

Hastings Secondary School – issues log

27/7/21

Project Brief					Attention: Project Response
Item	Subject	Page	Comment	Recommendation	Response / Reference to revisions
1	Consultation	IX 16 39 & appendix 9	<p>“The Department of Education and the project team have consulted with the local community, Port Macquarie-Hastings Council and State government agencies throughout the design of the development. Feedback provided through this time has been incorporated and addressed in final design and supporting documentation”</p> <p>“SINSW and the project team continued liaising with school communities, residents, and technical stakeholders throughout the design phase”</p> <p>5.1 Affected landowner consultation None of the stakeholder engagement is from actual landowners. It is all council and other stakeholders</p>	<p>Please provide the times and dates (not “late 2020 and early 2021” as described) where community consultation has occurred throughout the entirety of the design and development.</p> <p>Please separate consultation into categories.</p> <p>Also include all design consultation that has been incorporated.</p> <p>As per first point above</p> <p>Please provide how the information session dates and times were distributed to local residents so they could attend. Many meetings have taken place yet I have yet to be invited to one. I can only assume that other residents are in similar situations.</p>	

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2	Impact on parking	IX	<p>Disagree with the number of current required parking spaces being utilised by the school.</p> <p>The statement “Based on application of the DCP rate, the existing Port Macquarie Campus have a parking credit of 102 spaces, on the following basis: 65 staff parking spaces; 12 student parking spaces for Year 12 Students; and 25 visitor parking spaces”</p>	<p>Has a survey of how many students drive to school been conducted?</p> <p>Have all the residents of the proposed parking plan been consulted including Church street, Gordon Street, and Owen street residents?</p> <p>Has there been a count of a 7 days use of car spaces in the proposed parking spaces along Church, Gordon, and Owen street?</p> <p>The spare block on the corner of Gordon and Owen has development approval and will commence in 2022. Given this is a new 5 storey unit complex, and there will be a large increase in cars on the street, how will this impact on the parking plan?</p> <p>Has consideration been made for the approved beach baths at Oxley beach and how this will impact on parking on Owen street?</p> <p>Has council been consulted regarding dedicated parking permits for residents who are impacted by the build? No parking signs unless a resident permit is displayed will</p>	
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				ensure guaranteed space for residents.	

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3	Trees	1	<p>“The site has an established language of two story, face brick, low pitched metal roofs and a scope of natural bushland which the new masterplan will respect”</p>	<p>Appendix 12 only outlines which trees are being removed, not if they should be removed. Appendix 30 states that the trees need to be removed to make way for the building footprint. Have other considerations been considered so they do not have to be removed?</p> <p>Has there been an assessment on the native birds that reside in the trees that are planned for removal? There are cockatoos, magpies and lorikeets that use and nest in those trees.</p> <p>There is reference to Koala feeding trees. Are any of these to be removed?</p> <p>Please advise whether a governing body is occurring reading this statement</p>	
		18	<p>“Tree removal and pruning to accommodate CDC works”</p>		
		Appendix 30 #7	<p>“Potential impacts on the trees are assessed and determined by the encroachment of the proposed development. Trees that pose major encroachments are recommended for removal however a governing body may request that a retention option be placed on certain trees, this would require alterations to the proposed plan and that additional tree protection measures and possible further investigation may be implemented”</p>		
		Appendix 30 #7	<p>“t is understood that the impacts from a development can reduce the long-term viability of a tree; it is further noted that trees can impact upon structures and it is common to see development that is not designed to withstand the forces exerted</p>	<p>Please provide feedback around this statement</p>	

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		Appendix 30 #7	<p>by tree roots. The development is to be constructed in a manner that limits the impacts on all trees for retention. It is additionally recommended the designed should be constructed to withstand the forces exerted by roots or be adjustable and managed in a manner that is not detrimental to the trees for retention”</p> <p>“Ongoing management of the trees will be required throughout the development process. Monitoring tree health, potential pest activity and maintaining soil moisture levels can ensure the tree resilience into the future.”</p>	Please advise if this is occurring	
		Appendix 26	I have determined that the development is not likely to have any significant impacts on biodiversity values and that the application does not need to be accompanied by a BDAR. A waiver under section 7.9 is therefore granted for the proposed development (being the Hastings Secondary College Upgrade SSD-11920082)	Please define exactly what is meant by “not likely” to have any “significant impacts” on biodiversity. Both terms are subjective and require definition and explanation.	
		21 & 41	“PCYC – 17 car parking spaces” yet page 41 states “PCYC with 19 spaces”	Clarify parking spaces and amend in governance documentation accordingly	
		41	States “The land is not core Koala Habitat. A BDAR waiver was issued by DPIE on 25 March 2021” yet there is reference to Koala feeding trees.	Please clarify how a waiver is appropriate if there are Koala feeding trees on site	

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		41	Visual impacts 17-19 Owen street	The Visual Impact Assessment has completely ignored the Mainsail Apartments. Why has our complex been left off this assessment? No visual impact assessment was completed on North facing units despite our request for this.	
	Noise and Vibration Impact Assessment	Fig 2 #4	The measurement of the environmental noise was not conducted at all on or near the Mainsail Apartments despite this being highlighted in the	Complete an environmental noise assessment on 17-19 Owen street	
			Multi storey unit complex on spare block of Owen and Gordon street proposed for 2022	What considerations have been made for the spare block development potentially occurring simultaneously while the school construction is occurring? There is no assessment or mention of this at all leading me to believe that none of the consultants have bothered to contact the owner to find this out. This only took me 10 minutes to find out.	
			Solar panels	I cannot see where panels are listed. Will the build use solar panelling?	
			Dust and dirt	What measures are in place to reduce dust and dirt being blown onto vehicles and towards existing residential structures and roads?	

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	Appendix 20	24	“Given the result of the assessments above, operational noise from the Multipurpose Sporting Courts is expected to meet the required criteria during the evening time (6pm – 10pm) at residential receivers if windows and doors are closed.”	Please clarify who’s windows and doors are to be closed. The buildings or the residents?	
			Operating times of facilities 0600-2200 7 days per week	These are unacceptable times for residents living nearby subjected to the increase noise due to use and traffic. It should be 0700-2100 Monday to Saturday and closed on Sunday	
			Construction times	Many people are now working from home due to Covid. I cannot locate anywhere in the documentation where an assessment of this impact on people working from home during construction times. Please outline how the build will address people working from home?	

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			Placement of the PCYC	<p>Has there been any consideration for placing this building to the eastern end of the block, rather than the western side. There are benefits including no noise complaints from residents and access to the parking at Oxley Oval. The PCYC is primarily a sporting centre which sits well with the Oxley Oval activities and the nearby beach and walking paths.</p> <p>Why does this building have to be here at all? There are many other areas where this could be placed. Given it is a sporting centre, why not place it near the proposed new town pool so people can enjoy a variety of sports at the one centre? Or at a sporting field like Tuffins Lane? It will be an eyesore and will be out of place amongst this part of town.</p> <p>Let the PCYC find another site that isn't owned by the school. The school grounds are for children to be outdoors. This is land for play, not to be taken over by a non-school entity.</p>	

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	CAPA façade		The façade directly outside the Mainsail apartments is not aesthetically pleasing.	The report references attempting to keep this building in line with other aspects of the school but to have an enormous brick wall is outdated. I would imagine that making the school look more modern is a higher priority than dumbing down of the façade to suit the other parts of the outdated facilities.	
			Consider replacing impacted residents' windows with double glazed glass & also install air conditioners	Many residents live with their windows and glass doors open enjoying the sea breezes, particularly at night. Having to have these closed due to noise negatively impacts on our ability to do this. We also won't be able to enjoy time on the balconies forcing us inside with no ventilation.	
			Is there any reason that the artists impressions in this link from 2017 (which are much nicer) have been discarded for the horrible façade proposed for the PCYC?	PCYC project on track for Port Macquarie - Australasian Leisure Management (ausleisure.com.au)	
			Is there any reason that this new bulletin indicates that the PCYC is to be located at the Eastern side of the school ground, but in this submission its at the Western end?	NBN News A NEW PCYC TO BE BUILT IN PORT MACQUARIE	
			Leslie Williams page states "the local community has been crying out for a new PCYC for years"	Can the project please provide the evidence of this	

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			"We got close to establishing one in 2012 but it wasn't supported by the then Port Macquarie-Hastings Council to have it built as part of the Regional Stadium expansion," Leslie Williams said	Can we have the reasons provided as to why the council rejected this proposal previously?	

I am not against the construction of upgrading the school amenities. I am concerned about the PCYC and believe that the "consultation" has been poor to non-existent which leads residents to feel like this is rushed and that the build is trying to railroad the residents' potential concerns. Key stakeholders are more than just the mandatory agencies such as councils and school members. There are hundreds of residents living in the immediate vicinity and judging by the Le Mer submission that I've read, and after speaking with other residents, it's clear that there is confusion and concern meaning that regardless of what your report indicates about consultation, it clearly hasn't been effective, or even occurred. Some of the assessments appear to have been 'tick boxed' to provide evidence that noise or visual impacts have been completed which is misleading. This is also in line with La Mers submission and concern.

Port News 2019 "Community consultation is a priority for PCYC NSW," Mr Teakle said & "We are committed to continuing this approach as plans progress for PCYC Port Macquarie." However, there hasn't been any consultation.

I also don't think it is acceptable to expect the average citizen to read through and comprehend all the documents.

I would suggest a meeting be called where all impacted residents can discuss their concerns and solutions. This should be held in the school MPC. I think you will find that many residents just want to be heard.