



9 September 2016

Attn: David Gibson  
Team Leader – Social Infrastructure Assessments

Your ref: SSD 7532

DEPARTMENT OF PLANNING AND ENVIRONMENT  
GPO Box 39  
SYDNEY NSW 2001

Dear Sir/Madam

**Subject: Redevelopment Of Hunter Sports High School**

**Lot 1540 DP 755233**

**Hunter Sports High School, 2 Pacific Highway, GATESHEAD NSW 2290**

Thank you for the opportunity to comment on the proposal for redevelopment of the existing Hunter Sports High School site constituting State Significant development under section 89C of the Environmental Planning and Assessment Act 1979.

The documentation placed on public exhibition from 11 August 2016 until 9 September 2016, has been reviewed by Council and the following comments are provided:

**General Comments**

- Overall the proposal is considered to result in a desirable outcome for the school site and the wider community and would significantly improve the existing site's presentation to the streetscape.
- Replacement of the aged school buildings with new contemporary buildings would result in a positive visual outcome. Although some of the buildings would result in a non-compliance with the maximum building height control for the site, the building heights proposed are considered to be appropriate to the existing use and context.
- It is noted that there are no residential uses directly adjacent to the site (the closest residential properties are located 75m from the nearest project site boundary). Therefore, potential acoustic impacts during construction and resulting from ongoing use of the site, are likely to be acceptable.

Our Ref: **Error! No document variable supplied.** Your Ref: **Error! No document variable supplied.**

- Potential acoustic impact arising from the extension in construction hours sought (should justification from the applicant be acceptable), would need to be ameliorated through best practice approaches to minimising noise impacts in accordance with NSW EPA Interim Construction Noise Guidelines.
- The type of development, including the bulk and scale of the buildings and the site coverage proposed, is considered to be appropriate to the use and the locality whilst being consistent with the objectives for the R2 Low Density Residential zoning.
- Council considers streetscape amenity to be of high importance, with the potential for landscaping to contribute significantly to the presentation of the site and requiring appropriate consideration.
- Although the site use requires the provision of pathways and hard surfaces, Council would encourage provision of as much soft landscaping areas as possible within the external spaces around the new buildings.
- There are no existing constraints of the site that would raise significant concerns in regards to the redevelopment works as proposed.
- Council would like to see the development facilitate and strengthen pedestrian movement north, south and potentially west and also provide adequate physical and operational measures for student 'drop off'.
- It is noted that the traffic assessment for the proposal indicates that parking is appropriate to the proposed development and access and egress to the site can occur safely.
- It is proposed to provide 24 secure bicycle spaces on site, where there are currently none existing, which is a positive outcome.
- It is noted that an Access Report has been prepared for the proposal, with the development capable of achieving a high level of access for people with disabilities and meeting relevant standards.
- CPTED - Council would consider that appropriate external lighting of buildings and the wider site is of significant importance, given the likelihood that the school premises would be in use outside of school hours. External lighting should be designed to provide for lighting levels to mitigate pedestrian crime risk and fear.
- The documentation relating to Stormwater Management for the development indicates that the proposed stormwater system has been designed to ensure that post development flows leaving the site will be less than the existing pre developed flows, achieved by routing the stormwater flows through a detention tank which will throttle the peak flows and release them gradually. As a result, in most storm events, the flows leaving the site will be significantly lower than the existing flows, which is considered to be a positive outcome for the site and wider locality.

- A Construction Management Plan for the proposed development should specify operational details to minimise any potential impact to adjacent properties or roadways and in particular potential impacts of contractor parking on the adjacent local street network.
- The measures for operational waste management, including provisions for the dedicated waste storage/sorting and bin storage/washing area, appears to have been given limited consideration in the documentation.

## **Summary**

Overall, it is envisaged that the development proposed would result in a significant improvement in the visual and streetscape presentation of the school site within the locality as well as upgrading of the school facilities to cater for the demand and projected growth within the region into the future.

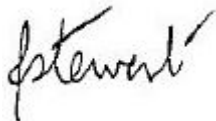
The proposed design of buildings and associated outdoor areas appears to be of high quality and well considered and the site appropriate in terms of its location, proximity to public transport and distance to any surrounding residential uses.

## **Conditions of Consent**

Council has no specific conditions of consent to recommend for the proposal in response to the exhibited material. A list of recommended conditions from Council's suite of standard conditions has previously been submitted to the Department with the response to the SEARS request for the development.

Should you require further information, please contact the undersigned on 4921 0198 or by e-mail on [fstewart@lakemac.nsw.gov.au](mailto:fstewart@lakemac.nsw.gov.au).

Yours faithfully



Fiona Stewart  
Development Planner  
Development Assessment and Compliance