



Australian Government
Department of Defence
Estate and Infrastructure Group

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Mr Andrew Beattie
Team Leader
Social Infrastructure Assessments
NSW Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Beattie,

**RE: SSD 8989 – DEVELOPMENT APPLICATION - CATHERINE MCAULEY
CATHOLIC COLLEGE, 507 MEDOWIE ROAD, MEDOWIE**

Thank you for referring the abovementioned Development Application (DA) to the Department of Defence (Defence) for comment. Defence understands that this application is for the construction of a new Catholic College in Medowie and consists of a high school and primary school for up to 1,800 students, a chapel and carparking for 272 vehicles. The site is approximately four kilometres north north-east of RAAF Base Williamtown. Defence has reviewed the application for any possible impact on Defence operations and provides the following advice.

Aircraft Noise

Defence acknowledges the subject site is outside of the 2025 Australian Noise Exposure Forecast for RAAF Base Williamtown. However, it is likely the subject site will experience some level of aircraft noise. Defence is concerned that this may expose future students to high levels of aircraft noise from civilian and military aircraft. While Defence is conscious of the noise generated by its activities and makes every effort to minimise community aircraft noise exposure, Defence cannot readily modify its activities due to the establishment or intensification of noise-sensitive developments in close proximity to RAAF Base Williamtown. Defence's requirements to conduct a broad range of flying scenarios, both day and night, means current noise mitigation measures may require adaption to meet future training requirements. Defence will not accept any liability based on aircraft noise.

In this regard, for further information about noise levels affecting the subject site, the *Williamtown Transparent Noise Information Project* prepared as part of the F-35A Environmental Impact Statement provides more accurate noise level detail around Williamtown. This software can be downloaded from the Defence website at:
<http://www.defence.gov.au/AirCraftNoise/Environment/F35EIS.asp>

Bird Strike

The subject site is located in an area mapped by Defence as "Birdstrike Group B". In this area, certain land uses that have the potential to attract wildlife should be avoided as they will potentially increase the risk for bird strike for aircraft operation from RAAF Base Williamtown.

Organic waste and/or storage of bins associated with the proposed development might be attractive to vermin and/or birds and will potentially increase the risk of bird strike operating from RAAF Base Williamtown. Defence requests that an appropriate condition for the

management of organic waste (such as maximum storage onsite and the use of covered/enclosed bins) be included in any approval.

Building Height

The proposed buildings at a maximum height of 11.15m above ground level will not infringe the Obstruction Limitation Surfaces at RAAF Base Williamtown, however if additional structures are to be placed on the roof (ie. antenna) further assessment by Defence will be required. If cranes are to be used in the construction of the development please contact Defence prior to rigging to ensure that operation of the crane does not interfere with aircraft operations at RAAF Base Williamtown.

Extraneous Lighting / Glare

Outdoor lighting situated within six kilometres of an airfield has the potential to be confusing for pilots due to similarities with approach or runway lighting; impede a pilot's ability to see due to brightness or glare; and affect visibility from the Air Traffic Control Tower due to the brightness or glare.

The subject site is located within the Civil Aviation Safety Authority's (CASA) 6km radius controlled light installation area. Defence has adopted CASA guidelines for extraneous lighting near its airfields and any future development should comply with the extraneous lighting controls detailed in the CASA Manual of Standards (MOS-139) Aerodromes.

Glare from reflective surfaces can affect the visibility of pilots during daylight hours. Defence requests that the proposed College buildings should be comprised of non-reflective building materials. If any reflective surfaces from the proposed commercial development are found to cause a glare problem for pilots Defence may request these surfaces be suitably modified to extinguish the glare.

Traffic Impact

Defence is concerned that existing road capacity and condition will not be sufficient to cater for the increase in traffic. Medowie Road is important to Defence as it provides access to RAAF Base Williamtown and is a key route-to-work for Defence staff. Any development will need to consider the nature of Defence traffic, including potential use by heavy vehicles. The consent authority needs to be satisfied that traffic can be appropriately managed.

Should you wish to discuss the content of this advice further, my point of contact is Mr Tim Hogan at DSRGIDEP.ExecutiveSupport@defence.gov.au or by telephone on (02) 6266 8193.

Yours sincerely



Tim Hogan

A/g Director - Land Planning and Regulation
Estate Planning Branch
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3 October 2018