

Secretary
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

DOC16/98807

Dear Sir/Madam

**PROPOSED REDEVELOPMENT OF HUNTER SPORTS HIGH SCHOOL
2 PACIFIC HIGHWAY, GATESHEAD (LOT 1540, DP 755233)**

INTRODUCTION AND BACKGROUND

The Department of Education is seeking approval for redevelopment of Hunter Sports High School at 2 Pacific Highway, Gateshead. The majority of the high school is located within Lot 540 DP 755233, however the high school also occupies a small section of Lot 1410 DP 755233 and Lot 92 DP 1192138 which is part of Wiripaang Public School.

The site is approximately 91,055m² and contains a number of assets that are nearing the end of their life cycle and require significant upgrade or replacement (refer to Attachment 1).

The existing buildings and facilities at the school include the following:

- Block A – Administration
- Block B – Canteen and class rooms
- Blocks C, D & E – Class rooms
- Block F – Workshops
- Block J – Science laboratories and Arts class rooms
- Block L – Library
- Physical Education Courts
- Covered Outdoor Learning Area

Hunter Sports High School is the only designated sports high school north of Sydney and the proposed development will provide the school with state of the art facilities.

PROPOSED DEVELOPMENT

The Department of Education wishes to replace existing buildings and facilities at the site. The buildings currently house up to 850 students in a variety of educational setting that are nearing or have passed their economic life. The project has the following objectives:

- provide a long term financially viable solution for ongoing operation of the school
- comply with relevant codes (National Construction Code and Australian Standard)
- erect buildings that provide contemporary educational facilities that meets community expectations

- provide facilities that allow for modern delivery of education to students
- external car parking, driveway and access
- external landscaping and water features
- associated infrastructure and services

The proposed development provides for long-term education for residents of Lake Macquarie and broader population. The subject DA relates to the following works:

- classrooms and other learning spaces
- library
- hall
- canteen
- administration and other staff facilities
- driveway
- external landscaping
- associated infrastructure and services

Attributes of the site to be considered as part of the development include mine subsidence, bushfire and connection to a classified road.

STATE SIGNIFICANT DEVELOPMENT

Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 identifies State Significant Development as follows:

"15 Educational establishments

Development for the purpose of educational establishments (including associated research facilities) that has a capital investment value of more than \$30 million."

The capital investment value for the proposed development is \$30,671,743 (Attachment 2) and as such is identified as State significant development under the SEPP. This letter forms part of our application to have the project registered as State significant and request the Secretary's Environmental Assessment Requirements (SEARs).

If you require further information please do not hesitate to contact our project planning consultant Mark Maund of De Witt Consulting on (02) 4942 5441 or mark.maund@dewittconsulting.com.au.

Yours faithfully



Tony McCabe
Director Capital works, Asset Management

24 February 2015