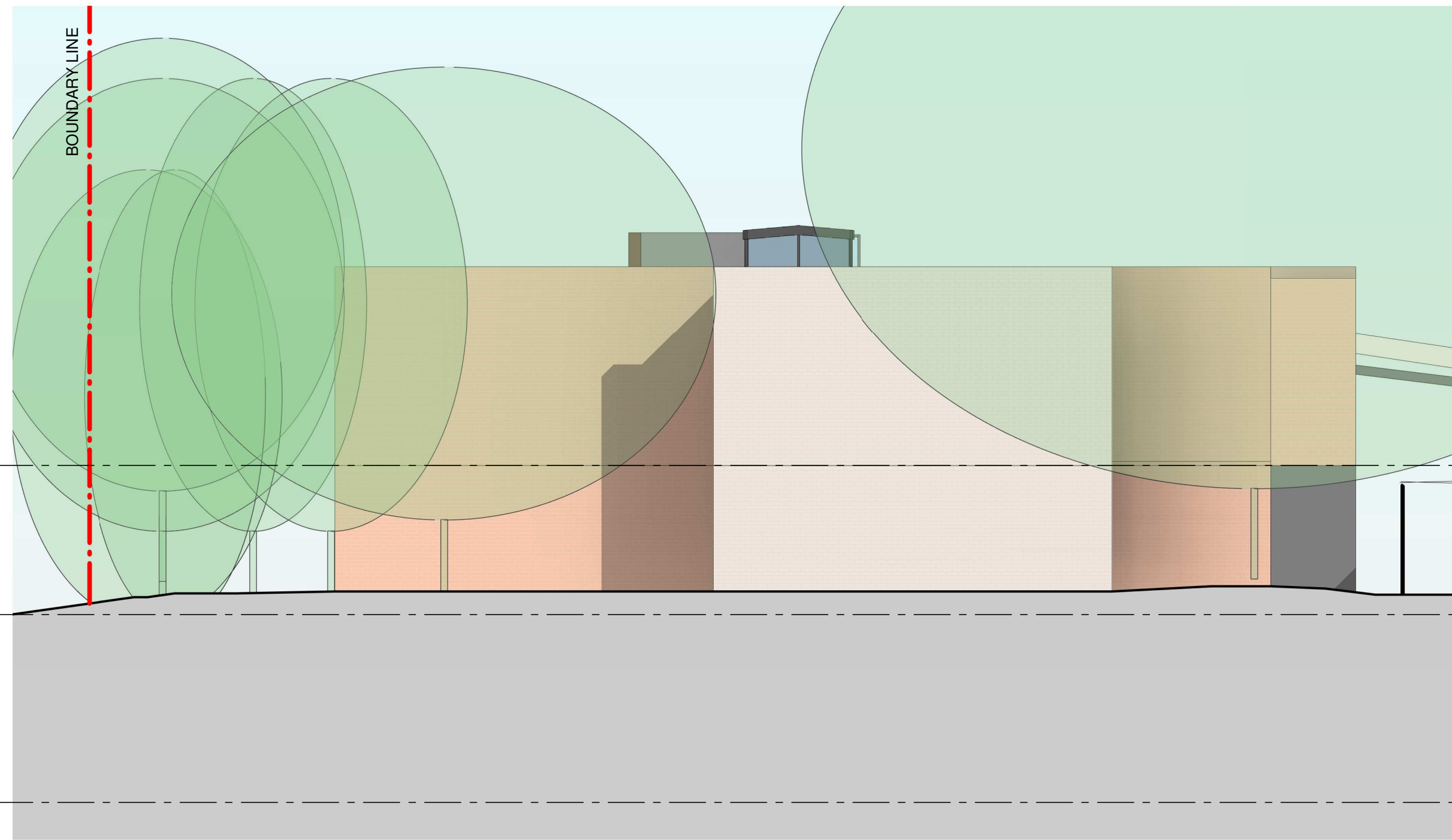
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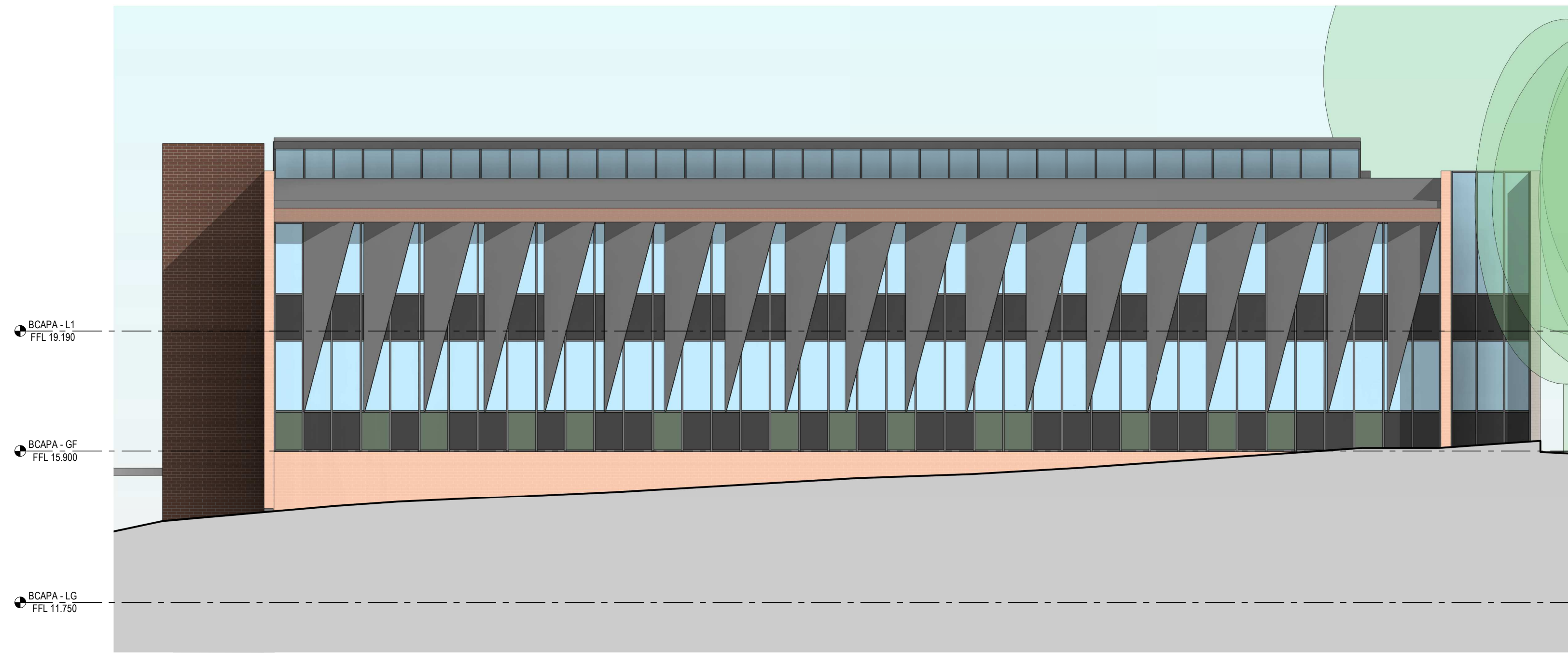
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BCAPA - SOUTH ELEVATION

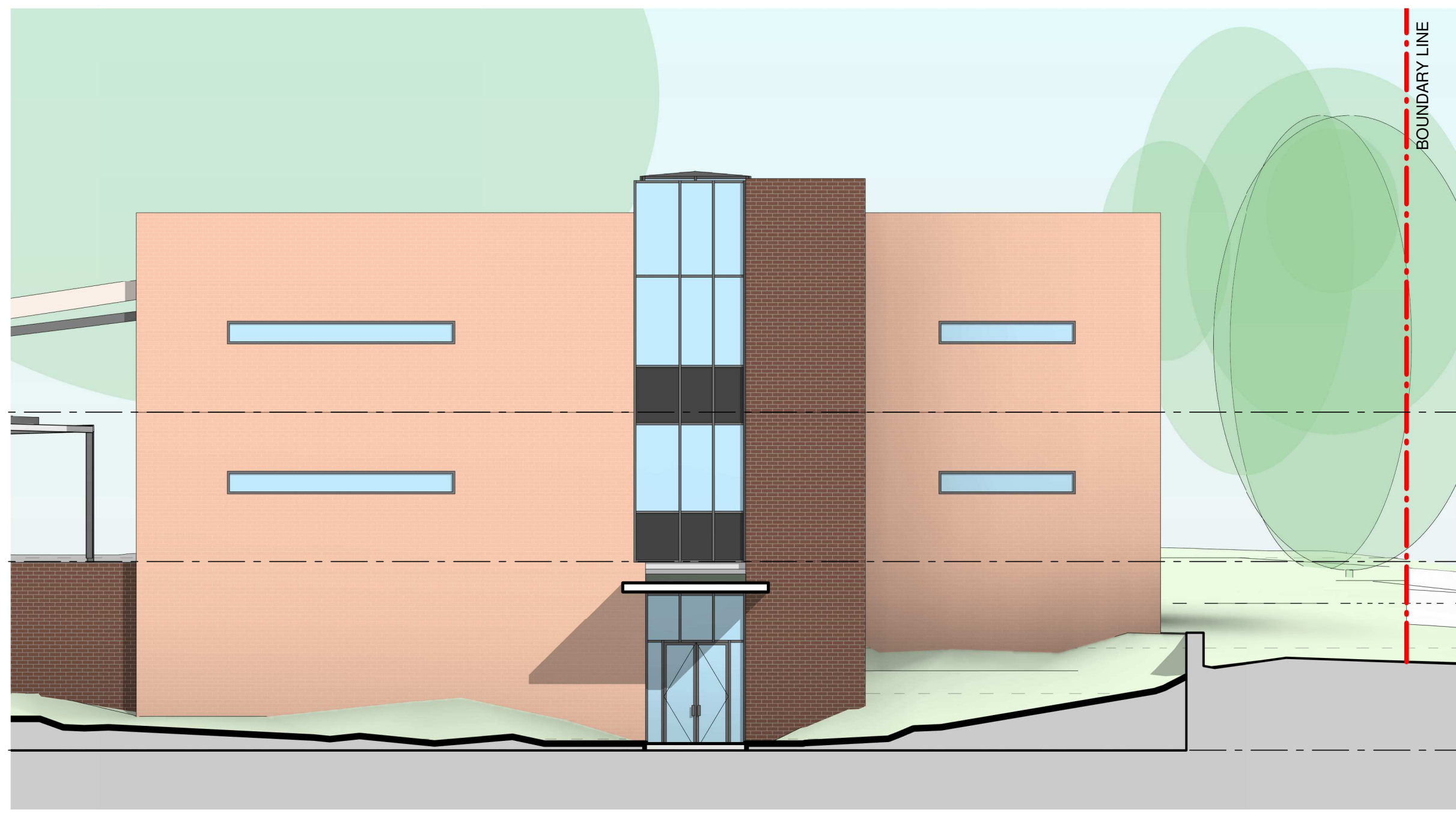
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BCAPA - WEST ELEVATION

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4

BCAPA - NORTH ELEVATION

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Issue No.	Date	Description	Chkd
P1	21/04/2020	CONCEPT DESIGN ISSUE 01	KLC

PRELIMINARY

Drawing Title

BUILDING CAPA - ELEVATIONS

Project

HSC - Port Macquarie Campus

at

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Drawing Reference

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PRELIMINARY



Issue			
No.	Date	Description	Clkd
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Project

HSC - Port Macquarie Campus

at

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for

NSW Department of Education

Drawing Title

PERSPECTIVE - CAPA BUILDING

Date 21/04/2020 7:35:21 PM

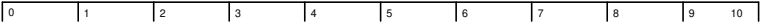
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P1



PRELIMINARY



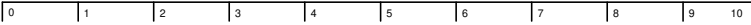
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No.	Date	Description	Clkd
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HSC - Port Macquarie Campus	
at	
29 Owen St, Port Macquarie NSW 2444	
for	
NSW Department of Education	
Drawing Title	
PERSPECTIVE - CAMPUS AERIAL VIEW	

Date	21/04/2020 7:35:21 PM
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Drawing Reference	Revision
19135-NBRSPARTNERS-A-SK-56	P1





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ATTACHMENT 2

3 November 2020

DPIE

Dear Sir/ Madam

PORT MACQUARIE CAMPUS HIGH SCHOOL
SEARS APPLICATION – CAPITAL INVESTMENT VALUE (CIV)
QUANTITY SURVEYORS CERTIFICATE

Wilde and Woollard has been engaged by Department of Education to provide Cost Management services for the proposed Port Macquarie Campus High School. The development comprises of CAPA, PCYC and External Works.

As part of our services commission, we have been requested to assess the Capital Investment Value for the development.

Definition

Capital Investment Value (CIV) is defined by the Environmental Planning Authority as:

The CIV of a development or project includes all costs necessary to establish and operate the project including the design and construction of buildings, structures, associated infrastructure and fixed or mobile equipment but excluding the following:-

- a) Amounts payable, or the cost of land dedicated, or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Act or a planning agreement under that Division
- b) Costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- c) Land costs (including any costs or marketing and selling land)
- d) GST (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth)

Calculation

Wilde and Woollard have assessed the Concept Design Cost Plan for the project to be **above \$20 million**.

Should you require any further information, please do not hesitate to contact me

Yours faithfully,

Wilde and Woollard



Mark Johnson
Managing Director