

**From:** Rean Lourens [mailto:Rean.Lourens@portstephens.nsw.gov.au]

**Sent:** Wednesday, 17 January 2018 4:53 PM

**To:** Scott Hay <Scott.Hay@planning.nsw.gov.au>

**Subject:** RE: Request for SEARs for a New Catholic College, Medowie, (SSD 8989) - PSC Response

Dear Scott,

Thank you for providing Port Stephens Council with the opportunity to provide comment on the SEARs for the proposed Educational Establishment at 2 Kingfisher Close, Medowie.

The issues/amendments below have been identified. Please note that two new issues were included, being *Disability Access* and *Community Safety and Crime Prevention requirements*.

### Key Issues

#### *1. Statutory and Strategic Context – including:*

Address the statutory provisions contained in all relevant environmental planning instruments, including:

- Commonwealth Disability Discrimination Act 1992

#### *2. Policies*

Address the relevant planning provisions, goals and strategic planning objectives in the following:

- Social Impact Assessment Guideline (DoPE, 2017)
- Crime prevention and the assessment of development applications (DUAC, 2001)
- The National Disability (Access to Premises — Buildings) Standards 2010 (Premises Standards)

#### *6. Transport and Accessibility*

Include a transport and accessibility impact assessment, which details, but not limited to the following:

- an assessment of pedestrian access and safety
- The draft Traffic and Transport Plan based on the Medowie Planning Strategy 2016 must be included in the road/intersection design. Any departure regarding proposed intersection treatments etc. must be justified.

#### *8. Social Impacts*

Prepare a Social Impact Assessment (SIA) that addresses the social consequences of the schools' relative location and decanting activities, if proposed. The SIA must be prepared in accordance with the Social Impact Assessment Guideline (DoPE, 2017)

#### *12. Noise and Vibration*

Assess the potential impacts resulting from aircraft noise on the proposed development as a result of proximity to the Newcastle Airport/RAAF Base Williamstown to the south and the Salt Ash Air Weapons range to the east.

## 16. Contributions

Address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement, which may be required to be amended because of the proposed development. The proponent must incorporate the existing Medowie Traffic and Transport Plan from 2012 including subsequent Section 94 Plan component (based on the previous Medowie Strategy) into the EIS.

## 18. Drainage

Drainage modelling shall be designed using the most recent data and modelling approaches as detailed in Australian Rainfall and Runoff (currently dated 2016).

## 21. Disability Access

Prepare an Accessibility Report to assess compliance comply with all applicable access provisions including the BCA, the AS1428 suite of standards and the Premises Standards, whilst mitigating risk under the DDA.

The assessment must include:

- continuous accessible paths of travel and circulation spaces for people who use wheelchairs;
- access and facilities for people with ambulatory disabilities; and
- access for people with sensory disabilities.

## 22. Community Safety and Crime Prevention requirements:

Prepare a CPTED Assessment to inform the design development process, including natural surveillance, anti-graffiti materials, lighting, walkways, signage and landscape. The assessment must also identify urban design strategies and opportunities to enhance healthy, cohesive and inclusive communities.

Please feel free to give me a call to discuss.

Regards,



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