

Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124
Attn: Tahlia Alexander

Ref: DOC22/340624

28 April 2022

Dear Tahlia,

REQUEST FOR INDUSTRY SPECIFIC SEARS - NEWCASTLE HIGH SCHOOL – 160-200 PARKWAY AVENUE HAMILTON SOUTH, NSW, 2303

1.0 Introduction

The NSW Government is investing \$7.9 billion over the next four years, continuing its program to deliver 215 new and upgraded schools to support communities across NSW. This includes funding for the Newcastle Education Campus (NEC).

Located on the existing Newcastle High School site, the NEC will cater for the region's growing population by upgrading the existing high school with new flexible learning spaces, a new library, new science laboratories, kitchens, canteen, support class facilities and gymnasium. The NEC will also include facilities for shared public use.

2.0 Site Context

Newcastle High School is located in Hamilton South and is within the Newcastle City Council local government area (LGA). The school site is located at 160-200 Parkway Avenue, Hamilton South.

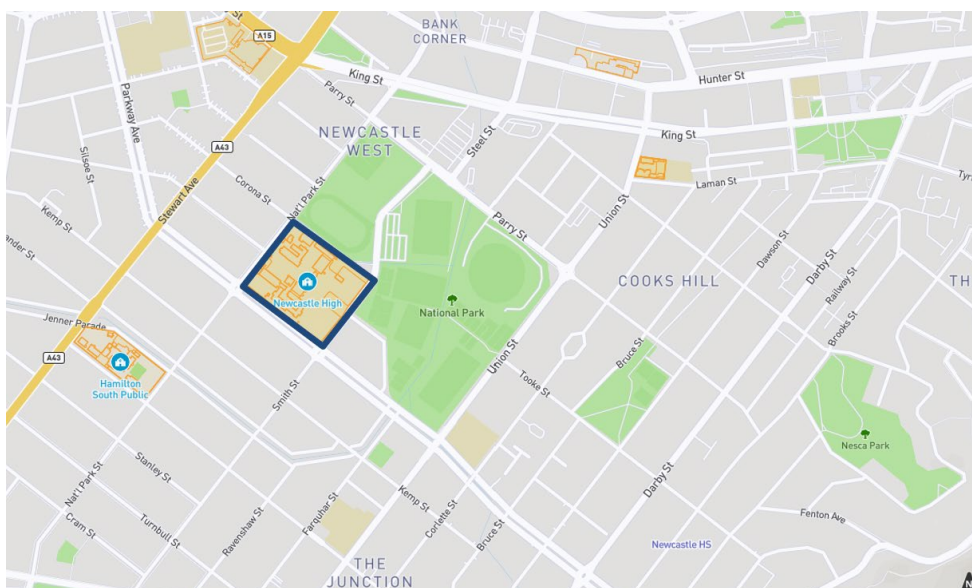


Figure 1. Site location plan indicating the location of the Newcastle High School site outlined in blue (source Mapbox 2022).

The Newcastle High School site comprises 3 allotments, legally described as:

- Lot 1 DP794827
- Lot 1 DP575171
- Lot 1 DP150725

The site is approximately 4.6 ha in area and is bounded by Parkway Avenue, National Park Street, Smith Street and the Fearnley Dawes Athletic Centre. The School is primarily surrounded by low to medium density residential uses to the west and south and public recreational uses to the north and east.

The Newcastle High School campus is zoned as R2 Low Density Residential and is identified as local Item of Environmental Heritage on Schedule 5 the *Newcastle Local Environmental Plan 2012* (NLEP).

3.0 Description of Development

The proposed development to the Newcastle High School site comprises alterations and additions to the existing school (refer to **Attachment I**) including:

- Retention of heritage buildings
- Construction of a three-storey learning hub incorporating a new library, canteen and covered outdoor learning area (COLA), support learning unit, general learning spaces, hospitality teaching spaces, science labs.
- Construction of a multipurpose facility with gymnasium, stage, fitness lab, flexible learning spaces, plus student and staff change and end of trip facilities.
- A new student hub within the school and student entry from Parkway Avenue

The proposed development is not a concept development application and as defined by Schedule 3 of the *Environmental Planning and Assessment Regulation* (2021) (EP&A regulation) is not designated development. The development would have capital investment value (CIV) in excess of \$50 million and a calculation of CIV prepared in accordance with Planning Circular PS 21-020 will be provided with the Environmental Impact Statement (EIS).

4.0 Statutory Planning Framework

The assessment framework for SSD is established under Part 4 Division 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Section 4.12(8) of the EP&A Act requires a Development Application (DA) for SSD to be accompanied by an Environmental Impact Statement (EIS).

Matters relevant to the preparation of an EIS (including the application for Secretary's environmental assessment requirements (SEARs) and the form of an EIS) are set out under Division 2 and Division 5 of the *Environmental Planning and Assessment Regulations 2021* (The Regulations).

Section 173(3) outlines that an SSD application must consider the *State Significant Development Guidelines* when preparing the application. The *State Significant Development Guidelines* outline that if an SSD project does not meet the criteria for designated development, is wholly permissible on the site and is not for a concept DA, then it will be eligible for industry specific SEARs.

Section 173(1) of Division 2, Application to Planning Secretary for environmental assessment requirements, states that an application to the Planning Secretary for the environment assessment requirements must be undertaken before preparing an EIS.

Section 190 of Division 5 outlines what information must be included in an EIS and Section 191 outlines that an EIS must be consistent with environmental assessment requirements.

Clause 4.36(3) of the EP&A Act identifies that the Minister is the consent authority for SSD.

5.0 Conclusion

The alterations and additions to the Newcastle High School site at located at 160-200 Parkway Avenue, Hamilton South is designated as SSD in accordance with Schedule 1, Section 15(2) Educational establishments of *State Environmental Planning Policy (Planning Systems)* 2021 being development comprising alterations and additions to an existing school with a CIV greater than \$50 million.

The SSD is not a concept development application or designated development. Therefore, to facilitate the preparation of the EIS which will accompany the SSD application, SINSW requests that the Planning Secretary issue industry specific SEARs for the proposed alterations and additions to the existing Newcastle High School site

Should you require further information about this request for industry specific SEARs, please contact Isaac Clayton on 0460 030 066 or at Isaac.Clayton1@det.nsw.edu.au

Regards,

Gareth James
Senior Project Director
School Infrastructure NSW



Attachment I - Site Plan

