

20 December 2021

Ms Alejandra Rojas
Principal Planner
Department of Education
Level 8, 259 George Street
Sydney NSW 2000

Dear Ms Rojas

**New High School in Wee Waa (SSD-21854025)
Request for additional information**

I refer to the State significant development (SSD) application for a New High School in Wee Waa (SSD-21854025) and the Department's correspondence dated 10 December 2021.

The Department has now received advice from TfNSW and has published it on the Department's website. Narrabri Shire Council (Council) have advised that a submission will be provided to the Department by the 22 December 2021. The Department will provide you with a copy of Council's submission once received.

In addition to the issues raised in the public submissions, agency advice and Council's forthcoming submission, the Department requires you to address the matters raised in **Attachment A** in the Submissions Report.

If you have any questions, please contact Tuong Vi Doan on (02) 9995 6706 or via email at tuongvi.doan@planning.nsw.gov.au.

Yours sincerely



Karen Harragon
Director, Social and Infrastructure Assessments
as delegate for the Planning Secretary

Enclosed: Attachment A – Key issues

Attachment A – Key issues

1) Part 5 works

- As detailed in the Environmental Impact Statement (EIS), separate works including flood mitigation works, upgrades to the electricity distribution network and upgrades to the existing school agricultural plot are proposed on the site. These works ('Part 5 works') are proposed to be delivered via Part 5 of the *Environmental Planning and Assessment 1979* (EP&A Act). Please provide information addressing how the Part 5 works are consistent with section 4.38(4) of the EP&A Act.
- The EIS and the civil, landscape and architectural drawings all appear to show different boundaries and inclusions/exclusions for works that form part of the proposed separate Part 5 works (see Appendix 1 attached). All documentation and drawings must be updated for consistency and confirmation be provided of what components are undertaken in accordance under Part 5 / not part of this application.

2) Community use

- Confirm whether the existing Wee Waa Public School is available for use by the community, and if so, confirm the nature of the use, frequency/times, what facilities and whether this will change following the relocation of the high school.
- Update the application to provide consistent proposed community use arrangements, noting that the community uses cited in the EIS (pg. 57) are inconsistent with the Transport Accessibility Impact Assessment (TAIA) and Operational Management Plan (OMP).
- Update the OMP to clarify details of community use of school facilities, including frequency, use, management, times and precisely what parts of the school are available for use.

3) Operational

- Confirm the operational details of the existing (temporary) high school, including hours of operation, any before or afterschool care to allow comparison with the proposal.
- It is noted that the TAIA and the OMP existing school population figures are inconsistent. Clarify the current number of secondary school enrolments and FTE staff numbers.
- Update the Acoustic Report to:
 - consider the operational noise impact on nearby residential properties from the use of the proposed pick-up/drop-off facility and bus zone.
 - updated tables 13 and 14 to include a new column confirming predicted noise impacts on receivers when the proposed Hall large doors are closed.
 - confirm the impact of the proposed Hall mitigation measures (pg. 32) on predicted noise impacts.
- Confirm the predicted number of direct (rather than combined direct/indirect) construction jobs.

4) Design

- Undertake necessary consultation with the local Gamliaraay and Kamilaroi Aboriginal Community so that their input can be incorporated into the design of the buildings, spaces and landscape in accordance with the requirements outlined in the State Design Review Panel (SDRP) advice (dated 13/10/2021).
- Clarify the exact location and size of the COLA, noting the Design Report inconsistently refers to it being the covered sports courts (pg. 34) and also a space connected to the gym (pg. 57).
- Clarify the details of the public art strategy for the site and likely location(s) for installation(s).

- Noting the concerns raised in public submissions regarding the potential for light-spill:
 - consider implementing a lighting curfew for the pole-mounted LED lighting along the access driveway off George Street or provide details of other mitigations.
 - clarify whether the proposal includes the installation of lighting to the sports field / track, covered courts and the secondary car park accesses from Charles Street. If lighting it proposed to any of these areas, provide an assessment of lighting impact, frequency of use and mitigation measures.
- Provide elevational drawings, including materials, of the covered sports courts.
- Update the Accommodation Schedule to confirm the overall proposed GFA for the development.

5) Landscaping and trees

- Justify the inclusion of a high proportion of non-native tree species. In particular, consider replacing exotic species Japanese Zelkova and Chinese Elm with native alternatives that would contribute to biodiversity.
- Consider amendments to further retain trees of 'High' retention value, including:
 - consider retaining Tree 28, noting it is not located within or affected by the proposed building footprint.
 - consider relocating the Agricultural building further westward to retain Tree 54.
 - consider the potential for the retention of Tree 26 by curving the access driveway around the tree.
- Update the landscaping drawing planting schedule to confirm the number of proposed trees and shrubs to be planted.
- Clarify what boundary fencing is proposed, noting:
 - the architectural drawings indicate a '2.4m Colorbond fence' along the northern boundary, '2.1m palisade fence' elsewhere, whereas the landscape drawings indicate a '2.1m fence' of unspecified material.
 - concerns have been raised in submissions about fencing. The Department recommends consideration be given to consulting further with residential neighbours located along the northern boundary of the site to resolve concerns raised about fencing.
 - fencing along the northern boundary should also respond to Acoustic Report noise mitigation requirements.
- Bicycle parking is inconsistent between the architectural and landscape drawings.

6) Construction

Clarify the proposed hours of construction, noting the EIS (pg. 57) and the CMP (pg. 5) indicate extended hours of construction that differ from the Acoustic Report (pg. 42) and TAIA (pg. 61), which indicate works are in accordance with ICNG standard hours. If proposed hours of construction are not in accordance with the ICNG, provide justification for the departure and update the Acoustic Report to include an assessment of the impact of the exceedance.

Appendix 1

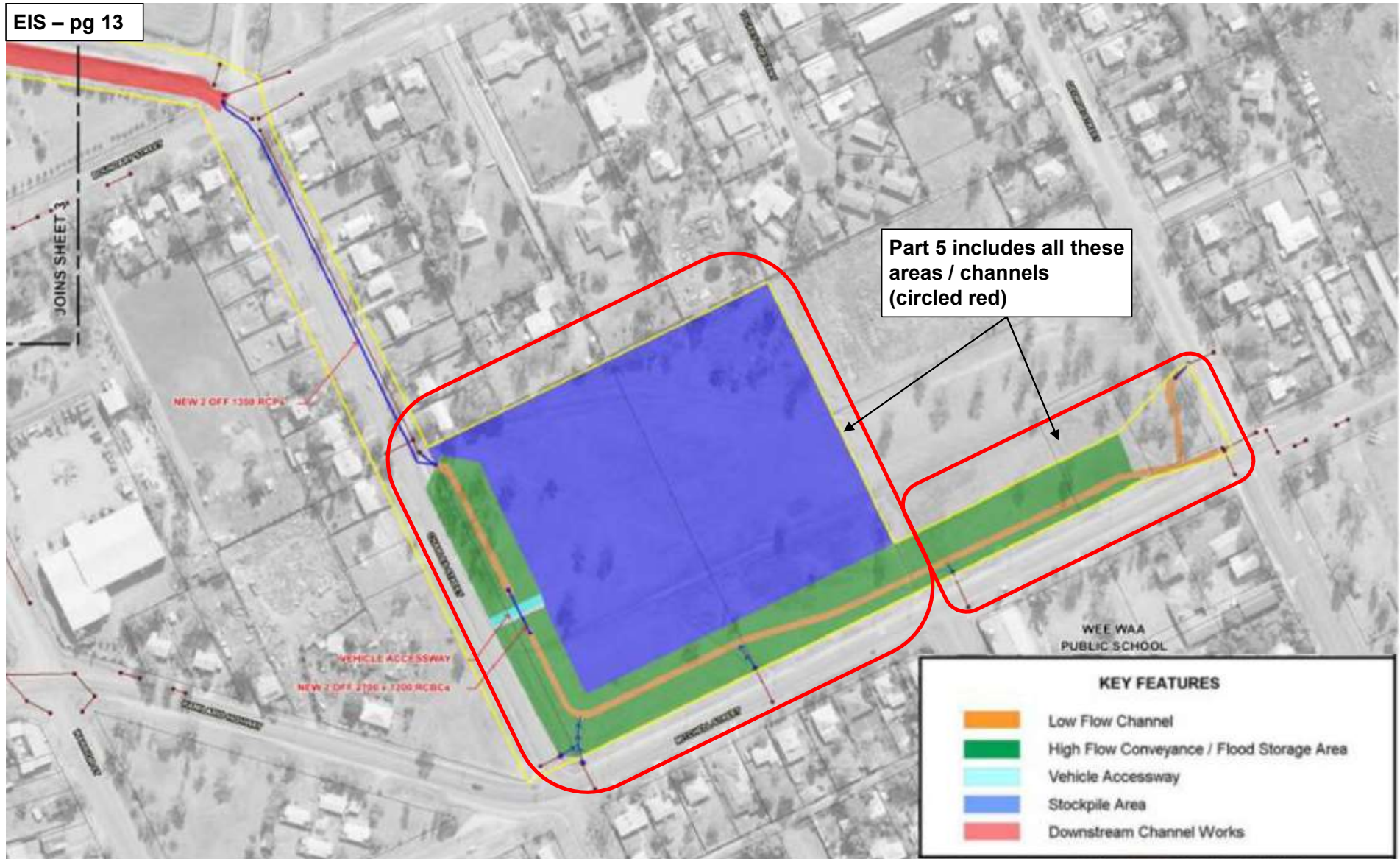


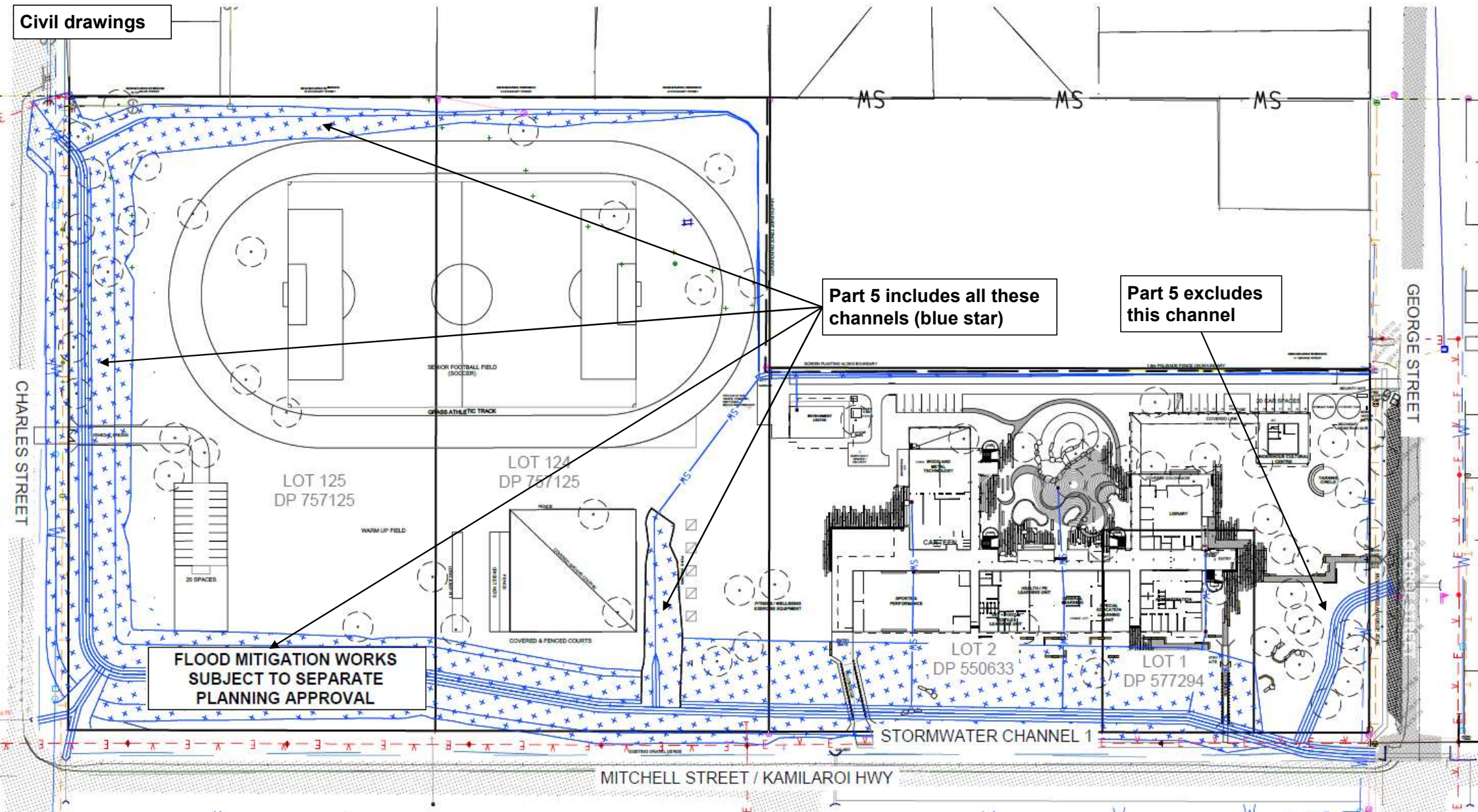
Figure 3 Flood Mitigation Works Under Separate Planning Pathway: On-Site and Surrounding Works

Civil drawings

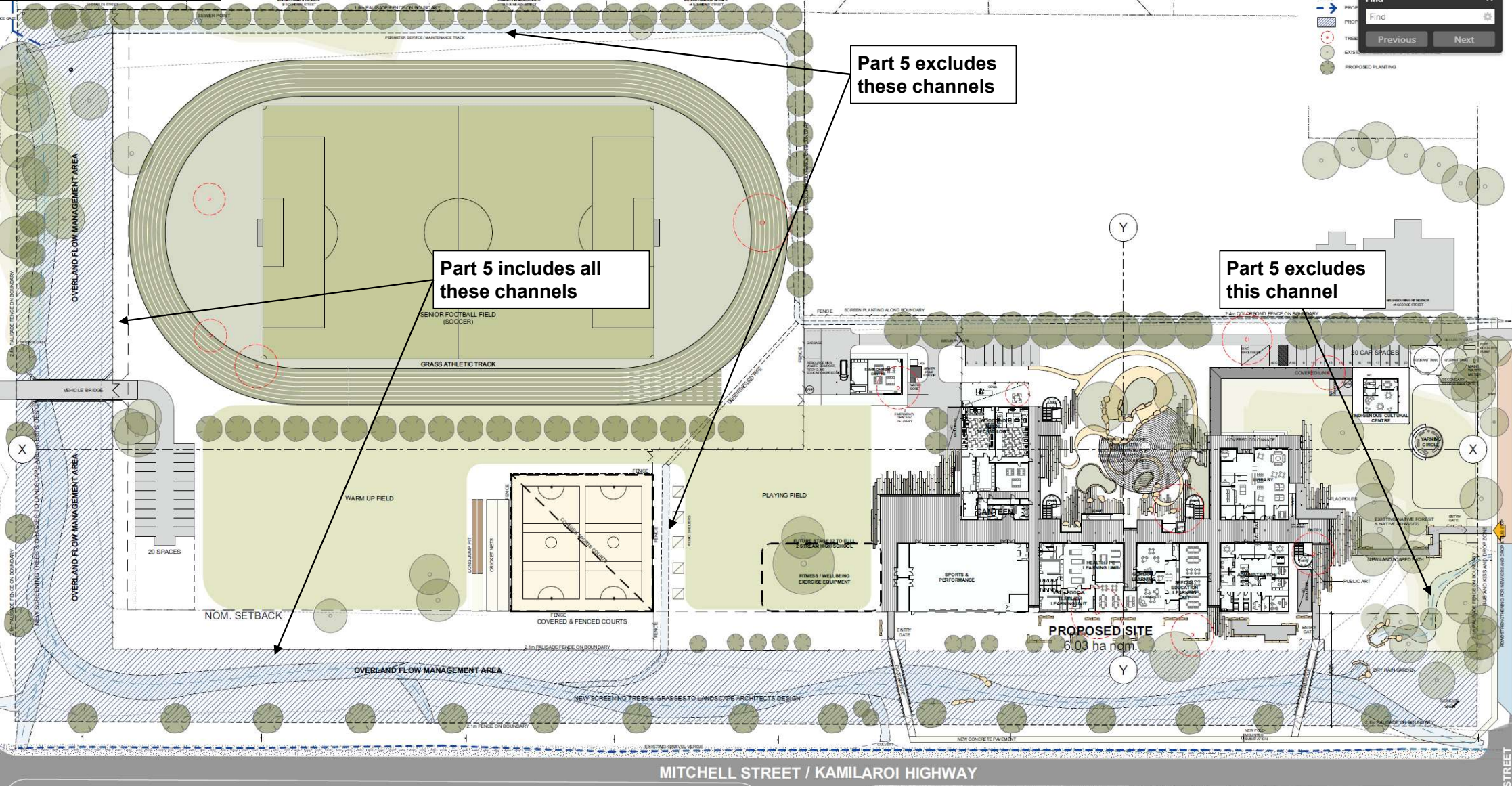
Part 5 includes all these channels (blue star)

Part 5 excludes this channel

FLOOD MITIGATION WORKS
SUBJECT TO SEPARATE
PLANNING APPROVAL



Architectural drawings



4.1 Landscape Concept Plan and Visualisations

OVERALL LANDSCAPE PLAN

Landscape drawings

