

Attention:

Meeting Date: 27 November 2015

Time **Start:** 10:40 am
 Finish: 11:35 am

Council Reference: PL/176/2014/A

Meeting Location: Lake Macquarie City Council, Magenta Meeting Room 1st Floor

Attendees: Mark Maund – de Witt Consulting – Planner
 Jason Condon – EJE Architecture – Architect
 Glen Spicer – EJE Architecture – Architect
 Paul Scanlon – NSW Public Works – Project Manager
 Jennifer Bates – NSW Public Works – Project Manager

Council Officers

Name	Contact No	Position
Fiona Stewart	4921 0198	Development Planner
Robyn Pollock	4921 0317	Development Planner – Landscape Architect
Matthew Brogan	4921 0176	Senior Development Engineer
Jennifer Linton-Webb	4921 0517	Community Planner (Ageing & Disabilities Services)
Rochelle Collins	4921 0352	Administration Officer (minute taker)

Location: Hunter Sports High School, 2 Pacific Highway, GATESHEAD NSW 2290

Lot 1540 DP 755233

Proposed Use High School Redevelopment - Demolish and Rebuild entire school (minus existing MPC Dome)

Existing Use High School

Area: 91,135.79m²

Zone: R2 Low Density Residential

Bushfire Prone: The subject site is identified as being Bush Fire Prone Land.

Geotechnical: Geotechnical Zone T6

Acid Sulfate Soils: The subject site is NOT identified as being impacted by Acid Sulphate Soils.

Low Lying Land: The subject site is identified as being a Flood Control Lot.

Apologies

- Katie Burns – Traffic and Transportation Engineer

Minute Format

- These minutes represent outcomes of discussions between Council staff and the proponent. They identify key issues discussed and in no way seek to represent, the full discussion undertaken or the identification of all issues to be addressed in any future development applications.

Proposal Overview

- The proposed development comprises the redevelopment and upgrading of an existing sports high school, currently accommodating 800-850 pupils, to result in a “state of the art” facility. The development is proposed over two stages and does not propose an increase in the number of students.
- The design has been developed to incorporate building forms referencing a “stadium” type appearance and sporting venue language whilst infusing fundamentals of the aboriginal culture throughout the overall school design and site layout.
- Stage One provides for the retention of the existing gymnasium building, with the demolition of the remainder of existing buildings and provision of a two to three storey main building, two other buildings (administration and movement complex) and redevelopment of the main public entry area, as well as new landscaped spaces etc. The existing courts adjacent to the gym building and two car parking areas (and existing vehicular entries) are proposed for retention.
- Stage Two comprises the removal of the demountables, and the provision of two new additional classroom buildings (academy & library), subject to funding.
- It is the applicant's intention to maintain the operations of the school whilst undertaking construction.

Issues Discussed in Meeting

- Council advised the development will be assessed by Council but determined by the Joint Regional Planning Panel (JRPP). For more information on the JRPP, refer to: www.jrpp.nsw.gov.au.
- **Post meeting advice:** The JRPP has a general monthly meeting schedule, however the dates of meetings are not confirmed until items have been put forward for consideration, with a maximum number of items being applicable for each meeting.
- The subject site is identified as Bush Fire Prone Land and the development application will be referred to the NSW Rural Fire Service as integrated development.
- The development application will also likely be referred to the RMS and NSW Police.

State Environmental Planning Policy (Infrastructure) 2007

- SEPP (Infrastructure) 2007 defines an Education Establishment as – a building or place used for education (including teaching), being:
 - a) A school, or

b) A tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

A school is defined as a government school or non-government school within the meaning of the Education Act 1990.

- SEPP establishes permissibility – With a ‘Prescribed Zone’ where an Educational Establishment would be permissible including R2 low density residential zones.

Development for the purpose of educational establishments is also permissible on land on which there is an existing educational establishment, with development consent requirements applicable.

- Having regard to scope of works, heights of buildings proposed and bushfire prone status of land, it is considered that a DA would be required.
- As the site comprises Bush Fire Prone Land and the use of a school being classified as a Special Fire Protection Purpose under s100B of the Rural Fires Act 1965, a bush fire safety authority must be obtained from the Commissioner prior to developing bush fire prone land (would be referred by Council to RFS as integrated referral).
- The demountable buildings would constitute development on existing school site that would be *permitted without consent* as long as they are located more than 5m from any property boundary and may be installed without consent at any time (advice forwarded to Council as to numbers of buildings and general location required).

Lake Macquarie Local Environmental Plan (LEP) 2014

- Under the Lake Macquarie Local Environmental Plan (LM LEP) 2014, the subject site is zoned R2 Low Density Residential.
- Clause 4.3 Height of buildings – The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. In this regard, the development site is subject to a maximum building height of 8.5 metres. Any departures will require the proponent to submit an exception to development standards pursuant to Clause 4.6 of the LEP 2014.
- It is not anticipated that there would be any unacceptable impacts resulting from a height non-compliance, having regard to the current use of the site, existing development within the locality and the fact that the site is not directly adjacent to any residential properties.

Development Control Plan (DCP) 2014 – Part 3 – Development within Residential Zones

- Assessment of the development proposal will be assessed against the relevant controls under Development Control Plan (DCP) 2014 – Part 3 – Development within Residential Zones, with the aims being the primary consideration in the assessment.
- The aims for development within residential zones are as follows:
 - To ensure development responds to the characteristics of the site and the qualities of the surrounding urban environment, or the desired future character.
 - To support the principles of Ecologically Sustainable Development.
 - To inspire innovative design for all forms of development within the residential zones.
 - To ensure development does not have adverse impacts on residential amenity.

- The development site is located within a mine subsidence district and an integrated approval will be required from the Mine Subsidence Board for the proposed development. It is recommended that the applicant seek approval from the Mine Subsidence Board prior to lodgement of the development application. Alternatively, Council can refer the development during the assessment for a nominated fee of \$140.00.

Engineering

- Council referred the applicant to the advice given in the previous minutes. No further potential issues have been identified at this point however, Council did not envisage any major impediments from an engineering perspective.
- Council contact details:

Matthew Brogan
Senior Development Engineering Officer
(02) 4921 0176
mdbrogan@lakemac.nsw.gov.au

Traffic

- Council's Traffic Engineer provided written comments for the meeting, reiterating previous concept advice, that Council would prefer car-parking to be onsite (particularly staff parking) as it is safer and provides a better outcome. The existing parking will be sufficient if the proposal is the same size or smaller than the existing school (in regards to student and staff numbers).
- Council's Traffic Engineer noted that upon her site inspection, 96 vehicles were observed to be parked on site in the existing car parks. The plans show 52 parking spaces are proposed. The proponent advised that there is an existing "informal" arrangement for overflow parking on the school site and it was discussed that consideration and detail of this should be included in the documentation submitted with the DA.
- It is noted that the existing vehicular access to the site is proposed to be retained. However, if the access is relocated or an additional access proposed, approval will be subject to Roads Maritime Service (RMS) approval.

Community Planning (Ageing & Disability Services)

- Classification of the building is 9b therefore; access is required to and within all areas normally used by the occupants.
- To demonstrate how the proposed development complies with relevant standards and to ensure non-discriminatory access and use an Access Audit is required to accompany the development application.

The Access Audit must be prepared by an accredited Access Consultant and needs to address the following:

- Gradients, path of travel to entrances, pathways to connect buildings.
- Entry doors and internal doorways-widths, contrast strips, control and circulation space at entry points.
- Details of stairs, ramps and lift/s.

- Details of placement of TGSIs.
- Details of signage.
- Details of unisex accessible toilet and change facilities, also ambulant toilet facilities (all to comply with AS1428.1).
- Details of hearing augmentation system within the performance hall and other required areas (to comply with Access to Premises Standards 2010).
- Details of designated accessible parking bays including commuter bus, staff and visitors (to comply with AS2890.6). A continuous path of travel from parking to building entrances must also be provided.
- Consideration must also be given to wheelchair users when selecting furniture (including desks, outdoor seating/ tables, reception area) and also access to installations such as garbage bins and drinking fountains.
- The development should also provide appropriate drop off zone(s) for community bus type vehicles.

Landscape

- A Category 3 Landscape Plan is required to accompany the development application.
- Council advised that streetscape amenity is important and that the development should facilitate pedestrian movement north, south and potentially west as well as vehicle drop off provision.
- A strong edge definition to the road frontage should be included within the design that highlights the school within the streetscape of the Pacific Highway.
- Part 3 of DCP2014 requires submission of a Visual Impact Assessment with a DA for educational facilities (new facilities) in residential zones.
- **Post meeting advice:** Having regard to the existing use of the site and the fact that there are no adjacent residential uses, the addressing of the VIA within the SEE would suffice. The assessment should have regard to viewing of the site from broader (higher) areas in the locality, any potential visual impact of the proposed works and should highlight the importance of the school within the community and the architectural language proposed to be used for the redevelopment project.
- Council suggested to incorporate the language and form of the proposed learning circle ground plane treatment throughout the rest of the building/site design, physically and visually drawing users out into the broader field spaces and landscape that are so integral to the teaching focus of the school.
- Council noted that the proposed development is dominated by hard surfaces and edges within the external spaces around buildings. Introduction of adaptive playful elements that double as seating, bubblers, impart shade, define smaller congregating spaces or nodes, identify precincts within the school campus, wayfinding, information boards/pillars etc. would identify the school is fundamentally a place for children. Design could consider compartmentalising large spaces to accommodate children with different needs, that is, quiet break out spaces, low stimuli, sense of enclosure etc. permanent or temporary.

- Council advised that if the building will be used after hours, appropriate lighting needs to be provided to accommodate the use. Detail of this would also likely be required for CPTED assessment purposes.
- Provision of shade around buildings and within field spaces should be incorporated into the design.
- Whilst Council appreciates bushfire constraints, a strong boundary edge should be created/maintained with opportunity to visually/physically link the school into this bushland setting. *The applicant advised that whilst aerial images don't show a strong edge there is sufficient landscaping onsite to accommodate this requirement.*

Community Planning (Youth & Safety)

- The crime activity of significance identified by the review local crime statistics (NSW Bureau of Crime Statistics and Research, criminal activity in vicinity of suburb of Gateshead for the period July 2014 – June 2015) identifies the following crime that may impact on the proposed facility:
 - Malicious damage to property
 - Break and enter non dwelling
 - Harassment, threatening behaviour or nuisance / assaults (non-domestic violence).

In this regard, a full Crime Risk Assessment is to be undertaken as part of this development proposal addressing these potential risks.

Documents required to accompany the development application:

- Statement of Environmental Effects
- Plans – Site Plan/Site Analysis Plan
- Floor plans/Roof plans
- Elevations/Sections
- Stormwater Management Plan - Water cycle management plan and site stormwater drainage plan
- Landscape Plan – Category 3
- CPTED Report
- Aboricultural Assessment Report
- Flora & Fauna Survey and assessment report – refer to Council's *Flora and Fauna Survey Guidelines*.
- Erosion & Sediment Control Plan
- Schedule of external colours/finishes
- Bush Fire Report - *NSW Planning for Bushfire Protection Guidelines*
- Traffic Impact Statement
- Access Audit

- Plans stamped by Mine Subsidence Board and Hunter Water (prior to lodgement)
- An electronic copy of all documents is to be provided (including all written reports/statements and plans). i.e. USB stick, CD or DVD
- **Post meeting advice:** The inclusion of the works to convert the existing Council owned field adjacent to the south of the School site to an AFL field is not advised. This field is currently part of a much larger parcel of Council owned land with a 'Public Recreation' zoning and located adjacent to Johnson's Creek, with the transfer of ownership and additional environmental planning issues likely to complicate the DA assessment. It is further considered that the physical works required for this conversion to an AFL field (once transfer of ownership has taken place) would constitute 'development permitted without consent' under *Division 3 Educational establishments* of SEPP (Infrastructure) 2007.
- **Post meeting advice:** Preliminary advice from Council's Developer Contributions section is that contributions may be applicable to the development in regards to any increase in gross floor area from that existing. Detail of numeric area of existing and proposed gross floor area should be included in the documentation.

Developer Contributions - Section 94 Contributions and Voluntary Planning Agreements

The subject site falls within the:

- No. 1 City Wide (2004), as amended - Charlestown Catchment

Contact should be made with the Developer Contributions Team to provide further advice in relation to developer contributions. The Developer Contributions Team can provide advice:

- verbally, as a guide only, and /or
- in written form once the applicant has submitted an "Application for Estimate of Section 94 Fees" form together with the applicable payment. This form can be found on Council's website.

Please note: At any time operational Section 94 contributions plans can be amended and additional contributions plans can become effective, in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the Environmental Planning and Assessment Regulation 2000.

Section 94 contributions are indexed on a quarterly basis and are available on Council's website together with Council's operational contributions plans.

Voluntary Planning Agreements (VPA) are voluntary agreements between Council and a developer, which allow a developer to make development contributions towards a public purpose. Enquiries about VPAs should be directed to Council's Developer Contributions Team. If a VPA is thought to be required, it is important to commence discussions with Council as soon as possible to mitigate delays in the development assessment process.

Note:

These minutes are deemed to accurately reflect the discussion of issues identified by the proponent and Council staff.

They are not to be read as all encompassing issues relevant to any future development application. In this regard Council staff reserve the right to highlight additional matters that are generated by the formal assessment process.

Further Pre-Lodgement Meeting

For a further Pre-Lodgement Meeting ring 4921 0685 between 8:30am and 4:30pm Monday to Friday. Pre-Lodgement Meetings are to be booked a minimum of 10 working days in advance.

Lodgement Interview

When your application is finalised and ready to be lodged, you will need to book a Lodgement Interview. The purpose of this interview is to confirm that the matters discussed at the meeting have been adequately responded to in written and plan form. The interview will take approximately one (1) hour and will be conducted by a relevant technical officer. They will ensure all of your documentation; numbers of copies of plans, reports, external referrals and cheques are in order prior to lodging the application. Our Customer Service Centre staff will also be present to streamline your lodgement.

To book your Lodgement Interview ring 4921 0685 between 8:30am and 4:30pm Monday to Friday or by email prelodgement@lakemac.nsw.gov.au.

Additional Information

www.lakemac.com.au – Lake Macquarie City Council Website

<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+605+2014+cd+0+N> – Lake Macquarie's Local Environmental Plan

<http://www.lakemac.com.au/page.aspx?pid=1460&vid=10> – Lake Macquarie's Development Control Plan.

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Direct phone 4921 0021

pbs@lakemac.nsw.gov.au