

# SSDA Consultation Report

New Wee Waa High School

105-107 Mitchell Street,

Wee Waa

October 2021

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# 1. Introduction

The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW.

School Infrastructure NSW (SINSW) aims to deliver school infrastructure to meet the needs of a growing population, and support modern, flexible teaching and learning. SINSW are delivering more than 200 new and upgraded schools while maintaining a portfolio of 2,200+ schools around the state and ensuring they're safe and fit-for-purpose spaces.

Students and staff were evacuated from the current Wee Waa High School site due to ongoing health issues in late 2020. Students are currently collocated within the town's primary school in an overcrowded site. A Ministerial announcement made on 3 June 2021 committed to the construction of a new High School at Wee Waa on existing Department of Education owned land and adjacent Crown land as an urgent priority. The site is located on Mitchell Street/Kamliaroi Highway and is legally described as Lot 1 DP577294, Lot 2 DP550633 and Lots 124-125 DP757125.

This report accompanies a State Significant Development Application which seeks consent for the construction of a new high school in a two-storey building, an Indigenous learning centre, sporting fields and associated civil and utilities works. The school will service 200 students with potential to grow to a total capacity of 300 students, subject to further funding and service need, and 61 staff. For a detailed project description refer to the EIS prepared by Ethos Urban.

The report summarises the consultation and communication activities that have been undertaken in relation to the proposed new Wee Waa High School and will form part of the Environmental Impact Statement (EIS) for submission of a State Significant Development (SSD) application as specified in the Secretary's Environmental Assessment Requirements (SEARS).

## 1.1. Purpose of the Report

This consultation report has been prepared to outline the consultation undertaken by SINSW and the project team to support the new Wee Waa High School.

The purpose of the consultation process was to ensure stakeholders and the community were informed about the proposal, and ensure they had the opportunity to provide feedback prior to the submission of the State Significant Application (SSDA) to the NSW Department of Planning and Environment.

Through the consultation process, SINSW was able to review feedback and ultimately shape the project scope and Education Principles into what the project will deliver.

## 2. Background

### 2.1. School Description

The site is roughly L-shaped and has an approximate area of 6.03 hectares. The site has a frontage of approximately 390m to Mitchell Street along the southern boundary (which is part of the Kamilaroi Highway), a 190m frontage to Charles Street along the western boundary and a 100m frontage to George Street along the eastern boundary. Mitchell Street, as part of Kamilaroi Highway, is a key movement corridor, particularly during the harvest season, when B-Double trucks and combine harvesters move along the road and pass through Wee Waa and the site.

Three of the four allotments are Crown Land, with the fourth owned by the NSW Department of Education. A lease currently exists over the Crown Land to permit site investigation works to be undertaken, expiring in February 2022. SINSW are currently in the process of acquiring the Crown Land parcels.

An aerial photograph of the site, allotments and surrounding development is shown at Figure 1 below.



**Figure 1** Aerial photography of Site

Source: Ethos Urban



## 2.2. Project Description

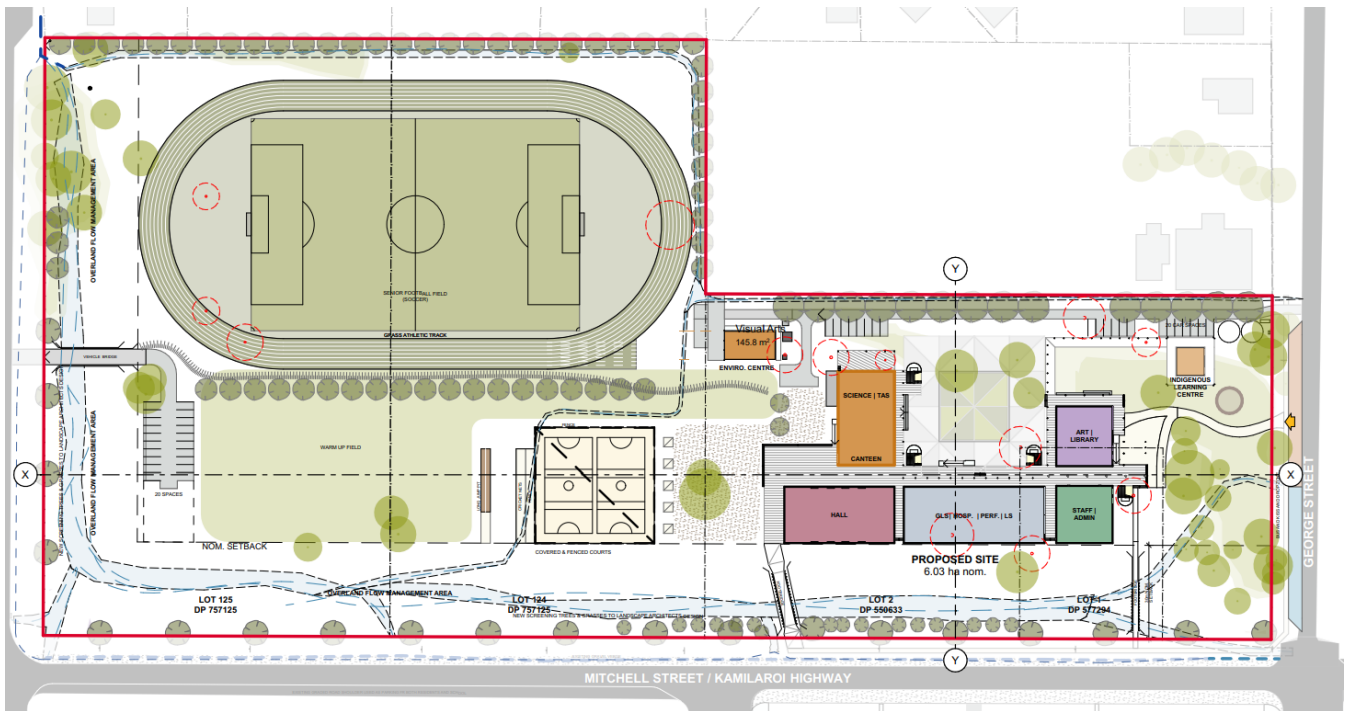
The amended application seeks approval for the development of a new high school in the town of Wee Waa. Specifically, consent is sought for the following:

- Site preparation, earthworks and remediation as required.
- Construction of the following:
  - A new two-storey school building
  - A multi-purpose gymnasium/hall
  - A Covered Outdoor Learning Area (COLA)
  - An Indigenous Learning Centre
  - A grass sport field with a perimeter running track and two asphalt playing courts
  - Internal vehicular access road from George Street running east-west through the site
  - Two hard stand car parks comprising approximately 40 staff/ visitor spaces
  - Bicycle storage.
- Augmentations to the road network to ensure road safety, including:
  - Tree removal within the footprint of the new building, and sports fields, as required
  - Installation of landscaping, additional tree planting and fencing to integrate with the design of the new school
  - Installation and augmentation of associated services and stormwater infrastructure to service the new school.

Additional works associated with the school site, but under separate planning pathways include:

- An overland flow management area along the southern and western boundaries of the site (flood mitigation works within this area and elsewhere in Wee Waa locality to be under separate planning pathway)
- Retention and upgrade of the existing agricultural plots at the existing school site located at 1 Purcell Avenue to be used by the new school (under separate planning pathway).
- Augmentation of electricity network including new pole-mount substation (under separate planning pathway).

The site location and indicative layout plan are shown at **Figure 2** over page.



**Figure 2** Indicative site layout plan

Source: SHAC

## 2.3. SEARS

The Secretary's Environmental Assessment Requirements (SEARS) for the State Significant Development were received in July 2020. The SEAR in relation to consultation is as follows:

*During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, local community members and groups, relevant special interest groups, including local Aboriginal land councils and registered Aboriginal stakeholders and affected landowners. In particular, you must consult with:*

- *the relevant Council.*
- *Government Architect NSW (through the NSW SDRP process).*
- *Transport for NSW.*
- *NSW Health.*
- *DPIE – Water and the Natural Resources Access Regulator (NRAR).*
- *Heritage NSW – Aboriginal Cultural Heritage.*
- *Crown Lands.*
- *Essential Energy.*

*Consultation should commence as soon as practicable to inform the scope of investigation and progression of the proposed development.*

*The EIS must describe and include evidence of the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.*

*Targeted consultation in accordance with the draft Social Impact Assessment Guideline 2020 (Department of Planning, Industry and Environment) must also occur where there is a requirement to prepare and submit a Social Impact Assessment*

## 3. Consultation Approach

### 3.1. Consultation Objectives

The community engagement objectives for the project, as outlined in the Wee Waa High School Communications and Engagement Strategy, include:

- Promoting the benefits of the project
- Building school community relationships and maintain goodwill with impacted communities.
- Manage community expectations and build trust by delivering on our commitments.
- Provide timely information to impacted stakeholders, schools and broader communities.
- Address and correct misinformation in the public domain.
- Reduce the risk of project delays caused by negative third-party intervention.
- Leave a positive legacy in the community.

### 3.2. Community engagement channels and activities

SINSW use a range of best practice community engagement channels, tools and activities on an as needs basis across all projects as shown in the table below.

Activity	Strategic intent
School community engagement (Project Review Group, Meetings, workshops, school tours, and design user group sessions)	Project Review Group meetings, ad-hoc meetings, workshops and school tours comprise representatives from Hastings Secondary College school communities including the Principals and P&C President, to discuss aspects of the design, consultation and construction approach and seek feedback and input from members. Design user groups seek input from end users including staff and students about the proposed design and its applicability.
Community information sessions	Provide an opportunity for face-to-face engagement between the school communities, residents and staff, and members of the project team, and allow for Q&A and concerns to be raised. Information sessions are widely advertised through the communication channels listed in this table.
Communications (Project webpage, Information Pack, Project Updates and Works Notifications)	Distribution of project information to stakeholders delivered via letterbox drop and school newsletter.
Contact channels (Emails and 1300 project information number)	Direct responses to stakeholder and community contact.
School community communication (Newsletter input, P&C meetings)	Ongoing updates as required and direct responses to questions.

Online surveys	Receive feedback from the community in relation to the proposal.
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### 3.3. Consultation activities

Significant input to the project has been received via the Project Reference Group (PRG) supported by the Aboriginal Education Consultancy Group.

The PRG is comprised of representatives of the Public School, High School, P&C, Aboriginal Educational Consultancy Group (AECG) and Narrabri Shire Council.

A summary of meetings and key matters discussed and resolved is provided below.

Date/s	Targeted stakeholders	Activity/Matters Discussed/Matters Resolved
<b>9 February 2021</b>	PRG Meeting 01 Kickoff meeting	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>Purpose of PRG, project structure and governance</li> <li>Option 1 – major remediation of current school</li> <li>Option 2 – demolish existing school and build new school on site</li> <li>Option 3 – new school on new site at Mitchell St (recommended option), acquisition / long-term lease being explored</li> <li>Option 4 – new school at Danger Park, rezoning required</li> </ul> <p>Development of Education Rationale</p>
3 March 2021	PRG Meeting 02	<p>Matters discussed</p> <ul style="list-style-type: none"> <li>Education Rationale to inform business case, masterplan, concept, and detailed design</li> <li>Partnerships team to explore local opportunities such as partnerships with local agri-business, Narrabri Shire Council, CSIRO, Bayer, University of Sydney</li> <li>Change Management Plan to be developed with school operations and SINSW project team to gain support from school community and leadership</li> <li>Community engagement including project hotline, email, website</li> </ul>
31 March 2021	PRG Meeting 03	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>Project yet to be confirmed by NSW Treasury and Education Minister</li> <li>Early planning activities include heritage and agriculture consultant works</li> <li>Education Rationale progress</li> <li>Community and Engagement strategy to be active once business case approved</li> <li>Masterplan developed as specific to features and needs of Wee Waa</li> <li>Change Management Plan developed, pending project announcement</li> </ul>
<b>27 April 2021</b>	PRG Meeting 04	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>Budget review and endorsement</li> <li>Masterplan review and endorsement</li> <li>Business Case progress – under internal approvals, to be handed</li> </ul>



Date/s	Targeted stakeholders	Activity/Matters Discussed/Matters Resolved
		<p>from Planning to Delivery</p> <ul style="list-style-type: none"> <li>• Transport Strategy to be presented to school, Council and TfNSW</li> <li>• Change Management to look at traffic and transport</li> </ul>
<b>31 May 2021</b>	PRG Meeting 05	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• Business case pending final approval from NSW Treasury</li> <li>• Education Rational progress, including special response considerations relevant to Wee Waa: STEM, agriculture, Indigenous perspectives</li> <li>• Community engagement including upcoming information session and engagement collateral</li> <li>• Acquisition of Crown Land lots continues</li> <li>• Heritage report complete</li> <li>• Design update, including connections and shared facilities between high school and primary school</li> <li>• SEARs lodgement following project announcement</li> </ul>
<b>1 June 2021</b>	Wee Waa school representatives across key learning areas	<p>Information gathering by SHAC to produce solution unique to Wee Waa High School and community</p> <p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• Administration, staff and general assistant</li> <li>• Library</li> <li>• Visual arts</li> <li>• Special education learning and general learning</li> <li>• Sports, health, PE / Performance, canteen</li> <li>• Technological and applied studies</li> <li>• Science</li> <li>• Agricultural</li> <li>• Indigenous centre</li> </ul>
<b>21 July 2021</b>	PRG Meeting 06	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• Project updates, including formal announcement, SEARs submission, community session postponement</li> <li>• Key activities updates including near-completion of concept design, presentation of Transport Strategy to TfNSW, Council briefing, tender briefing with builders</li> <li>• Key feedback from SEARs responses, including opposition to kiss-and-drop, traffic management, livestock presence, stormwater management and contamination, Native Title, biodiversity</li> <li>• Community engagement including information shared and survey results</li> <li>• Design update including progress from concept to schematic for further detail</li> </ul> <p>Matters resolved:</p> <ul style="list-style-type: none"> <li>• Delivery target of Term 3, 2022 derisked by Education Minister announcement 'end of 2022'</li> <li>• Three delivery options for tender will ensure best offers</li> <li>• Following peer review of civil design, crown to be created through centre of site to push water into swale drain</li> </ul>

Date/s	Targeted stakeholders	Activity/Matters Discussed/Matters Resolved
<b>26 August 2021</b>	PRG Meeting 07	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• Project update on tender review, builder to be onboard within the month</li> <li>• Outcome of program analysis, including pursuit of Alternative 2 (Day 1, Term 4 delivery target) to meet ministerial commitment, more operational readiness</li> <li>• Flood and stormwater management</li> <li>• Community engagement, including July project update and minimal community response</li> </ul>
<b>19 September 2021</b>	PRG Meeting 08	<p>Matters discussed:</p> <ul style="list-style-type: none"> <li>• Project update on ECI contract, flood analysis, amended SEARs, EIs preparation</li> <li>• Flood mitigation recommendations from Lyall and Associates with 4 different options discussed</li> <li>• Design update in relation to design approach, road layout, sports hall, and specific spaces</li> <li>• Support for design from PRG</li> </ul>

### 3.4. Community Communication activities

Community engagement and public communication activities implemented to date for the Wee Waa High School are outlined below. The table below outlines the communication actions undertaken to keep stakeholders and communities informed about this proposal.

Date/s	Targeted stakeholders	Activity
June 2021	School community, nearby residents	<a href="#">Project Update</a> to provide an overview of the project, and advertise the upcoming information session
June 2021	School community, nearby residents	<p><a href="#">Project Update and Factsheet</a> to update on the progress of the project and advertise the online community survey running from 23 June to 7 July.</p> <p>A Frequently Asked Questions document was also attached that project an overview of the project, timing, site location and suitability, flood issues, next steps, and consultation opportunities.</p>
June 2021	School community, nearby residents	<p><a href="#">Information boards</a> were published on the project website with Information including:</p> <ul style="list-style-type: none"> <li>• Features of new school;</li> <li>• Indicative timeline;</li> <li>• Site analysis;</li> <li>• Challenges and opportunities;</li> <li>• Innovative learning spaces;</li> <li>• Connection to country;</li> <li>• Invitation for feedback and commentary.</li> </ul>

June 2021	School community, nearby residents	<p>A Fact Sheet was published on the project website with information regarding:</p> <ul style="list-style-type: none"> <li>• Contextual overview of Wee Waa;</li> <li>• Construction methods and materials;</li> <li>• Design;</li> <li>• Waterflow and drainage;</li> <li>• Educational facilities standards and guidelines.</li> </ul>
July 2021	School community, nearby residents	A further <a href="#">project update</a> was published with a progress summary, next steps and analysis of the online community survey findings.
October 2021	School community, nearby residents	A project update was published providing information on the progress summary, design process, timing, water drainage and future consultation opportunities.

### Project Website

A dedicated project website was established, providing one source of information for all community and agency stakeholders.

Website: [www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html](http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html)

### Project email and phone number

A dedicated email inbox and project phone number were established, to ensure feedback and inquiries could be managed effectively and in a responsive manner.

- Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)
- Phone: 1800 482 651

### Community Survey

The community survey was available online, from 23 June to 7 July. 49 responses were collected. The Survey was conducted on the following topics:

- Priorities of classroom design;
- Key elements and offerings within the school;
- Transport to and from the school;
- Demographic and location of students; and
- Importance and preference of Aboriginal and cultural integration into design.

### Planning for Community information session

An information session scheduled at the Wee Waa Public School Hall on Wednesday, June 23, from 3pm. Unfortunately due to COVID-19 health restrictions this was unable to be held. In place of this session, the information boards and project factsheet were published on the website.

See **Appendices** for copies of communications material released for this project.

## 4. Stakeholder and Community Feedback

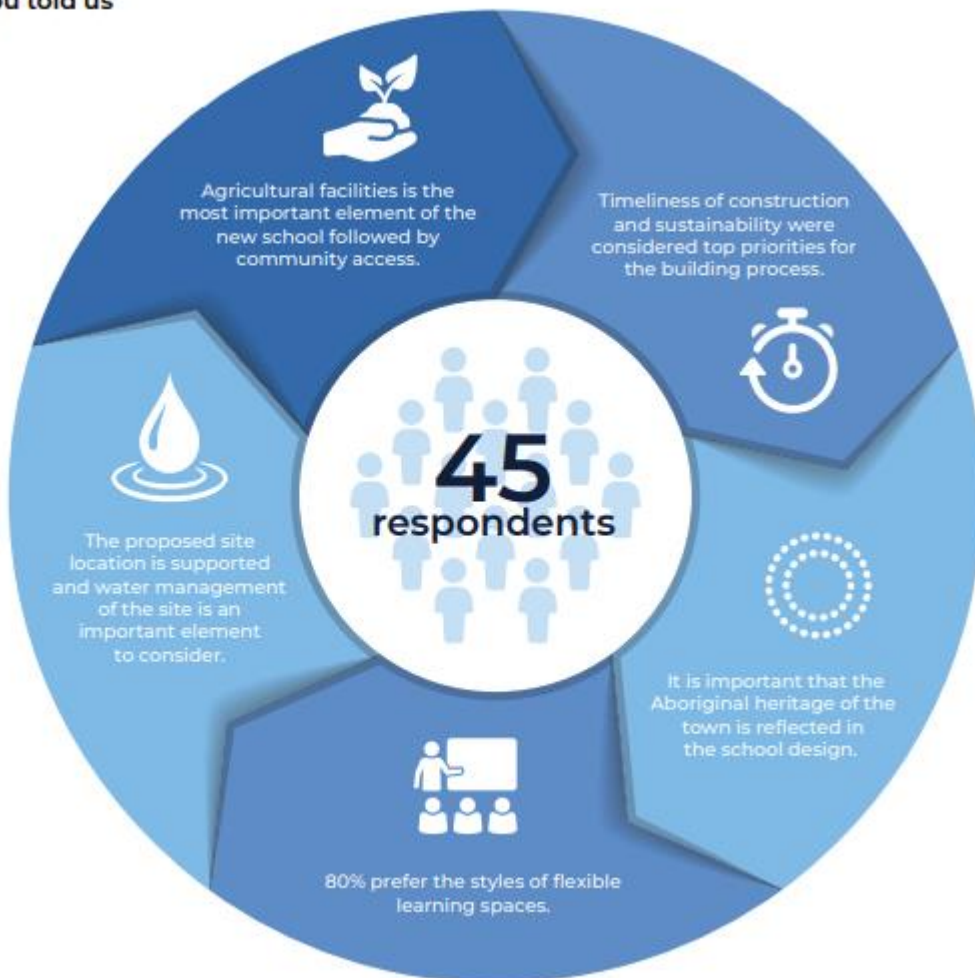
Stakeholder and community feedback has been integral to the development of this proposal. Feedback was sought from stakeholders and communities through the consultation activities and communication channels listed in Section 3.

### 4.1. Community Survey

The section below provides a summary of the feedback received via online survey. Detailed survey questions can be found at Appendix D.

In total, 45 responses were recorded with key feedback findings summarised in the figure below.

#### What you told us



#### Agriculture

Feedback was received that a fit for purpose agricultural facility is the most important element the new high school. The project team will be working with the high school's leadership, industry experts, design and building specialists to deliver the new agriculture and environment learning centre. The new facilities will be designed to support a modern STEM agricultural program. STEM programs integrate elements from science, technology, engineering and mathematics and will focus

on modern agriculture practices. More information about our STEM programs can be found here: <https://education.nsw.gov.au/teaching-and-learning/curriculum/key-learning-areas/stem>

### **Community access**

Sharing new facilities with the wider community was identified to be the second most important element of the new school. Feedback was received that Wee Waa is a close-knit connected community and a new high school would be a highly valued community asset. SINSW will consult the PRG, community groups and Narrabri Shire council to build a school that makes it easier for the community to benefit from its features such as the sports playing fields.

### **Sustainability and site location**

Feedback was received that long term sustainability is a key factor for the new school and that the community supports overwhelmingly the proposed site location. The community were also interested in knowing how the water flow from the new school will be managed and how this may impact the surrounding properties. SINSW is working with sustainability experts as the design process is progressed. This is to ensure that appropriate ventilation, accessibility, biological and ecological diversity as well as water and energy conservation are key elements of the new school. SINSW will continue to work with a range of experts to inform our approach on managing waterflow at the preferred site, including harnessing water for usage in the new agricultural facilities. SINSW is also working with Narrabri Shire Council town planners to ensure that our design complements the town's existing stormwater infrastructure. SINSW will share a more detailed plan and seek the community's feedback in regards to site selection as part of the SSD application process.

### **Local Aboriginal representation**

Feedback was received that the traditional heritage of the town is important and that it should be reflected throughout the new school design. SINSW will continue to seek guidance from local Aboriginal community members including the local Aboriginal Education Consultative Group (AECG) and the Wee Waa Aboriginal Land Council throughout the project lifecycle. This will guide SINSW as a fit for location school is delivered that supports a culturally inclusive learning environment and education opportunities for all students.

### **Learning spaces**

Feedback was received that the community prefers the styles of flexible learning spaces. Effective learning environments feature space, furniture and technology that support greater collaboration and improved learning outcomes. The new high school will be designed with students at the centre, making learning spaces suitable for individual needs and interests.

### **Timeline**

Feedback was received that identified the most important factor for construction was the timeline. Given the temporary co-location of Wee Waa High School at Wee Waa Public School, delivering the new school as quickly as possible is a priority for the project team. SINSW has been working to fast track the planning processes and will continue this approach throughout delivery of the project. The project is expected to be completed in late 2022, subject to planning approvals, site conditions and weather permitting. The community will be updated throughout the project and our website will be updated to reflect any works occurring.

## **4.2. Stakeholder Meetings and Correspondence**

This section outlines a summary of the key consultation undertaken with stakeholders, as defined and required by the SEARs.



Stakeholder	Key Dates	Key Issues Discussed	Outcomes
<b>Narrabri Shire Council</b>	14/12/2020	<ul style="list-style-type: none"> <li>• Project team introduction</li> <li>• Project Briefing</li> <li>• WWHS current status</li> <li>• NSW Health response</li> <li>• Recent school consultation</li> <li>• Project scope</li> <li>• Next steps</li> </ul>	• Project briefing. Further consultation ongoing.
	8/2/2021	<ul style="list-style-type: none"> <li>• Project update               <ul style="list-style-type: none"> <li>– Business case development</li> <li>– Options assessment: Mitchell Street and Dangar Park</li> <li>– Consultant procurement: core team engaged, Masterplan first draft due within month</li> </ul> </li> <li>• Recent school consultation</li> <li>• Next steps</li> </ul>	• Project briefing. Further consultation ongoing.
	11/02/21	<ul style="list-style-type: none"> <li>• Narrabri Shire Council planning team introduction</li> <li>• Planning Snapshot</li> </ul>	• Project Update. Further consultation ongoing
	3/3/21	<ul style="list-style-type: none"> <li>• Project Update               <ul style="list-style-type: none"> <li>– Strategic Investment Paper submitted in Feb</li> <li>– Value Management Session conducted 3 March</li> <li>– Proposed program – D1T3 delivery</li> </ul> </li> <li>• Draft Masterplan presented</li> <li>• Traffic &amp; Transport – Mitchell Street/Kamilaroi Hwy</li> <li>• Bypass roads – Cotton Lane</li> </ul>	• Project Update. Further consultation ongoing
	19/3/21	Transport and Traffic Strategy presentation	• Project Update. Further consultation ongoing
	30/3/21	<ul style="list-style-type: none"> <li>• Project Update               <ul style="list-style-type: none"> <li>– Business Case in preparation</li> <li>– Transport and traffic feedback</li> </ul> </li> <li>• Planning Pathway – Opportunity exists for the assessment and approval of the application to be deferred to the Narrabri Shire Council</li> </ul>	• Project Update. Further consultation ongoing

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		<ul style="list-style-type: none"> <li>Masterplan Update</li> </ul>	
	31/3/21	<ul style="list-style-type: none"> <li>Wee Waa High School Planning Pathway - Narrabri Shire Council &amp; DPIE</li> <li>Discussion of possibility to become the consent authority for project</li> </ul>	<ul style="list-style-type: none"> <li>Project Update. Further consultation ongoing</li> </ul>
	23/4/21	<ul style="list-style-type: none"> <li>Project Update               <ul style="list-style-type: none"> <li>Masterplan update</li> <li>Traffic and transport</li> <li>Planning pathway</li> <li>Civil and structural design</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Project Update. Further consultation ongoing</li> </ul>
	27/4/21	<ul style="list-style-type: none"> <li>Project Update               <ul style="list-style-type: none"> <li>Masterplan update</li> <li>Traffic and transport</li> <li>Planning pathway</li> <li>Civil and structural design</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Project Update. Further consultation ongoing</li> </ul>
	5/5/21	Presentation of Mitchell Street civil design to NSC Infrastructure Director	<ul style="list-style-type: none"> <li>Project Update. Further consultation ongoing</li> </ul>
	31/5/21	<ul style="list-style-type: none"> <li>Project Update               <ul style="list-style-type: none"> <li>Final Business Case submitted</li> <li>SEARs ready for submission. Awaiting project announcement</li> <li>Preliminary contamination testing shows small hotspot. Further testing will be conducted</li> <li>Electrical Infrastructure Upgrade – New pole-mount substation on Mitchell Street</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Project Update. Further consultation ongoing</li> <li>NSC advised that SINSW may have problems sourcing fill and with accommodation in town during construction</li> </ul>
	29/6/21	<ul style="list-style-type: none"> <li>Project Update               <ul style="list-style-type: none"> <li>SEARs submitted 7 June</li> <li>ECI tender approved for release 29 June</li> <li>Civil design peer review underway</li> <li>Community information session rescheduled</li> </ul> </li> <li>Planning Focus Meeting Follow-up               <ul style="list-style-type: none"> <li>SINSW noted Mitchell Street as preferred site following site selection analysis</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>NSC noted that the Council won't be holding a position in relation to the site. Council acknowledges the site chosen by SINSE to progress the SSDA.</li> <li>NSC stated that Council will continue to focus on the engineering solutions particularly stormwater, drainage, water runoff, and traffic at the preferred site</li> <li>NSC noted that traffic calming measures on Mitchell Street could be put in place sooner to</li> </ul>

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		<ul style="list-style-type: none"> <li>- Council will not hold position on site, focus on engineering solutions around stormwater, drainage, water runoff, traffic</li> <li>- Stakeholder engagement to increase</li> <li>- Open relationship and dialogue between project team and Council will be key going forward</li> </ul>	assist with the management of the current situation
	29/7/21	<ul style="list-style-type: none"> <li>• Design update               <ul style="list-style-type: none"> <li>- Responds to needs outlined in Education Rationale</li> <li>- Three precincts: buildings, sports recreation and wellbeing, agriculture</li> </ul> </li> <li>• Transport update               <ul style="list-style-type: none"> <li>- Pick up and drop off moved to George Street</li> <li>- Council concern around safety of Mitchell Road, with temporary and permanent measures proposed</li> <li>- Car spaces increased to 20 in line with existing provision</li> <li>- Suitable locations for overflow parking</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• NSC noted more than 20 parking spaces will be required</li> <li>• NSC raised key issues including location, parking and flooding</li> <li>• NSC and project team to meet on site</li> </ul>
	17/9/21	<ul style="list-style-type: none"> <li>• Project update               <ul style="list-style-type: none"> <li>- Flood management</li> <li>- Options assessment</li> </ul> </li> <li>• High school in support for Option 2</li> <li>• Council want alternative sites looked at</li> <li>• Traffic issues yet to be addressed</li> <li>• Upcoming council briefing on 5<sup>th</sup> Oct</li> </ul>	<ul style="list-style-type: none"> <li>• Elected members no longer support the chosen site</li> <li>• NSC would like alternative sites to be considered</li> <li>• Traffic issues are not fully addressed</li> </ul>
	30/9/21	<ul style="list-style-type: none"> <li>• Preparation for Council briefing               <ul style="list-style-type: none"> <li>- Deputy mayor election has shifted dynamic</li> <li>- Councillors want to understand assessment of alternative sites</li> <li>- Transport and biodiversity</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The Councillors want SINSW to clearly articulate why other sites have not been considered appropriate</li> </ul>

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		consultants, architect, flood engineer will be present to answer specific questions	
	5/10/21	Council briefing <ul style="list-style-type: none"> <li>• Background and need for the High School</li> <li>• School and education requirements</li> <li>• Presentation of solution               <ul style="list-style-type: none"> <li>- Flood mitigation strategy</li> <li>- Traffic management</li> <li>- School site plan, including 3D imagery</li> <li>- Agricultural plot</li> <li>- Benefits</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Council advised they are generally supportive of the alternative design including the flood mitigation, transport and place making opportunities</li> </ul>
<b>Government Architect NSW</b>	28/7/21	The following aspects of the presentation were supported: <ul style="list-style-type: none"> <li>• The intent and approach to Aboriginal culture and heritage.</li> <li>• The integration of water, harvest and gathering themes into the masterplan.</li> <li>• The plan to rectify existing flooding issues and previous damage to the site.</li> </ul> <i>Key themes of further commentary included:</i> <ul style="list-style-type: none"> <li>• Connecting with Country</li> <li>• Landscape</li> <li>• Architecture</li> </ul> A full copy of GANSW Advice can be found in Appendix 2	<ul style="list-style-type: none"> <li>• A detailed response to all feedback provided by GANSW is outlined in the Design Report in Section 2.18, page 110.</li> <li>• Further landscape feedback is captured in the Landscape Report.</li> </ul>
	13/10/21		
<b>Transport for NSW</b>	21/06/2021	<ul style="list-style-type: none"> <li>• Pick up and drop off location was requested to be shifted from Mitchell Street.</li> <li>• Additional on site parking was requested.</li> <li>• Potential for pedestrian crossing to be reviewed with projected pedestrian trips.</li> </ul>	<ul style="list-style-type: none"> <li>• Further considerations to be made in the Transport strategy</li> </ul>

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
	7/10/21	<ul style="list-style-type: none"> <li>Update was provided regarding the relocation of pick up and drop off to be away from Mitchell Street.</li> <li>It was requested that separation be provided between the pick up and drop off location to prevent overflow of pick up and drop off movements into the bus layover area. It was also requested that bus layover be relocated to Charles Street to separate these movements.</li> <li>It was stated that a pedestrian crossing at Mitchell Street would not be supported on the basis of delays to through vehicle movements.</li> <li>It was requested that traffic modelling be conducted of a potential future midblock crossing to ensure no impact to the surrounding intersections.</li> </ul>	<ul style="list-style-type: none"> <li>Comments are considered in the Transport and Accessibility Impact Assessment</li> </ul>
NSW Health	11/10/2021	<p>Letter issued to NSW Health including:</p> <ul style="list-style-type: none"> <li>Update on minor amendments to proposed development</li> <li>New flood mitigation strategy has been proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</li> <li>Changes to footprint of the school</li> <li>Minor redesign of the school</li> <li>Offer to meet with the project team to discuss above matters</li> </ul>	<ul style="list-style-type: none"> <li>No response has been received from NSW Health</li> <li>No further action required</li> <li>The matters raised in NSW Health's letter to the SEARs are addressed in the EIS in relation to relevant SEARs requirements for Air Quality, Noise and Vibration, Land Contamination, Surface Water, Ground Water and Flooding, Waste Management and Consultation Outcomes</li> </ul>
DPIC - Water and the Natural Resource Regulator (NRAR)	11/10/2021	<p>Letter issued to NRAR including:</p>	<ul style="list-style-type: none"> <li>No response has been received from NRAR</li> <li>No further action required</li> <li>The matters raised in NSW NRAR's letter to the SEARs are</li> </ul>



Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		<ul style="list-style-type: none"> <li>Update on minor amendments to proposed development</li> <li>New flood mitigation strategy has been proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</li> <li>Changes to footprint of the school</li> <li>Minor redesign of the school</li> <li>Offer to meet with the project team to discuss above matters</li> </ul>	addressed in the EIS in relation to the Soil and Water SEAR (No. 18)
	12/10/2021	<ul style="list-style-type: none"> <li>Bore water license enquiry</li> <li>Existing bore water licence will transfer to the new site</li> </ul>	<ul style="list-style-type: none"> <li>Transfer of license from existing site.</li> </ul>
<b>Crown Lands</b>	15/01/2021	<ul style="list-style-type: none"> <li>Licence application</li> </ul>	<ul style="list-style-type: none"> <li>Application granted</li> </ul>
	25/04/21	<ul style="list-style-type: none"> <li>Land search enquiry</li> </ul>	<ul style="list-style-type: none"> <li>Detailed report provided by Crown Lands</li> </ul>
	11/10/2021	<p>Letter issued to Crown Lands including:</p> <ul style="list-style-type: none"> <li>Update on minor amendments to proposed development</li> <li>New flood mitigation strategy has been proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</li> <li>Changes to footprint of the school</li> <li>Minor redesign of the school</li> <li>Offer to meet with the project team to discuss above matters</li> </ul>	<ul style="list-style-type: none"> <li>No response has been received from Crown Lands</li> <li>No further action required</li> <li>SINSW is liaising with Crown lands on the land acquisition matters and has their 'in principle' support to lodge the EIS. Appropriate evident of the progress of the land acquisition arrangements will be provided to DPIE.</li> </ul>
	15/10/2021	Land owners consent	<ul style="list-style-type: none"> <li>Consent granted</li> </ul>
<b>Essential Energy</b>	4/7/21	Request for a low voltage connection or connection alternation as submitted by SINSW to Essential	Certification provided by Essential Energy

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		Energy.	
	8/7/21	<p>Essential Energy have provided certification of the project. This included an expedited contract.</p> <p>Advice from Essential Energy included:</p> <ul style="list-style-type: none"> <li>• Lot1/DP577294 has been used for this projects electrical application (where MSB will be located) –</li> <li>• Application 55443883 is to be provided to the building works electrical contractor + electrical engineer</li> </ul> <p>Standard Offer Approval – 559679 is to be provided to the building works electrical contractor + electrical engineer</p>	
<b>EPA</b>	11/10/2021	<p>Letter issued to EPA including:</p> <ul style="list-style-type: none"> <li>• Update on minor amendments to proposed development</li> <li>• New flood mitigation strategy has been proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</li> <li>• Changes to footprint of the school</li> <li>• Minor redesign of the school</li> <li>• Offer to meet with the project team to discuss above matters</li> </ul>	<ul style="list-style-type: none"> <li>• No response has been received from EPA</li> <li>• No further action required</li> <li>• The matters raised in NSW EPA's letter to the SEARs are addressed in the EIS in relation to relevant SEARs requirements for Air Quality, Noise and Vibration, Land Contamination, Water and Soils, and Waste Management.</li> </ul>
<b>Heritage NSW - Aboriginal Cultural Heritage</b>	11/10/2021	<p>Letter issued to Heritage NSW including:</p> <ul style="list-style-type: none"> <li>• Update on minor amendments to proposed development</li> <li>• New flood mitigation strategy has been</li> </ul>	<ul style="list-style-type: none"> <li>• No response has been received from Aboriginal Cultural Heritage</li> <li>• No further action required</li> <li>• However, the project has completed an Aboriginal Cultural Heritage Assessment</li> </ul>

Stakeholder	Key Dates	Key Issues Discussed	Outcomes
		<p>proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</p> <ul style="list-style-type: none"> <li>• Changes to footprint of the school</li> <li>• Minor redesign of the school</li> <li>• Offer to meet with the project team to discuss above matters</li> </ul>	Report in line with the relevant Codes and Guidelines.
Water NSW	11/10/2021	<p>Letter issued to Water NSW including:</p> <ul style="list-style-type: none"> <li>• Update on minor amendments to proposed development</li> <li>• New flood mitigation strategy has been proposed including landscaped overland flow in combination with off-site upgrades to the existing floodwater discharge system</li> <li>• Changes to footprint of the school</li> <li>• Minor redesign of the school</li> <li>• Offer to meet with the project team to discuss above matters</li> </ul>	<ul style="list-style-type: none"> <li>• No response has been received from Water NSW</li> <li>• No further action required</li> <li>• However, Water NSW provided feedback to DPIE for the SEARs that: the subject site is not located in close proximity to any WaterNSW land or assets, and as an SSD any flood works or licensing approvals will be assessed by others, the risk to water quality is considered to be low and WaterNSW has no comments or particular requirements.</li> </ul>
NSW SES	7/10/2021	<ul style="list-style-type: none"> <li>• Project overview</li> <li>• Flood mitigation</li> <li>• Civil works</li> <li>• Stormwater solution</li> </ul>	<p>The recommended flood and stormwater solution for the High School project involves:</p> <ul style="list-style-type: none"> <li>• Preparation of the high school site including building a drainage channel through the site and lifting the site to provide adequate drainage</li> <li>• Enlarging of existing Stormwater drainage works in Boundary and Charles Streets, north-west of the school site.</li> <li>• Widening of the drainage channel to the Namoi River, including new pumps at the levee north-west of the town.</li> </ul>

## 5. Project response

The feedback received during consultation has been considered in the preparation of the Environmental Impact Statement. The table below provides a detailed summary of the key issues that emerged and the corresponding project response.

Key issues	Project response	Relevant report
<b>Agriculture</b>		
A fit for purpose agricultural facility is an important element to the new high school	The new school will utilise upgraded agricultural plots at the existing school site, with new dedicated agricultural and environmental teaching facilities at the new school site. To accommodate agriculture on the new site, the size of the agricultural plot would be significantly less than the existing site and would impact the amenity of surrounding residents.	Design Report, appendix D of the EIS
<b>Community access</b>		
Sharing new facilities with the wider community was identified as an important element of the new high school	The site layout has been designed to locate community accessible facilities near the public access points. New sports fields and outdoor ball courts in the west of the site can be used by the public and are accessible by car from Charles Street and by foot from Mitchell Street. The hall has been located and designed so that it is legible and directly accessible from Mitchell Street. Amenities and change rooms are located with the hall for community use. The hall will be available to operate from 7am to 10pm for community use.	Design Report, appendix D of the EIS  Operational Management Plan, Appendix AA of the EIS
<b>Sustainability and site location</b>		
Long term sustainability is a key factor for the new school and the community supports the proposed site location.	The proposal is targeting a 4 Star Green Star sustainability rating and will implement a range of sustainability measures in its design and ongoing operation. Refer to Section 3.13 and Section 5.15 for further detail on the proposal.	Design Report, appendix D of the EIS  ESD Report, appendix L of the EIS
<b>Local Aboriginal representation</b>		
The traditional heritage of the town is important and that it should be reflected throughout the new school design	The school has been designed in collaboration with the School's Aboriginal Education Officer and includes a dedicated indigenous cultural centre for use by the school, local community, and local Aboriginal people. Aboriginal learning will be encouraged and facilitated at the centre. The school design also incorporates elements that seek to Connect with Country, including wayfinding signage in native language, public art depicting totems and murals, dedicated Aboriginal learning areas and indigenous planting throughout the landscape design.	Design Report, appendix D of the EIS  Aboriginal Cultural Heritage Assessment Report, appendix N of the EIS
<b>Learning spaces</b>		
Flexible learning spaces are important in the new high school.	General learning spaces have sliding doors and useable outdoor areas within the breezeways. Specialist learning spaces are also provided for technical studies.	Design Report, appendix D of the EIS
<b>Timeline</b>		

Key issues	Project response	Relevant report
The most important factor for construction was the timeline due to temporary location of existing students at the public school.	The project team is committed to delivering the project as quickly as possible and have tried to resolve as many potential issues as possible prior to lodgement of the EIS. Early Contractor Involvement with SINSW means the planning, design and delivery stages run in parallel, saving overall time.	Preliminary Construction Management Plan, appendix BB



## 6. Next Steps

In preparing the SSD application for the New Wee Waa High School, the project team has met the consultation requirements prescribed by the SEARs.

School Infrastructure NSW has demonstrated in this report how it has engaged with stakeholders and how feedback has informed the designs and studies lodged with the SSDA.

Continued engagement will take place with stakeholders and communities during the statutory exhibition of the SSDA, as well as during future stages of the planning and development process. Specifically, School Infrastructure NSW will continue to work closely with the schools' communities and Council to plan and coordinate potential future construction, should consent be granted.

School Infrastructure NSW will continue to update the project webpage and produce updates at key project stages for stakeholders and communities.

# Appendices

## Appendix 1 – Project updates and Collateral



# Wee Waa High School

## Project update

October 2021

### Investing in our schools

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 is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

### Project overview

A project is underway to redevelop Wee Waa High School. The project will deliver new learning spaces, modern core facilities including a library and multipurpose hall, a new agricultural and environment centre, sports fields and sports courts as well as a new Aboriginal Learning Centre.

### Progress summary

The master planning and concept design phases are almost complete. During the development of the design, the project team received input from the local community across a broad range of themes and issues. This feedback has been incorporated, where appropriate, in the design.

We expect to soon award the Early Contractor Involvement contract, the early contractor will work closely with the project team to complete the design and progress towards delivery of the project.

A State Significant Development (SSD) application is forecast for lodgment over the coming month, and will be on exhibition for 28 days for formal feedback. We will notify the community when this is lodged and share further details about the project's design.

### Working with our students

Year 10 science class students got involved in field work for the acoustic assessment report. The report measures sound and vibrations to inform the project and will be submitted as part of the SSD application. Students were guided remotely by the sound specialist and supported by the science teacher as they set up, calibrated and used the technical equipment to conduct the work.

The school community have played an important role during the early planning stages of the project. Our project team will continue to look for opportunities to involve our students to add to their learning experience as part of this project, when safe to do so.

### For more information contact:

School Infrastructure NSW

Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)

Phone: 1300 482 651

[www.schoolinfrastructure.nsw.gov.au](http://www.schoolinfrastructure.nsw.gov.au)

# NSW Department of Education – School Infrastructure

## Frequently asked questions

### What is a State Significant Development application?

State Significant Development (SSD) applications are used for projects that have special significance to the people and State of NSW. The Department of Planning, Industry and Environment (DPIE) is responsible for the planning approval process for SSD applications, rather than local council.

### How can I find out more about the SSD application?

You can find detailed information about the SSD application by going to the DPIE's website, if you would like to provide feedback on the concept design, you can make a formal submission during the exhibition period of 28 days by following the 'Make a Submission' link. Feedback on the SSD application should be directed to DPIE via their website;

<https://www.planningportal.nsw.gov.au/major-projects/project/42061>

### What is the design process?

The first stage of design, the master plan, was prepared as part of the Business Case development for the project. The next phase, concept design, responds to a wide range of inputs from technical experts and key stakeholders such as Wee Waa High School staff, Narrabri Shire Council, Transport for NSW and the NSW Government Architect.

Investigations and analysis conducted in a suite of disciplines including transport engineering, ecological sustainability, civil engineering, and pedagogical agriculture have informed the evolving design. The concept design has continued to change to ensure the best results are being achieved for the Wee Waa community. The latest version of the concept design will be shared with community when the SSD application is lodged.

### When will construction works begin?

The major works construction will begin once planning approval is received, which is anticipated in early 2022. Works to prepare the site for construction could begin at an earlier date, the community will be notified if this is required.

### How will the water drainage of the proposed site be managed?

Open water drainage channels run through the proposed site, which retains water due to natural elevation. A range of experts have informed our approach to address this issue throughout the early planning of the project. The recently appointed contractor will now work with the project team to further develop a proposed solution which will be shared with the community as part of the SSD application. We are also working closely with Narrabri Shire Council to ensure that our design complements the town's existing stormwater infrastructure.

More information about the proposed approach at managing the water drainage of the site will be available for public feedback as part of the SSD application and shared with the community as part of upcoming project updates.

### Information session update

Due to travel restrictions across NSW, community information sessions have been unable to go ahead as planned.

We hope to reschedule the information session in the coming months, in line with the NSW government's guidelines for regional travel.

All relevant information including images of the concept design, information about the SSD application and projected building timeline will be shared with the community via the school channels and all collateral will be available to download from the library section of Wee Waa High School project webpage at [www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html](http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html)

*At the NSW Department of Education, we recognise the traditional custodians of the lands and waterways where we work and live. We celebrate the First Peoples' unique cultural and spiritual relationship to Country and acknowledge the significance of Aboriginal cultures in Australia.*

### For more information contact:

School Infrastructure NSW

Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)

Phone: 1300 482 651

[www.schoolinfrastructure.nsw.gov.au](http://www.schoolinfrastructure.nsw.gov.au)





# Project overview

We are redeveloping Wee Waa High School.

Features of the new high school will include:



New innovative learning spaces



Modern core facilities like library and multipurpose hall



New agricultural and environment centre



Sports fields and sports courts



New Aboriginal learning centre



Artist impression of the Wee Waa High School redevelopment. Indicative only.

## Indicative timeline

We are here

Master planning

Concept design completed

Final Business Case approved

Commence early works

Main works commence

Expected completion

Late 2022

## Wee Waa High School redevelopment









# Site analysis and preferred site

## How did we get here?

- A number of potential site options were analysed and presented to the school leadership team and key community representatives. Based on this analysis, the site adjacent to Wee Waa Public School on Mitchell Street is the preferred site.
- Our analysis consisted of three factors; location, local knowledge and educational outcomes.
- **Location:** The site provides an opportunity to create a central location for all schooling needs in Wee Waa and could facilitate partnership opportunities for the broader community.
- **Local knowledge:** Consultation with key local stakeholders provided challenges and opportunities of each site. These insights together with investigation reports informed the decision on a preferred site.
- **Education outcomes:** A modern fit for purpose facility will support the delivery of an education rationale tailored for the region. The location will build on the current relationship between the High School and Primary School students and staff and will increase access for all students of schools.



### Legend

	Subject site	<b>A</b>	Site	<b>H</b>	Museum
	Surrounding schools/education centres	<b>B</b>	Vacated high school	<b>I</b>	Dangar Park
	Retail/commercial centres	<b>C</b>	Current combined primary/high schools	<b>J</b>	Wee Waa Sporting Complex
	Recreation/open space	<b>D</b>	St. Joseph's Primary School	<b>K</b>	Showgrounds
	Main roads/transport corridor	<b>E</b>	Town Centre	<b>L</b>	Cook Oval
	Water course	<b>F</b>	Light/medium industrial area	<b>M</b>	Wee Waa Lagoon
	Railway tracks	<b>G</b>	Grain and pulse packing site	<b>N</b>	Namoi River

## Wee Waa High School redevelopment



# Challenges and opportunities

## Building for location

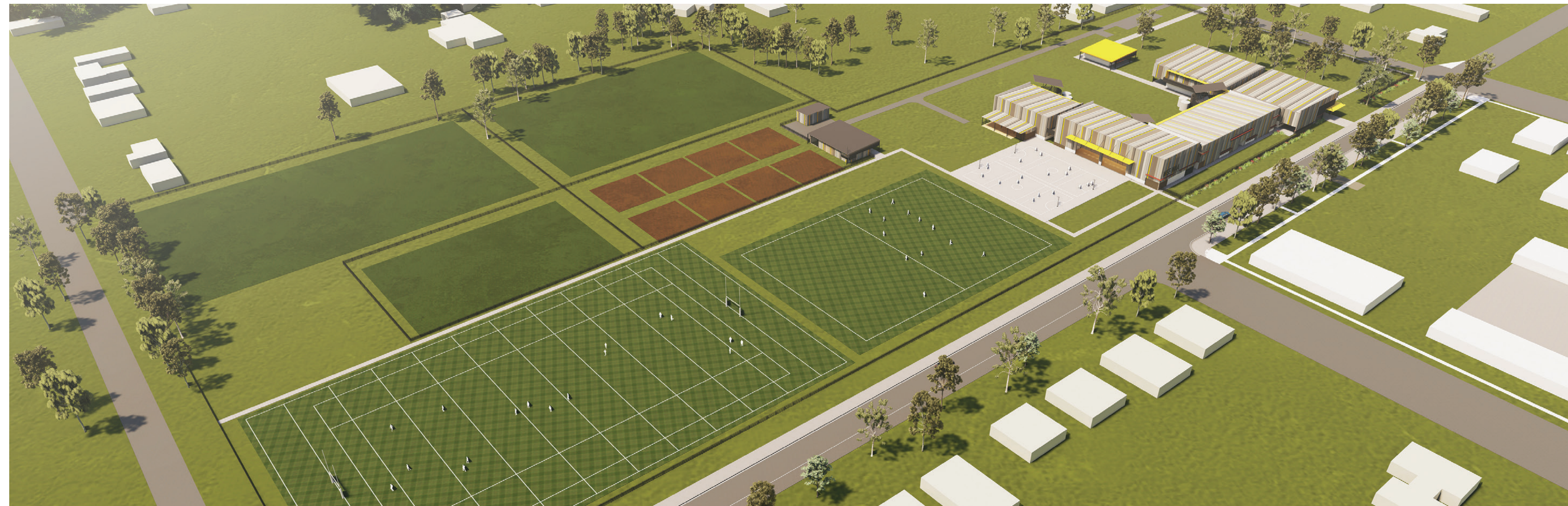
The town of Wee Waa experiences extreme weather events including heat and flooding. These are at the forefront of our design development plan.

The project team is in the process of developing a detailed design to address the distinct topography of the town and preferred site, design teams are developing tailored solutions to ensure the plan consists of appropriate power, stormwater, sewer management systems.

School Infrastructure NSW is working alongside Narrabri Shire Council to ensure that all proposed solutions are complemented by the infrastructure of the town.

Contractors tendering for the building work will need to provide a detailed plan of how the chosen method of construction will address the unique topography of the town and preferred site.

With the right design, materials and engineering, the redevelopment of Wee Waa High School, will deliver a long term sustainable facility for the community and welcoming learning environment for students.



Artist impressions of the Wee Waa High School redevelopment. Indicative only.



# Innovative learning spaces

Contemporary learning and teaching prepares students for a diverse and interconnected world. We are evolving the ways we teach our students new skills valued by a changing workforce, understand different ways students learn and support new ways of interacting with information through technology.

Innovative learning environments are flexible spaces designed and equipped to support contemporary learning and teaching.

## What makes an innovative learning space?



### Learning space

- Different zones (areas of a building or floors) are designed to support a range of activities sometimes grouped by subject area
- Varied furniture allows for student choice, comfort and flexibility
- Spaces are flexibly connected allowing students to work in varied group sizes
- Connection between indoor and outdoor learning spaces



### Organisation

- Movement is encouraged for students and teachers to collaborate and interact
- More than one teacher may be available to students within the learning environment
- Students learn in classes, small groups or individually



### Teaching and learning

- Learning is personalised
- Learning is connected across different subject areas
- There is a focus on creativity and innovation with students prototyping, testing and using technology in creative ways



### Technology

- Technology is integrated into spaces to extend learning opportunities
- WiFi is available everywhere including outdoors
- Specialist equipment is available for students to innovate, communicate and create

## Wee Waa High School redevelopment

For more information phone: 1300 482 651  
Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)



# Connection to country

The Department's partnership with the NSW Aboriginal Education Consultative Group (AECG) allows policies and programs to be developed that meet the needs of Aboriginal people and their communities.

Building a strong partnership with Wee Waa Local Aboriginal Land Council has been important during the early planning stages for Wee Waa High School redevelopment.

We will continue to consult and seek guidance from local Aboriginal community members including the AECG and Wee Waa Local Aboriginal Land Council throughout the project lifecycle. This will guide us as we work to deliver a fit for purpose facility that supports a culturally inclusive learning environment and education opportunities for all students.

This artwork was created by Suzanna for the Department of Education's Reconciliation Action Plan. Suzanna is a student at Boggabilla Central School which is on Kamilaroi Country near the Queensland border in the north west of NSW. The artwork expresses the themes of community, school, friendship and family.

## Wee Waa High School redevelopment

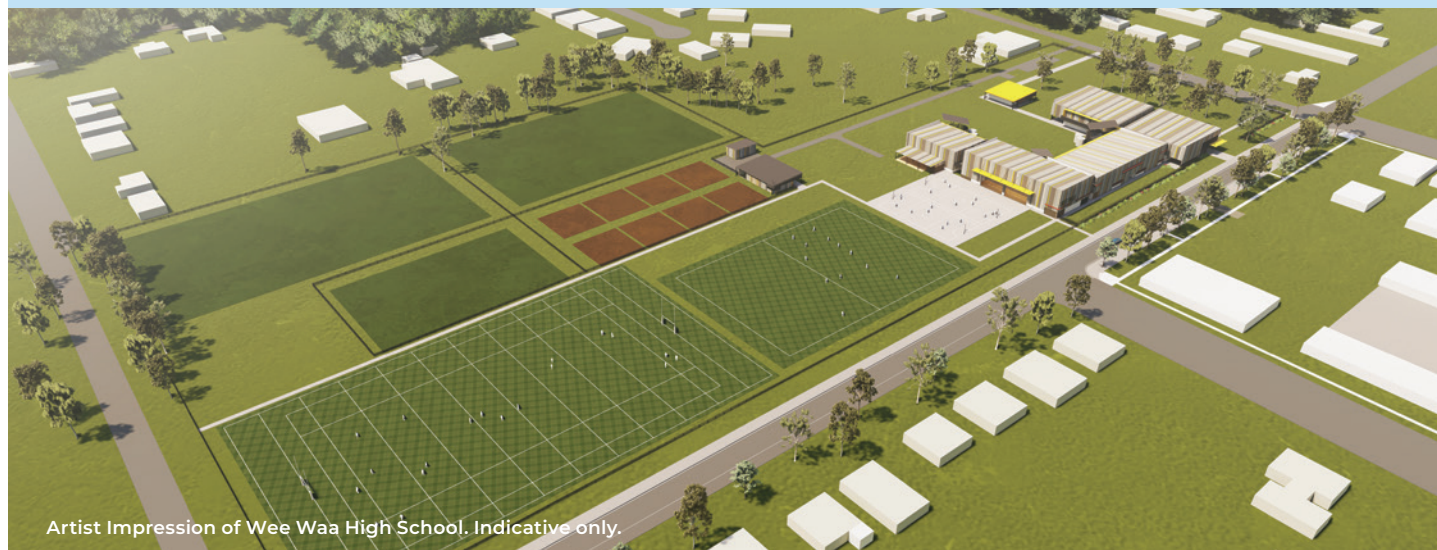
For more information phone: 1300 482 651  
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# Wee Waa High School redevelopment

Fact sheet

June 2021



Expert advice will inform the redevelopment of Wee Waa High School to ensure the new school is a fit for purpose facility, engineered to suit the weather conditions and distinct topography of the town.

The project will combine innovative architectural design and modern methods of construction to deliver a future-focused solution specific to the needs of Wee Waa. This multi layered approach will ensure that the new high school is a safe learning environment for students and staff for many years to come.

## Wee Waa High School Redevelopment - building for the future



**Wee Waa**

Wee Waa is a town located on a flat highly reactive black soil plain that experiences extreme weather events including heat and flooding. It is characterised by low lying land, with natural stormwater channels and minimal formal drainage, kerbs or gutters are in some areas.

The town was prone to flooding and is surrounded by a protective levee intended to mitigate the impact of potential inundation. Whilst the levy has not been breached due to the river rising, at times of heavy rain, water requires to be pumped outside the levy and causes localised flooding.



**Construction method and materials**

Building contractors are required to meet the latest Australian construction standards and will use innovative building methods to address the unique challenges of the area.

Construction and design methodologies have progressed significantly in recent decades and there is a move away from bricks and concrete due to the intensive site labour required, limited expansion ability and potential risk of water absorption. Modern construction methods using lightweight structures made of steel and wood framing as well as modular technology which are options under consideration for the new high school.

<b>Wee Waa High School Redevelopment - building for the future</b>	
 <p><b>Design</b></p>	<p>Wee Waa High School will encompass a fit for purpose design taking into consideration the specific geographic and topographic characteristics of the town. The design approaches will consider these characteristics with design responses such as raised flooring, extra ventilation and use of specific material known to prevent moisture build up.</p> <p>The original school met building codes of the time, and school design principles were often standardised. In some cases, this may have limited the adaptability to specific site topography and weather patterns.</p> <p>Appropriate ventilation, water sustainability and accessibility will be key components the design for the new school.</p>
 <p><b>Waterflow and drainage</b></p>	<p>Open water drainage channels run through the preferred site, which retain water due to natural elevation. It is common practice to modify and reroute water channels and adjust elevation accordingly during early works of construction.</p> <p>Geotechnical engineers, hydrologists and environmental experts are informing our approach to address waterflow at the preferred site, including harnessing water for usage in the new agricultural facilities. We are also working closely with Narrabri Shire Council town planners to ensure that our design will complement the town's existing stormwater infrastructure.</p> <p>A stormwater drainage system and management plan will ensure water sustainability for the new school and effective integration with the local water management system.</p>
 <p><b>Educational Facilities Standards and Guidelines</b></p>	<p>School building design standards have evolved and now encourage innovative solutions that consider local context and needs of the individual school and community.</p> <p>The Wee Waa High School redevelopment will be guided by these principles, acknowledging that building a facility that is reflective of the town's specific landscape and characteristics is key to the future of the high school and community.</p>



# Wee Waa High School redevelopment

Project update

June 2021

## Investing in our schools

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 is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

## Project overview

An announcement has been made to redevelop Wee Waa High School. The project has been through an early planning phase and we have received approval to proceed. We will now develop the design and continue consultation to deliver a new high school for the community.

The project will deliver new learning spaces, core facilities, agricultural plot, sports courts and open spaces.

## Progress summary and next steps

Early planning for a new high school in Wee Waa has been underway since late 2020. This has included master planning, due diligence studies, site investigations, design work, and transport analysis.

Comprehensive assessments are continuing and a preferred location for the redeveloped Wee Waa High School has been identified.

## We want your feedback

We are committed to working together with our school communities and other stakeholders to deliver the best possible learning facilities for students.

Share with us what's important to you by completing our online survey between 23 June and 7 July 2021.



The QR code will take you to the survey or go online to: <https://forms.gle/9MCz4GrHwCA8w1rD8>

## For more information contact:

School Infrastructure NSW  
Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)  
Phone: 1300 482 651  
[www.schoolinfrastructure.nsw.gov.au](http://www.schoolinfrastructure.nsw.gov.au)



## Frequently asked questions

### What is the project?

Wee Waa High School is being redeveloped. The project will deliver new learning spaces, core facilities, an agricultural and environment centre, sports fields and an Aboriginal Learning Centre

Subject to securing a site and obtaining planning approvals, construction could start by early 2022.

The temporary high school will continue to operate from the temporary set up at Wee Waa Public School until the project is completed.

### How will the school be built?

We will be combining the manufacture of building components, such as walls and facades, in a safe, clean and efficient factory environment off-site with onsite assembly. The parts will be transported to the school site on trucks and then assembled into place.

This approach can reduce on-site construction assembly time by up to 30 percent which reduces impacts on the school and local community.

### How was the site chosen?

School Infrastructure NSW (SINSW) has a comprehensive option assessment process for all school projects, which considers three main factors; Location, Local knowledge and Education outcomes.

A number of potential site options were analysed and presented to the school leadership team and key community representatives. Based on this analysis, the site adjacent to Wee Waa Public School has been chosen as the preferred site.

#### 1. Location

The site adjacent to Wee Waa Public School on Mitchell Street provides an opportunity to create a central location for all schooling needs in Wee Waa. Building a school in the

town centre could facilitate partnership opportunities for the broader community, and provides an opportunity for Wee Waa Public School students to access new facilities such as sports fields, agriculture and environment centre and build connections with staff at the high school.

#### 2. Local Knowledge

Consultation with the Project Reference Group (PRG) helped to identify challenges and opportunities of each option. Taking into consideration the local context, these were analysed in conjunction with site investigation reports to inform the decision on the preferred site.

#### 3. Education outcomes

School leadership teams identified that the new proposed site will increase positive student experience and outcomes for both schools. Leadership teams have agreed to continue to work closely once the new school is built, ensuring that both schools can benefit from new classrooms, modern learning spaces, and agricultural and sports facilities.

### Is the current high school site not suitable?

The current high school site is one of a number of sites assessed as part of our due diligence.

Independent expert assessments have not provided a clear link between health-related concerns and the existing high school site.

Structural reports, detailed surveys and hydrologist reports have found engineering and age to be a major factor in the moisture levels of some buildings, which fluctuate due to changing environmental events.

Extensive geotechnical analysis of the existing high school site has confirmed that the soil quality at the site is consistent with that throughout the Wee Waa township and poses no health-related risks.

Feedback from stakeholders suggested a

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#### For more information contact:

School Infrastructure NSW  
Email: [schoolinfrastructure@det.nsw.edu.au](mailto:schoolinfrastructure@det.nsw.edu.au)  
Phone: 1300 482 651  
[www.schoolinfrastructure.nsw.gov.au](http://www.schoolinfrastructure.nsw.gov.au)



new site for the redevelopment of Wee Waa High School would be the preferred option.

Regardless of the final site, appropriate modern engineering solutions will be implemented to safeguard against any possible moisture penetrations or other incursions.

The Department's health and safety directorate will continue to investigate any health-related concerns.

### **What will happen to the current high school and site?**

As part of the Wee Waa High School redevelopment plan, a budget has been allocated to demolish existing buildings and ensure the safe removal of all material, including any soil and debris located at the current high school site.

School Infrastructure NSW will work with Narrabri Shire Council to address the site's water management plan and incorporate into the broader water management plan for the town.

Should the redeveloped school be built on another site, the Department will consult the school leadership, local Aboriginal stakeholders and the broader community on any potential options for the future usage of the current high school site.

### **Is the preferred site flood prone?**

The town of Wee Waa is prone to flooding and surrounded by a protective levee intended to mitigate the impact of potential inundation. Narrabri Shire Council is working to maintain the levee effectiveness which will impact the entire town including the new high school. School Infrastructure NSW is commissioning further investigations at all site options to develop a flood mitigation strategy for the new high school.

SINSW has also engaged civil and geotechnical engineering experts to conduct a range of preliminary site

investigations. From these preliminary findings SINSW is confident that the new high school will provide a safe learning environment for years to come. SINSW is employing building materials and engineering strategies that have been proven to successfully reduce moisture retention in buildings that will ensure a maintenance management strategy is in place once the new school is built.

### **What are the considerations for construction and the proposed site?**

**Geotechnical Engineering** – The new high school will incorporate engineering solutions that take into consideration the reactive soil type and geotechnical conditions typical of the township.

**Civil Engineering** – Engineering plans for the new high school will focus on drainage solutions, water management systems, building ventilation and flood mitigation measures.

**Construction materials used** – We are investigating materials used successfully to manage moisture in buildings. It is proven that modular technology can help keep buildings dry in humid conditions. We will be analysing all options and ensure that we use materials appropriate for local weather conditions.

### **When can we expect the new school to be completed?**

Given the temporary co-location of Wee Waa High School at Wee Waa Public School, the project team has been working to fast track the early planning processes and is aiming to continue this approach throughout delivery of the project.

The project is expected to be completed in late 2022, subject to planning approvals, site conditions and weather permitting.

The community will be updated throughout the project and our website will be updated to reflect any works occurring.

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## **Will the agricultural plot remain as part of the school?**

The scope and proposed design for the new school provides a space for the agricultural plot to be included in the school grounds. It is estimated that the space allocated to the new agricultural plot will be slightly larger than the plot at the current high school.

SINSW is consulting with the Wee Waa High School leadership team, agriculture teacher, and local industry experts to ensure the new facilities can provide learning facilities designed for future focused operational models of agriculture.

We understand the importance of this element in the new school and we will continue to work with the school leadership team and the community to co-design a modern fit for purpose agricultural facility within the school grounds with a focus on student outcomes and experience.

## **What are Innovative Learning Environments?**

Innovative Learning Environments (ILEs) feature space, furniture and technology to support greater collaboration and improved learning outcomes.

The flexible design of ILEs helps teachers provide a broad range of learning experiences.

The spaces help empower students to learn at their own pace and support their learning in different ways.

Designed with students at the centre, ILEs allow for teaching that suits individual needs and interests.

## **What consultation has been done and how will it continue?**

A Project Reference Group (PRG) has been established to inform the planning process and ensure the proposal is informed by local context.

Monthly PRG meetings have been

held since February 2021 and a value management workshop was conducted on 3 March 2021. The PRG includes representatives from both school leadership teams as well as representatives from the Aboriginal Education Consultative Group (AECG), both High School and Public School P&C, and Narrabri Shire Council.

The Department is committed to consulting the wider community and feedback is welcomed throughout the planning and delivery of the project.

The community will be invited to complete a survey to provide feedback on what is most important to them about a new school.

A PRG for the delivery phase will be established to include architects, planners and design professionals, and Department of Education, Wee Waa High School, and P&C leadership representatives.

## **What are the next steps?**

Next steps include the development of the Concept Design as well as progression of the statutory planning pathway.

The project has requested the Secretary's Environmental Assessment Requirements (SEARs), and as part of the State Significant Development Application (SSDA), further environmental, technical and design reviews and reports will be employed, as well as further stakeholder consultation.

After the SSDA is lodged with DPIE, the project will be placed on public exhibition, allowing the community and other stakeholders to make comments. We expect this will be later in 2021. Once the development application has been approved, construction work can start.

The project will have community engagement opportunities moving forward, including ongoing engagement with local Aboriginal stakeholders, and consultation with the school community and local authorities.

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Artist impression of Wee Waa High School. Indicative only.

# Wee Waa High School

## Project update

July 2021

### Investing in our schools

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 is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

### Project overview

A project is underway to redevelop Wee Waa High School. The project will deliver;

- New learning spaces
- Modern core facilities including a library and multipurpose hall
- New agricultural and environment centre
- Sports fields and sports courts
- New Aboriginal learning centre.

### Progress summary

Comprehensive assessments of the preferred site on Mitchell Street are now complete and we are working with the Project Reference Group (PRG) to finalise the concept design for the new high school.

The Department of Planning, Industry and Environment (DPIE) have provided us with the Secretary's Environmental Assessment Requirements (SEARs) for the project. The SEARs will guide our work as we lodge a State Significant Development (SSD) application. Once the application is lodged, it will be published for community feedback.

We have released the tender for Early Contractor Involvement (ECI) and expect to award this in early September. Once awarded, the builders will work closely with the school leadership, project team and the PRG to further develop the design.

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## Next steps

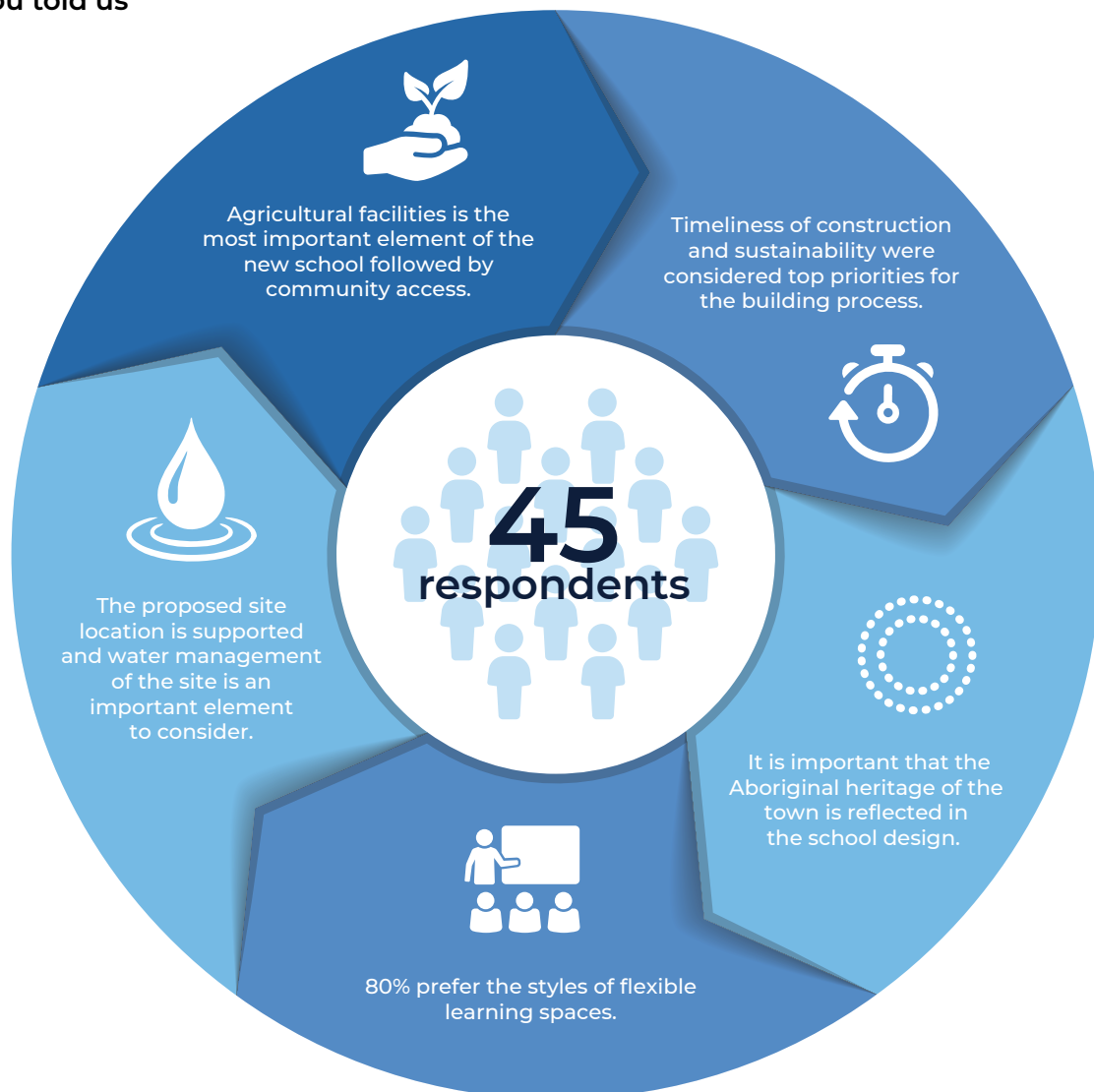
- Assess ECI tender applications and award contract
- Prepare State Significant Development (SSD) application
- Finalise concept design.

## Consultation and Engagement

Due to recent travel restrictions in Sydney metro and surrounding areas, the community information session scheduled for 23 June could not be held. We will be rescheduling the information session as soon as restrictions ease to provide the community an opportunity to meet with the project team and discuss the project scope and benefits.

Information about the project is available to view and download on the Wee Waa High School project webpage, which received more than 300 new visitors during the two weeks after the project was announced. An online survey was open from 23 June to 15 July and 45 responses were received from the community. Thank you to everyone who visited our webpage and completed the survey. Your feedback is being considered as the design progresses.

## What you told us



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### **Agriculture**

You told us that a fit for purpose agricultural facility is the most important element to you for the new high school.

The project team will be working with the high school's leadership, industry experts, design and building specialists to deliver the new agriculture and environment learning centre. The new facilities will be designed to support a modern STEM agricultural program. STEM programs integrate elements from science, technology, engineering and mathematics and will focus on modern agriculture practices. More information about our STEM programs can be found here:

<https://education.nsw.gov.au/teaching-and-learning/curriculum/key-learning-areas/stem>

### **Community access**

Sharing new facilities with the wider community was identified to be the second most important element of the new school to you. You told us that Wee Waa is a close-knit connected community and a new high school would be a highly valued community asset. We will consult the PRG, community groups and Narrabri Shire council to build a school that makes it easier for the community to benefit from its features such as the sports playing fields.

### **Sustainability and site location**

You told us that long term sustainability is a key factor for the new school and that the community supports overwhelmingly the proposed site location. You were also interested in knowing how the water flow from the new school will be managed and how this may impact the surrounding properties.

We are working with sustainability experts as we progress the design process. This is to ensure that appropriate ventilation, accessibility, biological and ecological diversity as well as water and energy conservation are key elements of the new school.

We will continue to work with a range of experts to inform our approach on managing waterflow at the preferred site, including harnessing water for usage in the new agricultural facilities. We are also working with Narrabri Shire Council town planners to ensure that our design complements the town's existing stormwater infrastructure.

We will share a more detailed plan and seek your feedback in regards to site selection as part of the SSD application process.

### **Local Aboriginal representation**

You told us that the traditional heritage of the town is important and that it should be reflected throughout the new school design.

We will continue to seek guidance from local Aboriginal community members including the local Aboriginal Education Consultative Group (AECG) and the Wee Waa Aboriginal Land Council throughout the project lifecycle. This will guide us as we work to deliver a fit for location school that supports a culturally inclusive learning environment and education opportunities for all students.

### **Learning spaces**

You told us that you prefer the styles of flexible learning spaces.

Effective learning environments feature space, furniture and technology that support greater collaboration and improved learning outcomes. The new high school will be designed with students at the centre, making learning spaces suitable for individual needs and interests.

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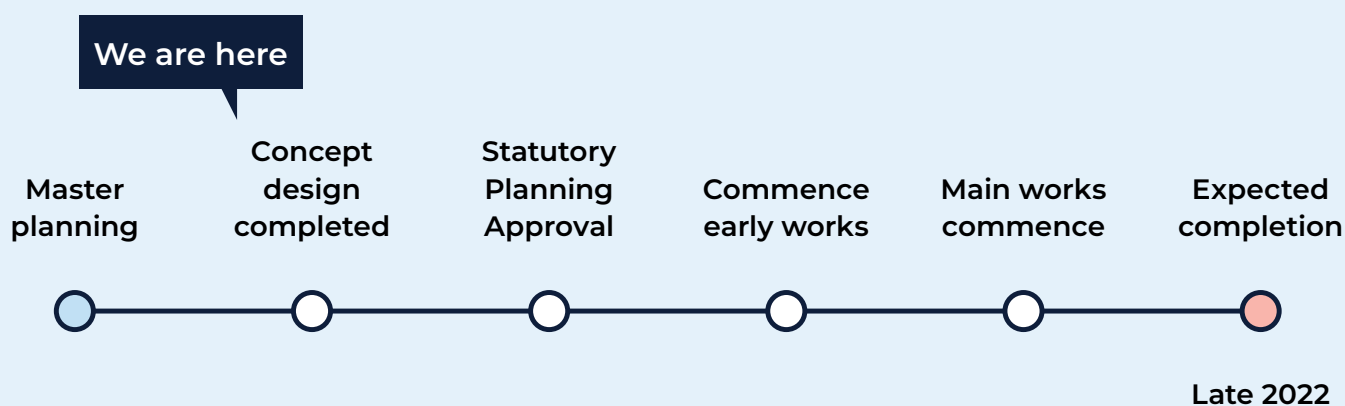
## Timeline

You identified that the most important factor for construction was the timeline. Given the temporary co-location of Wee Waa High School at Wee Waa Public School, delivering the new school as quickly as possible is a priority for the project team.

We have been working to fast track the planning processes and will continue this approach throughout delivery of the project. The project is expected to be completed in late 2022, subject to planning approvals, site conditions and weather permitting.

The community will be updated throughout the project and our website will be updated to reflect any works occurring.

### Indicative timeline



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Example of a recently completed innovative learning space

# Wee Waa High School redevelopment

## Project update

June 2021

### Investing in our schools

The NSW Government is investing \$7 billion over the next four years, continuing its program to deliver more than 200 new and upgraded schools to support communities across NSW. This is the largest investment in public education infrastructure in the history of NSW.

The NSW Department of Education is committed to delivering new and upgraded schools for communities across NSW. The delivery of these important projects is essential to the future learning needs of our students and supports growth in the local economy.

### Project overview

An announcement has been made to redevelop Wee Waa High School. The project has been through an early planning phase and we have received approval to proceed to deliver the project. We will now develop a design and continue consultation to deliver a new high school for the community.

The project will deliver new learning spaces, core facilities, agricultural plot, sports courts and open spaces.

### Progress summary and next steps

Early planning for a new high school in Wee Waa has been underway since late 2020. This has

included master planning, due diligence studies, site investigations, design work, and transport analysis.

Comprehensive assessments are continuing on a number of options to identify a preferred location for the redeveloped Wee Waa High School.

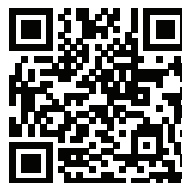
### We'd like to hear from you

Initial consultation has been undertaken with the school leadership and key stakeholders including the P&C, AECG and Narrabri Shire Council.

Join us at the upcoming information session to find out more about the project scope and benefits, timeline and the design approach.

At the session you will also be able to book a phone call with the School Infrastructure NSW team or submit feedback and questions about the project.

- Date: Wednesday 23 June 2021
- Time: 3:00 pm to 6:30 pm
- Venue: Wee Waa Public School Hall, 41 Cowper Street Wee Waa.



For more information scan the QR code or visit [edu.nsw.gov.au/link/8NdlvH](https://edu.nsw.gov.au/link/8NdlvH)

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## Appendix 2 –GA NSW Project Advice

# GOVERNMENT ARCHITECT NEW SOUTH WALES

6 August 2021

Justin Hamilton  
SHAC  
Managing Director  
224 Maitland Road, Islington  
NSW 2296

[justin@shac.com.au](mailto:justin@shac.com.au)

PROJECT: Wee Waa High School  
RE: SI SDRP SESSION 01 – 28.07.21 (first review)

Dear Justin,

Thank you for the opportunity to review this project at an early stage. The material presented was both thorough and detailed and focused on the masterplan of the proposed new high school which is to be relocated to a greenfield site.

The following aspects of the presentation were supported:

- The intent and approach to Aboriginal culture and heritage.
- The integration of water, harvest and gathering themes into the masterplan.
- The plan to rectify existing flooding issues and previous damage to the site.

The following commentary and advice should be addressed during design development of this project and in any subsequent SDRP session.

## CONNECTING WITH COUNTRY (CwC)

1. Continue the commitment to engage with the local Gamilaraay and Kamilaroi Community and respond to Country across the campus in the landscape and architectural design.
2. Develop a CwC strategy and embed what is learnt through the Aboriginal engagements. This is to include how to manage knowledge that is shared, demonstrate a response to that knowledge through the project, and how to 'report back' to your First Nations advisors fostering a continuing relationship through the design process.
3. Incorporate place names and language to connect and enrich the campus.
4. Consider the locations of gathering spaces and yarning circles for after-hours use by the Wee Waa community.
5. Provide consideration of, not only the human, but also of non-human inhabitants of the site and surroundings – including habitat retention and repair, maintenance of canopy corridors, any bush regeneration opportunities.
6. Seek CwC advice for the remediation and repair of the site following previous uses.
7. Develop a strong and meaningful relationship between the built form and place based on the consultations and lessons learnt.

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
T +61(02)9860 1450

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)



## LANDSCAPE

8. Embrace and amplify the landscape components to promote outdoor learning, cultural and natural landscape areas, and harness the special qualities of the site.
9. Embed built elements such as the proposed athletics track and wayfinding paths within the landscape through the provision of additional tree canopy, shrubs and grasses.
10. Look to increase the size and number of smaller and more intimate spaces across the high school campus where larger spaces currently predominate.
11. Create a clear green link through and from the campus to the neighbouring park, lagoon and river system.
12. Increase the specification of local native species for landscaping and shading across the campus.
13. Retain the maximum number of existing trees and indicate trees to be retained and removed on plans for the next SDRP.
14. Use the special drainage / flooding requirements of the site as an opportunity for student learning.
15. Resolve the reactive soil issue and present solutions at the next SDRP.
16. Provide acoustic landscape buffer between the carpark and neighbouring dwellings.

## ARCHITECTURE

17. Place emphasis on the legibility of key architectural elements such as the entry canopy and certain building forms, to give the school a civic presence along key street views.
18. Seek opportunities for gathering and learning spaces along verandahs and internal circulation areas.
19. Develop the materiality of the façade with consideration of CwC and the local character of Wee Waa.
20. Outline proposed passive solar design strategies and demonstrate how sunlight penetration, natural ventilation and cross ventilation for thermal comfort will be achieved with the deep floor plates.
21. Consider a reduction in the depth of the floor plates and rigidity of the column grid to achieve this.
22. Re-consider the treatment of façade openings to ensure year-round thermal performance
23. Demonstrate a rigorous and innovative response to ESD. Opportunities for renewable energy, water and waste recycling, WSUD measures and passive building performance should be incorporated and illustrated.
24. Please provide a series of studies for the campus: sequential plans and sketches / 3d views / sketches of key external spaces as different age groups move along their daily journeys/activities.

GANSW recommends further review of the project as the design progresses. The issues outlined above are to be addressed at the next SDRP.

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
T +61(02)9860 1450

[governmentarchitect.nsw.gov.au](http://governmentarchitect.nsw.gov.au)



Please contact GANSW Design Advisor, George Savoulis  
(George.Savoulis@planning.nsw.gov.au), if you have any queries regarding this  
advice.

Sincerely,



Barbara Schaffer  
Principal Landscape Architect FAILA  
Government Architect NSW

In attendance:

NSW SDRP Panel members

Penny Collins, Matthew Taylor,  
Jocelyn Jackson, Krista  
McMaster( SGDC), Barbara  
Schaffer (Chair)  
George Savoulis  
Rebecca Sommer

GANSW Design Advisor  
DPIE

SINSW

Matthew Arnett

SHAC

Justin Hamilton, Elizabeth

Ontoit

Richard Sheraton

Ethos Urban

Jacob Dwyer

Moir Landscape

Tim Buykx

Government Architect  
New South Wales

4 Parramatta Square  
L17, 12 Darcy Street  
Parramatta NSW 2150

government.architect  
@planning.nsw.gov.au  
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