

From: Jocelyn McGarity
Sent: Monday, 18 December 2017 5:05 PM
To: Scott Hay <Scott.Hay@planning.nsw.gov.au>
Cc: Ben Holmes <Ben.Holmes@planning.nsw.gov.au>
Subject: RE: Request for SEARs for a New Catholic College, Medowie, (SSD 8989).

Hi Scott,

New Catholic College, Medowie, (SSD 8989)

This is an email to provide comments on the Draft SEARs for the above development.

By way of background, the two primary concerns invoked by any DA in Medowie is 1) Koalas and 2) Drainage, so SEARs need to reflect these as fundamental considerations.

Statutory and Strategic Context

- Port Stephens has a DPE-endorsed Comprehensive Koala Plan of Management (CKPoM). Compliance with the CKPoM constitutes compliance with SEPP44. The CKPoM should be included in the SEARs. Consultation with OEH may also be necessary in regards to impact of development on koalas.

Policies

- *Medowie Planning Strategy* should be listed as a local strategy that the applicant needs to consider. This strategy has important directions re flooding, drainage and koala corridors. It also identifies growth precincts, with the subject site being identified in precinct 'T'. West of the site is identified as being a koala corridor also. In relation to the koala corridor, appropriate building design and fencing will need to be considered. No doubt this will be considered as part of a CKPoM assessment as well as under built form and urban design. Noise considerations during operation are also important to consider in regards to their impacts on koala movements and activities – I can see that this is adequately covered in the SEARs.
- *Draft Greater Newcastle Metropolitan Plan* – recently released. The SEARs should list it and proponent to address sections relevant to Port Stephens and Medowie.

Drainage

Drainage is a major issue in Medowie. The impact of the development on the wetland southwest of the site needs to be closely considered. Particularly the impacts of potential sedimentation on water quality during construction. The site is located in the Campvale Sub-Catchment, which drains into the Grahamstown Dam, a drinking water source. I can see that your draft assessment requires the applicant to consult with Hunter Water Corporation about drainage. Assessment of the potential impact on the wetland immediately south of the subject site should also be undertaken – I can see this will likely be undertaken in reference to SEPP 14.

Flooding

The site is mapped in a flood planning area – I think the draft SEARs generally cover this.

Transport and Accessibility

Just to note, Medowie Road is a 70km/hr local road and is one of the main arterial roads into Medowie village. I think your draft broadly has transport and accessibility covered and referral to RMS and TfNSW is certainly appropriate.

Energy

The proponent could be encouraged to design toward a Green Star rating for the building (school building as teaching resource/ case-study). GA consultation can address this.

Impacts on adjacent properties / social impacts

I'm not too sure where this fits in, but adjacent properties contain urban agriculture and horse agistment areas. The impacts of the school on these properties (noise, children playing nearby etc) should be considered. I think the SEARs mostly cover this.

Please feel free to call me if you seek further clarification on any of the above.

Regards,

Jocelyn McGarity

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