



planning consultants

## APPENDIX 3

### Mitigation Measures Table

Prepared for: School Infrastructure NSW  
May 2021

Mitigation Measures		
Environmental Impact	Mitigation Measure	Further discussion
<b>Aboriginal Cultural Heritage</b>	Prior to ground disturbance, an Aboriginal heritage management Plan (AHMP) must be developed by a heritage specialist in conjunction with the Aboriginal Stakeholders and consent Authority to provide the post-approval framework for managing Aboriginal heritage within the study area.	<b>Section 1.2</b> <b>Section 4.5.2</b> <b>Section 6.2.1</b>  <b>Appendix 10</b>
	Consultation should be maintained with the RAP's during finalisation of the assessment process and throughout the project	
	A heritage-interpretation strategy must be developed by a heritage specialist to identify the interpretive values of the study area, and specifically Aboriginal heritage values across the study area, and to provide direction for potential interpretive installations and/or devices.	
	A copy of the ACHAR should be lodged with AHIMS and provided to each of the RAPs.	
	Where the heritage consultant changes through the project, suitable hand over should be undertaken to ensure no loss or mistranslation of the intent of the information, findings and future steps in heritage management occur.	
<b>Accessibility</b>	Specific items will require further clarification at the Development Design and Construction Stages to confirm compliance with the relevant detailed access requirements within the BCA 2019 and Premises Standards	<b>Section 6.9</b>  <b>Appendix 21</b>
	Minor amendments required to comply with gradients and cross falls for new landscaping works, walkways and ramps	
	Minor amendments required to comply with door way widths and circulation spaces	
	Minor amendments to scissor ramp associated with PCYC building to prevent wheelchair users travelling outside of the boundary	
<b>Air Quality</b>	Preparation of Construction Environmental Management Plan	<b>Section 6.9</b>  <b>Appendix 29</b>
<b>Arborist</b>	An AQF level 5 arborist is to carry out preliminary non-invasive excavation and assessment to gain additional information (Root Mapping) to assist with adjustments to design plans which are major encroachments and require alterations to minimise impacts on trees proposed for retention. An addendum should suffice to allow for the alternative design.	<b>Section 6.4.1</b>  <b>Appendix 30</b>
	Additional non-invasive excavation is to be carried out by an AQF Level 5 Arborist where below grade encroachments are within the formulated Tree protection Zones of any trees that are proposed for retention. Root protection during works (AS 4373 2007 Section 4.5.4) can be carried out to reduce associated impacts. The encroachments for the top side of the ramp within the TPZ of Tree 42 or the excavation of the driveway and retaining wall under Tree 59 are identifiable areas where these excavation and protection measures will be required.	
	Tree Protection fencing is to be established to reduce the potential impacts on trees to be retained, trunk protection and Modified Tree Protection Zones that use weight displacement boarding can be utilised if additional access closer to the trees is required and a hard surface is not in place.	
	The Tree Protection Plan and Tree Protection Plan Site Diagram is to be utilised by an AQF 5 level arborist (Site Arborist) to establish and oversee all works in the Tree Protection Zones as well as assess tree health and record compliance/non-compliance at each stage of development as per Australian Standard Protection of trees on development sites AS 4970 2009	
	All Work Methodology Statements are to be assessed by the Site Arborist and are subject to approval or decline by the Site Arborist and or, governing or certifying body. If the governing body permits the arborist pruning or removing the trees is to have a minimum certificate 3 in arboriculture, the work is to take no more than 10% total foliage and not significantly alter the trees natural foliage distribution (AS 4373 2007 Section 6). All pruning work in accordance with Australian Standard Pruning of Amenity Trees AS 4373 200713; the arborist must have Workers Compensation insurance and Liability insurance with all work complying with the Amenity Tree Industry Code of Practice and the NSW Work Health and Safety Act 2011	
<b>BCA</b>	Continue to carry out review until completion of the design and prior to the issuing of the s6.28 Crown Works Certificate	<b>Section 6.9</b>

<b>Mitigation Measures</b>		
<b>Environmental Impact</b>	<b>Mitigation Measure</b>	<b>Further discussion</b>
<b>Infrastructure</b>	As the PCYC building is proposed to be part of the SSDA works it should be noted that new incoming telecommunications infrastructure will be co-ordinated to this building. This shall be via a separate application to NBN that will require dedicated conduits and pits to NBN requirements. Once the PCYC scope has been confirmed to proceed the works can commence.	<b>Section 6.9</b> <b>Appendix 15</b>
	Note that it is assumed that the fire hydrant system is required to protect the existing and refurbished buildings only. It is noted that confirmation on the existing buildings (which are not being refurbished) and their requirement to be protected is to be confirmed by the BCA consultant.	
<b>Sustainability</b>	Prepare a Risk Management Plan	<b>Section 6.7</b> <b>Appendix 23</b>
	Waste Management Plan to be implemented	
	All new lighting and HVAC systems installed in schools must have timed or sensor feedback functionality for energy conservation.	
	To manage the risk of contamination, tanks for drinking and non-drinking water use are to be designed and installed in accordance with HB 230 Rainwater Tank Design and Installation Handbook, Managing Urban Stormwater Harvesting and Reuse AS3500.	
	No rainforest timbers, or timbers from high conservation forests, are to be used unless plantation grown. Sustainable timber shall be specified for at least 95% (by cost) of all timber products used on the project.	
<b>Geotechnical</b>	Precautionary measure should be taken if excavations/ development result in the disturbance of asbestos. The CEMP should include procedures to safely handle/ manage such materials including confirmatory testing where required.	<b>Section 6.9</b> <b>Section 6.11</b> <b>Appendix 11</b>
	A preliminary waste classification of 'General Solid Waste' should be considered for excess soils excavated from within the development areas.	
	The CEMP should also include an unexpected finds protocol for the proposed development.	
	Earthworks construction procedures should be in accordance with the Australian Standard AS 3798 (2007)	
	If new trees are proposed for the site they should not be planted closer to the building than a distance equal to the mature height of the tree, as advised in AS 2870 (2011)	
<b>Heritage</b>	Investigate the listing of Building A and B on the DPIE's Section 170 Register	<b>Section 1.3.6</b> <b>Section 4.5.1</b> <b>Section 6.2.2</b> <b>Appendix 16</b>
<b>Hazardous Building Materials</b>	Removal of HBM should be undertaken by a qualified person.	<b>Section 6.9</b> <b>Appendix 35</b>
	HBM should be removed prior to any significant disturbance including from maintenance, refurbishment and demolition work	
	Targeted inspection, sampling and analysis for HBM should be considered prior to any work that may result in the disturbance of such HBM.	
	Develop a Hazardous Materials Management Plan.	
	Undertake HBM remediation and removal in controlled conditions	
	Prepare an Asbestos Management Plan	
<b>Social Impacts</b>	Prepare Detailed Construction Traffic Management Plan	<b>Section 6.9</b> <b>Appendix 27</b>
	Prepare Detailed Construction Environmental Management Plan	
	Implement a complaints and grievance register	
	Regular communication materials including newsletters and on the SINSW and HSC websites	

<b>Mitigation Measures</b>		
<b>Environmental Impact</b>	<b>Mitigation Measure</b>	<b>Further discussion</b>
<b>School Transport</b>	Further consultation with local Indigenous representatives	<b>Section 6.3</b> <b>Appendix 18</b>
	Authorised Traffic Controller to be present throughout demolition, excavation and construction stages	
	Establish a centralised Travel Plan Co-ordinator to take responsibility for the ongoing review and monitoring of the School Transport Plan	
	Lobby Council / DPIE for improved cycle connections in the broader area	
	Advocate for TfNSW to improve public transport services in response to increased development in the surrounding area	
	Review initiatives for staff to promote car-pooling	
<b>Safe Student Transfer</b>	Consider upgrading existing pedestrian refuge on Owen Street midblock between Gordon Street and Burrawan Street	
	Strictly manage delivery times to ensure minimum movements and occurrence outside of peak school hours	
<b>Active Transport</b>	SINSW School Operations Review to deliver short, medium, and long-term options to reduce or remove the frequency of trips between campuses and ensure the safety of travel for students.	<b>Section 6.3</b> <b>Appendix 17</b>
	To safely accommodate the current inter-campus trips a transfer stop is proposed to be located on Owen Street utilising the same area as the existing bus stop, on the basis that the transfer occurs outside School Bus operations.	
<b>Parking</b>	Provide 152 bicycle spaces for the school and three (3) for the PCYC	
	Provide one (1) end of trip facility. The end of trip facility is proposed in the PCYC	
<b>Construction Traffic</b>	Consider reconfiguration of parking arrangements on Church and Gordon Streets	
	Provide one accessible space on Owen Street at the main gate	
<b>Construction Traffic</b>	Convert un-restricted on-street parking spaces immediately south of the Owen Street main access to an on-street loading space	
	No on-site parking for construction contractors	
	Construction hours <ul style="list-style-type: none"> <li>• Monday to Friday: 7.00AM to 6:00PM.</li> <li>• No construction deliveries between 7:30am to 9:00am, and between 1:30pm to 3:00pm on school days.</li> <li>•   ▪ Saturday: 8.00AM to 5.00PM</li> <li>•   ▪ Sunday and Public holidays: No planned work.</li> </ul>	
	All workers and subcontractors engaged on-site would be required to complete a site induction.	
	Authorised traffic controllers to be present throughout the demolition, and construction stages of the project.	
	Forward in – forward out travel direction for construction vehicles	
	A construction fence and Class A Hoarding will be provided along the Owen Street site boundaries to provide safe pedestrian access. The hoardings will consist of a combination of timber and chain wire fencing along the remaining site boundaries, that will be maintained for the duration of the construction program.	
	Traffic control would be required to manage and regulate traffic movements into and out of the site during construction, with pedestrian priority provided during peak hour periods to maintain accessibility to public transport facilities.	
	Disruption to road users would be kept to a minimum by scheduling intensive delivery activities outside of peak network hours.	
	Supervised traffic control will be required where two-way flow is restricted over any length of the roadway, depending on the number of truck movements required and would be managed outside of peak hour vehicle and pedestrian activity.	

<b>Mitigation Measures</b>		
<b>Environmental Impact</b>	<b>Mitigation Measure</b>	<b>Further discussion</b>
	No footpath closure along Owen Street during school term due to high volumes of pedestrian movements and safety considerations within the vicinity of an operational Port Macquarie Campus.	
<b>Wind</b>	Add landscaping at the north east and south east entrances of the school in place of the removed demountable building.	<b>Section 6.9</b>
	Retain existing vegetation and proposed landscaping around CAPA as per Landscaping plans	<b>Appendix 33</b>
	Retain landscaping along Owen street to south of proposed PCYC, adjacent to MPC	
<b>Erosion and Sediment</b>	Implement erosion and sediment control plans	<b>Section 6.9</b> <b>Appendix 13</b> <b>Appendix 14</b>



## APPENDIX 4

### Statutory Compliance Tables

Prepared for: School Infrastructure NSW  
May 2021

# 1 Environmental Planning & Assessment Act – consistency with the Objects

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Proposed Development's Consistency with the Objects of the EP&A Act		
Object of the EP&A Act	Assessment	Consistent
(a) <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i>	The proposal will make use of urban zoned land for an educational establishment to service the growing residential population in the locality. The proposal will not result in significant adverse water impacts and will improve the social and economic welfare of the community.	Yes
(b) <i>To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	The proposal includes various measures aimed at minimising energy and water consumption and is considered to be consistent with the objectives of Sustainability Report ( <a href="#">Appendix 23</a> ).	Yes
(c) <i>To promote the orderly and economic use and development of land,</i>	The site is zoned for urban development and has been used as a school for nearly 60 years. The proposal will result in the orderly and economic development of the land.	Yes
(d) <i>To promote the delivery and maintenance of affordable housing,</i>	This object is not applicable to the proposal.	N/A
(e) <i>To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	The proposal is considered to have a minimal impact on native animals and plants, including threatened species, populations and ecological communities and their habitats ( <a href="#">Appendix 26</a> ).	Yes
(f) <i>To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	The proposal has been informed by detailed and involved input regarding heritage ( <b>Sections 6.2.1. and 6.2.2, and Appendix 10 and 16</b> of the Assessment).	Yes
(g) <i>To promote good design and amenity of the built environment,</i>	An Architectural Design Statement ( <a href="#">Appendix 7</a> ) has been provided which addresses good design and amenity of the built environment, as set out in <b>Section 6.1</b> of the EIS.	Yes
(h) <i>To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The design has been assessed as being capable of complying with the BCA, Australian Standards and the DDA as outlined in <b>Section 6.9</b> of the assessment and <a href="#">Appendix 21 and 22</a> .	Yes
(i) <i>To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State, and</i>	The proposed development has been assessed against the various Commonwealth and State statutes and local policies and has involved consultation with relevant levels of government.	Yes
(j) <i>To provide increased opportunity for community participation in environmental planning and assessment.</i>	The proponent has actively engaged with relevant government agencies and further consultation will be undertaken during the statutory assessment process.	Yes

## 2 SEPP 64 – Advertising and Signage

Assessment under SEPP No. 64 – Advertising and Signage	
Provision	Assessment
<b>Clause 3 – Aims, Objectives</b>	
(a) to ensure that signage (including advertising): <ul style="list-style-type: none"> <li>(i) is compatible with the desired amenity and visual character of any area, and</li> <li>(ii) provides effective communication in suitable locations, and</li> <li>(iii) is of high quality design and finish, and</li> </ul>	<p>The character of the locality in the vicinity of the Site generally consists of residential development and commercial development with supporting educational development, and open space.</p> <p>The proposed signage identifies the name of the new school at the entry, providing effective communication in a suitable location for the Owen Street frontage. The signage is of a high-quality design and will utilise a high-quality metal finish.</p>
(b) to regulate signage (but not content) under Part 4 of the Act	An assessment of the proposed signage in respect to Part 4 of the EP&A Act, in particular the relevant matters for consideration under Section 79C(1) is provided within this EIS.
(c) to provide time-limited consents for the display of advertisements in transport corridors, and	N/A
(d) to regulate the display of advertisements in transport corridors, and	N/A
(e) to ensure that public benefits may be derived from advertising in and adjacent to transport corridors.	N/A
<b>Schedule 1 Criteria</b>	
Character of the Area	<p>The character of the locality in the vicinity of the Site generally consists of a residential, commercial and coastal setting with supporting open space.</p> <p>The proposed signage is of a scale which is considered suitable for the length and height of the built form and the size of the Site and will not dominate the streetscape of Owen Street <b>Appendix 2</b>.</p> <p>The signage is of a high-quality design and will utilise a high-quality metal finish.</p>
Special Areas	The proposed signage will not detract from the amenity or visual quality of the Site.
Views and Vistas	No views or vistas will be adversely affected by the proposed signage.
Streetscape, Setting or Landscape	The proposed signs are of a scale which is considered suitable for the length and height of the entry wall, the size of the Site and the road frontages and will not dominate the streetscape of Owen Street.
Site and Building	<p>The extent of the signage is reasonable having regard to the scale and street-front distribution on the Site.</p> <p>In terms of area, the signage will comprise an almost negligible proportion of the street frontage of the site, in this case to Owen Street.</p>
Associated devices and logos with advertisements and advertising	No associated devices are proposed.
Illumination	N/A
Safety	<p>The proposed building signage will be of metal construction fixed to the entry wall. The proposed signage will have no adverse public safety concerns for pedestrians, cyclists or motorists.</p> <p>In addition, the proposed sign will not obscure or interfere with road traffic signs and signals.</p>

### 3 Port Macquarie-Hastings Local Environmental Plan 2011

Assessment against relevant provisions of LEP 2011	
Provision	Assessment
<b>Clause 1.2 Aims of Plan</b>  (2) The particular aims of this Plan are as follows— (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts, (a) to protect, conserve and sustainably manage the ecological biodiversity and natural environment of the Port Macquarie-Hastings area, (c) to manage and coordinate the orderly, equitable and economic use and development of land within the Port Macquarie-Hastings area, (d) to facilitate the provision and coordination of community services and facilities within the Port Macquarie-Hastings area, (h) to provide a land use framework for development within the Port Macquarie-Hastings area that is safe, inclusive and equitable, and caters for the housing, employment, entertainment, cultural, welfare and recreational needs of residents and visitors, (j) to identify and protect features of environmental, cultural or visual importance within the Port Macquarie-Hastings area, (k) to ensure that new urban development makes a positive contribution to the public domain and streetscape	The proposal meets the aims of the Plan through the inclusion of new Creative and Performing Arts and PCYC facilities and retention and enhancement of remnant vegetation along Owen Street.
<b>Clause 2.3</b> Zone objectives and Land Use Table  - R3 Medium Density Residential  Objectives of the R3 zone <ul style="list-style-type: none"><li>• To provide for the housing needs of the community within a medium density residential environment.</li><li>• To provide a variety of housing types within a medium density residential environment.</li><li>• To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li></ul>	The proposal will provide The NSW Department of Education with greater capacity to provide public education to the local community.  The proposed works will provide high quality learning and teaching spaces with flexible layout arrangements and durable finishes ensuring the proposal operates as a long-life, high utility and low-maintenance educational establishment.
<b>Clause 4.3</b> Height of buildings  Objectives <ul style="list-style-type: none"><li>(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,</li><li>(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,</li><li>(c) to minimise the adverse impact of development on heritage conservation areas and heritage items,</li><li>(d) to nominate heights that will provide a transition in built form and land use intensity within the area covered by this Plan.</li></ul>	The site has a maximum building height of part 19m and part 26.5m.  The proposed new works propose a maximum height of 13.88m. This height sits comfortably within the existing school setting and surrounding development.
<b>Clause 4.4</b> Floor Space Ratio  Objectives	

Assessment against relevant provisions of LEP 2011	
Provision	Assessment
<ul style="list-style-type: none"> <li>(a) to regulate density of development and generation of vehicular and pedestrian traffic,</li> <li>(b) to encourage increased building height and site amalgamation at key locations,</li> <li>(c) to provide sufficient floor space for high quality development for the foreseeable future,</li> <li>(d) to ensure that buildings are compatible with the bulk and scale of the existing and desired future character of the locality.</li> </ul>	The site has a maximum Floor Space Ratio of 1.5:1. With the new works, a Floor Space ratio of 0.327:1 is proposed.
<b>Clause 5.10</b> Heritage Conservation  Objectives <ul style="list-style-type: none"> <li>(a) to conserve the environmental heritage of Port Macquarie-Hastings,</li> <li>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</li> <li>(c) to conserve archaeological sites,</li> <li>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</li> </ul>	The site is not heritage listed and has no items or places of heritage significance. However, given the role of Port Macquarie in early European settlement of Australia, and the importance of the school in relation to the history of education pedagogy, a Statement of Heritage Impact was prepared. The SOHI provides a Statement of Heritage Impact and makes recommendations for local listings that will be considered by SINSW as part of its heritage management responsibilities.
<b>Clause 7.2 Earthworks</b>  (3) Before granting development consent for earthworks, the consent authority must consider the following matters— <ul style="list-style-type: none"> <li>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</li> <li>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</li> <li>(c) the quality of the fill or the soil to be excavated, or both,</li> <li>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</li> <li>(e) the source of any fill material and the destination of any excavated material,</li> <li>(f) the likelihood of disturbing relics,</li> <li>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</li> </ul>	Earthworks will be required for the CAPA and PCYC buildings and PCYC basement carpark. Other minor earthworks may be required for landscaping purposes. There is a drainage line that will require re-alignment due to the location and earthworks required for the PCYC (particularly for the basement carpark).
<b>Clause 7.3 Flood planning</b>  <b>Objectives</b> <ul style="list-style-type: none"> <li>(a) to minimise the flood risk to life and property associated with the use of land,</li> <li>(b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,</li> <li>(c) to avoid significant adverse impacts on flood behaviour and the environment.</li> </ul>	A Flood statement has been prepared by Northrop to confirm the site is not affected by flood.
<b>Clause 7.7 Airspace operations</b>  (2) Before determining a development application for development to which this clause applies, the consent authority— <ul style="list-style-type: none"> <li>(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction</li> </ul>	JHA has confirmed in the Noise and Impact Assessment the site is not impacted by aircraft noise. <b>Appendix 20</b>

Assessment against relevant provisions of LEP 2011	
Provision	Assessment
<b>Clause 7.13 Essential Services</b>  Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable road access.	An infrastructure Delivery Plan has been prepared by JHA <b>Appendix 15</b> which indicates that essential services are currently available to the site and available for future use for the proposed development. Some upgrades will be required, however, to be detailed after further correspondence with utility providers.

## 4 Port Macquarie-Hastings Development Control Plan 2013

Assessment against Relevant Provisions of Port Macquarie-Hastings DCP 2013			
Provision	Assessment	Consistent	
<b>Part B1: Advertising and Signage</b>	<p>Objective</p> <ul style="list-style-type: none"> <li>• To ensure that signage: <ul style="list-style-type: none"> <li>– is compatible with the desired amenity and visual character of an area, and</li> <li>– is of high-quality design and finish, and</li> <li>– does not dominate the streetscape, and</li> <li>– does not add to proliferation of signage, and</li> <li>– does not obscure or limit the view of motorists or pedestrians, and</li> <li>– does not reduce the safety of pedestrians, cyclists or vehicles using public roads or footpaths</li> <li>– does not include directions to traffic (such as turn left now or wrong way), and</li> <li>– does not imitate official regulatory signage or be capable of being confused with regulatory signage,</li> <li>– does not adversely affect the amenity of residential properties.</li> </ul> </li> </ul>	<p>The proposed school identification sign is mounted to the entry wall and is located wholly within the boundary of the school.</p> <p>The signage comprises 3 lines of lettering 'HASTINGS SECONDARY COLLEGE PORT MACQUARIE CAMPUS' at 300mm high with a depth of 100mm., however does not impede any walkways, access or landscaping.</p> <p>No lighting of the sign is proposed.</p>	Yes
<b>Part B2 Environmental Management</b>			
<b>Waste Management and Minimisation</b>	<p>Objective</p> <ul style="list-style-type: none"> <li>• To reduce waste to landfill</li> <li>• To maximise source separation of general waste, recycling and food and garden organics</li> <li>• To establish standard provisions for determining waste management requirements in developments</li> <li>• To embed sustainable and effective waste management practices at events</li> <li>• To ensure developments are designed with adequate storage, access and management of waste</li> <li>• To embed circular economy principles by supporting the minimization of waste and promoting the continual use of resources</li> </ul> <p>Development Provisions</p> <p>a) Development must comply with Council's Developments, Public Place &amp; Events - Waste Minimisation and Management Policy.</p>	<p>A Construction Waste Management Plan (CWMP) (<b>Appendix 24</b>) and an Operational Waste Management Plan (OWMP) (<b>Appendix 25</b>) have been prepared by Elephants Foot. The Plans identify the likely waste streams to be generated during the construction and operation phases of the development.</p> <p>The Waste Management Plans outline measures to avoid the generation of unnecessary waste, minimise the volume of waste to be collected, and recycle, reuse and recover waste generated by the proposed works.</p>	
<b>Cut and Fill Regrading</b>	<p>Objective</p> <ul style="list-style-type: none"> <li>• To ensure that design of any building or structure integrates with the topography of the land to: <ul style="list-style-type: none"> <li>– Minimise the extent of site disturbance caused by excessive cut and fill to the site.</li> <li>– Ensure there is no damage or instability to adjoining properties caused by excavation or filling.</li> <li>– Ensure that there is no adverse alteration to the drainage of adjoining properties.</li> <li>– Ensure the privacy of adjoining dwellings and private open space are protected.</li> <li>– Ensure that adequate stormwater drainage is provided around the perimeter of buildings and that overflow paths are provided.</li> </ul> </li> </ul> <p>Development Provisions</p> <p>a) Development shall not exceed a maximum cut of 1.0m and fill of 1.0m measured vertically above the</p>	<p>Cut and fill is required for both the CAPA and PCYC.</p> <p>The CAPA requires:</p> <ul style="list-style-type: none"> <li>• Cut: 110m<sup>3</sup></li> <li>• Fill: 700m<sup>3</sup></li> <li>• Balance: 590m<sup>3</sup> fill</li> <li>• Max fill depth: 1.4m</li> <li>• Max Cut depth: 2m</li> </ul> <p>The PCYC requires about of approximately 2000m<sup>3</sup> predominantly to meet the parking requirements associated with the facility.</p> <p>The cut and fill exceed the maximum 1m, however the topography of the site should be considered when assessing the cut/ fill required</p>	Refer to assessment column

Assessment against Relevant Provisions of Port Macquarie-Hastings DCP 2013		
Provision	Assessment	Consistent
ground level (existing) at a distance of 1.0m outside the perimeter of the external walls of the building (This does not apply to buildings where such cut and fill is fully retained within or by the external walls of the building).	for the CAPA and the inclusion of a basement parking for the PCYC.	
<b>B3 Hazards Management</b>		
<b>Airspace Protection</b> Objective <ul style="list-style-type: none"><li>• To minimise risk of obstacles to aircraft such as bird strike</li></ul> <b>Development Provisions</b> a) Development shall not result in emission of airborne particulate or produce a gaseous plume with a velocity exceeding 4.3m per second that penetrates operational airspace. Refer Manual of Standards Part 139 – Aerodromes, Civil Aviation Safety Authority.	N/A - The proposal is not located within operational airspace.	N/A
<b>Part B4 Transport, Traffic Management, Access and Car Parking</b>		
<b>Parking Provision</b> Objective <ul style="list-style-type: none"><li>• To ensure adequate provision is made for off-street parking commensurate with volume and turnover of traffic likely to be generated by the development.</li><li>• To ensure no adverse impacts on traffic and road function.</li></ul> <b>Development Provision</b> a) Off-street Parking is provided in accordance with Table 3 of the DCP (shown under traffic generating development) b) Where a proposed development does not fall within any of the listed definitions, the provision of on-site parking shall be supported by a parking demand study. c) Where a proposed development falls within more than one category Council will require the total parking provision for each category	A Traffic Assessment and Preliminary Student Transport Plan are provided at <b>Appendix 17 and 18</b> which details the current and proposed parking arrangements.  The provision of 19 new parking spaces and 2 minibus spaces are proposed for the PCYC. No on-street parking is currently provided or proposed for the College as the student numbers are not predicted to grow beyond current levels	Refer to assessment column
<b>Parking Layout</b> Objective <ul style="list-style-type: none"><li>• Parking areas and access-ways are easy and safe to use by vehicles and pedestrians without conflict.</li></ul> a) Visitor and customer parking shall be located so that it is easily accessible from the street.  d) Parking design and layout is provided in accordance with AS/NZS 2890.1 - Parking facilities - Off-street car parking and AS 2890.6 - Off-street parking for individuals with a disability and AS/NZS 2890.2 - Parking facilities - Off-street commercial vehicle facilities.	A Traffic Assessment and Preliminary Student Transport Plan are provided at <b>Appendix 17 and 18</b> which details the current and proposed parking arrangements.  The proposed carpark for the PCYC has been designed to meet the relevant standards.	Refer to assessment column
<b>Traffic Generating Development</b> Objective Developments that generate significant levels of traffic are referred to the Roads and Maritime Services for consideration.  <b>Development Provisions</b> a) Traffic Generating Development as defined under SEPP (Infrastructure) 2007 is referred to Roads and Maritime Services. (Refer to Clause 104 and Schedule 3 of the SEPP).	A Traffic Assessment and Preliminary Student Transport Plan are provided at <b>Appendix 17 and 18</b> which details the current and proposed parking arrangements.	Refer to assessment column

<b>Assessment against Relevant Provisions of Port Macquarie-Hastings DCP 2013</b>		
<b>Provision</b>	<b>Assessment</b>	<b>Consistent</b>
<p><i>Table 3: Car Parking Requirements</i></p> <p><i>Educational Establishments (schools)</i> 1 per staff member + 1 per 8 students [Year 12 students] + 1/30 students for visitors. Adequate bus pickup/set down area provided + delivery/service vehicle area.</p> <p>Gym – 7.5 spaces per court</p>		
<b>B5 Social Impact and Crime Prevention</b>		
<p><b>Social Impact Assessment</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To ensure adverse impacts are identified and mitigation or avoidance measures are adopted to minimise or eliminate social impact on individuals and the community.</li> </ul> <p><b>Development Provisions</b></p> <p>a) A social impact assessment shall be submitted in accordance with the Council's Social Impact Assessment Policy</p>	<p>A Social Impact Assessment is provided at <b>Appendix 27</b></p>	Yes
<p><b>Crime Prevention</b></p> <p><b>Objective</b></p> <p>Development should be designed to deter crime and vandalism and facilitate:</p> <ul style="list-style-type: none"> <li>– personal and property security;</li> <li>– casual surveillance of public areas;</li> <li>– activity and interaction within public spaces and movement networks</li> </ul> <p><b>Development Provisions</b></p> <p>a) The development addresses the generic principles of crime prevention:</p> <ul style="list-style-type: none"> <li>– Casual surveillance and sightlines;</li> <li>– Land use mix and activity generators;</li> <li>– Definition of use and ownership;</li> <li>– Basic exterior building design;</li> <li>– Lighting;</li> <li>– Way-finding; and</li> <li>– Predictable routes and entrapment locations;</li> <li>– as described in the Crime Prevention Through Environmental Design (CPTED) principles.</li> </ul>	<p>The proposal has been designed in accordance with the CTPED Principles.</p> <p>A CPTED Assessment has been provided in <b>Appendix 34</b></p>	Refer to assessment column
<b>Part D2 Port Macquarie East</b>		
<p><b>Building Height</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• To provide for finer grain neighbourhood level guidance in assessment of building heights under the local environmental plan, ensuring development responds to the desired scale and character of the street and precinct.</li> <li>• To reduce the visual impact of buildings on coastal views from the public domain.</li> <li>• To encourage buildings that are not overbearing on adjacent open space.</li> </ul> <p><b>Development Provisions</b></p> <p>a) Buildings do not exceed the maximum height of buildings shown in the local environmental plan maps.</p> <p>c) Where buildings exceed three storeys, the upper storey is set back from the front facade of the building by three metres.</p>	<p>The proposed new works have a maximum building height of 13.88m and are in keeping with the character of the local area.</p>	Yes

Assessment against Relevant Provisions of Port Macquarie-Hastings DCP 2013		
Provision	Assessment	Consistent
<p><b>Streetscape and Front Setbacks</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>• Front setbacks are to provide adequate open space for landscaping, visual and acoustic privacy.</li> <li>• To provide a streetscape that is consistent and complementary to existing development.</li> </ul> <p><b>Development Provisions</b></p> <ul style="list-style-type: none"> <li>a) In an established street, the primary setback should be within 20% of the average setback of the adjoining buildings in a R1 General Residential zone.</li> <li>b) A minimum setback of 3.0m is required from all street frontages in a R3 Medium Density Residential and R4 High-Density Residential zone.</li> </ul>	<p>Due to existing development on site, and widths required for building separation and walkways, the proposed CAPA building is 2.8m.</p> <p>The PCYC is compliant with the minimum 3m setback.</p>	See assessment column



YOUNDALE STRUDWICK & CO PTY LTD  
P.O. Box 491  
Chatswood 2057

ABN: 23 519 493 925  
GPO Box 15  
Sydney NSW 2001  
DX 17 SYDNEY  
P: 02 8776 3575  
W: [www.nswlrs.com.au](http://www.nswlrs.com.au)

**Date: 11/2/2021**

**PLAN REGISTRATION NOTICE**

THE UNDERMENTIONED PLAN WAS REGISTERED ON 11/2/2021

PLAN NUMBER: DP1270315

YOUR REFERENCE: 5819-DP

REGISTRAR GENERAL

M.G.A.

WILLIAM STREET

MARITIME LANE

SP72688

CHURCH STREET

OWEN

SHEET 2

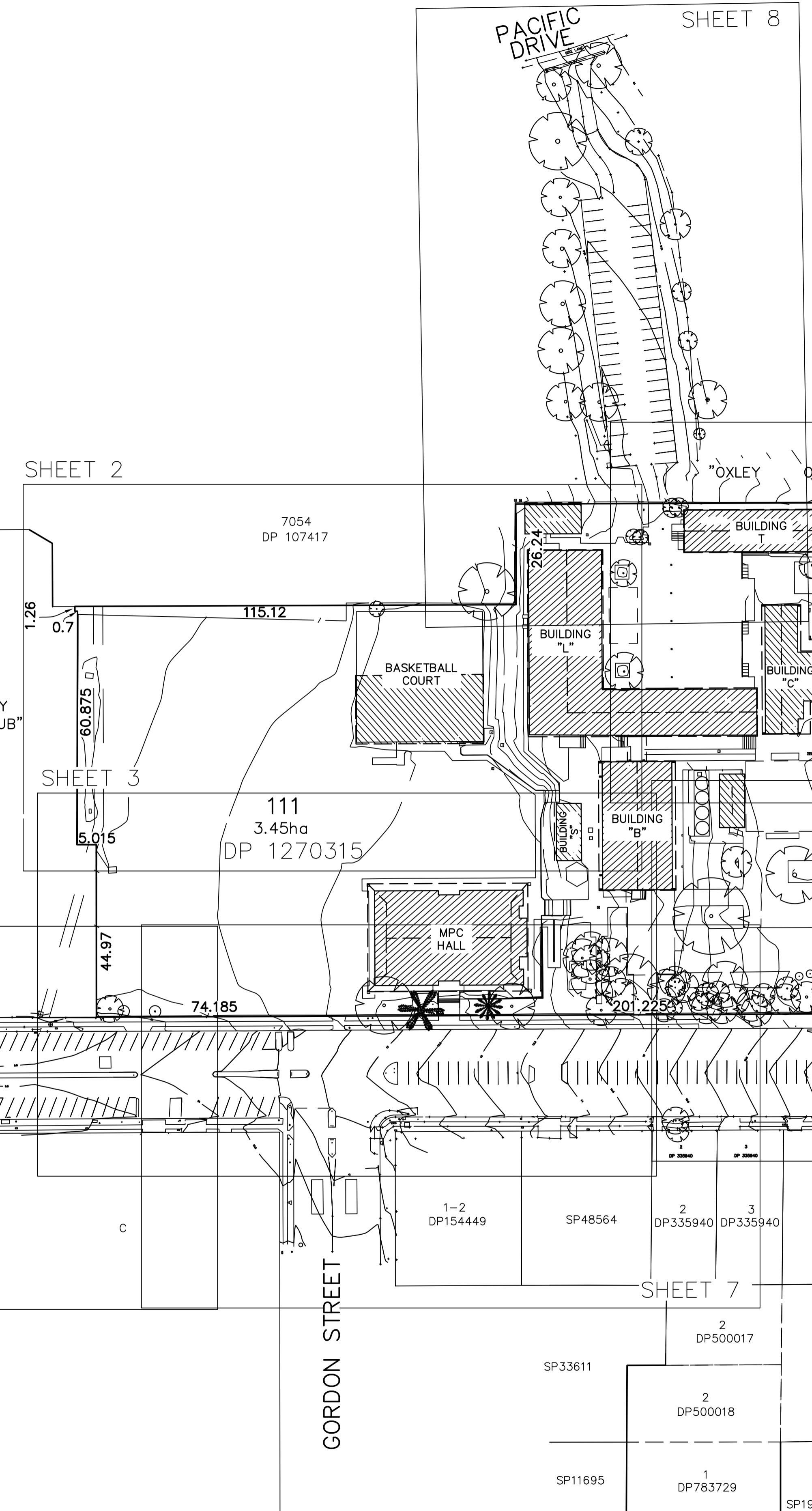
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BOWLING CLUB"

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7. (A) APPROXIMATE LOCATION OF EASEMENT FOR DRAINAGE 2.44 WIDE (M8557-666)

DATE	REVISIONS	P.Y. P.Y.
02/03/21 21/10/20	ADDITIONAL DETAIL ADDED EASEMENT FOR DRAINAGE ADDED	BY

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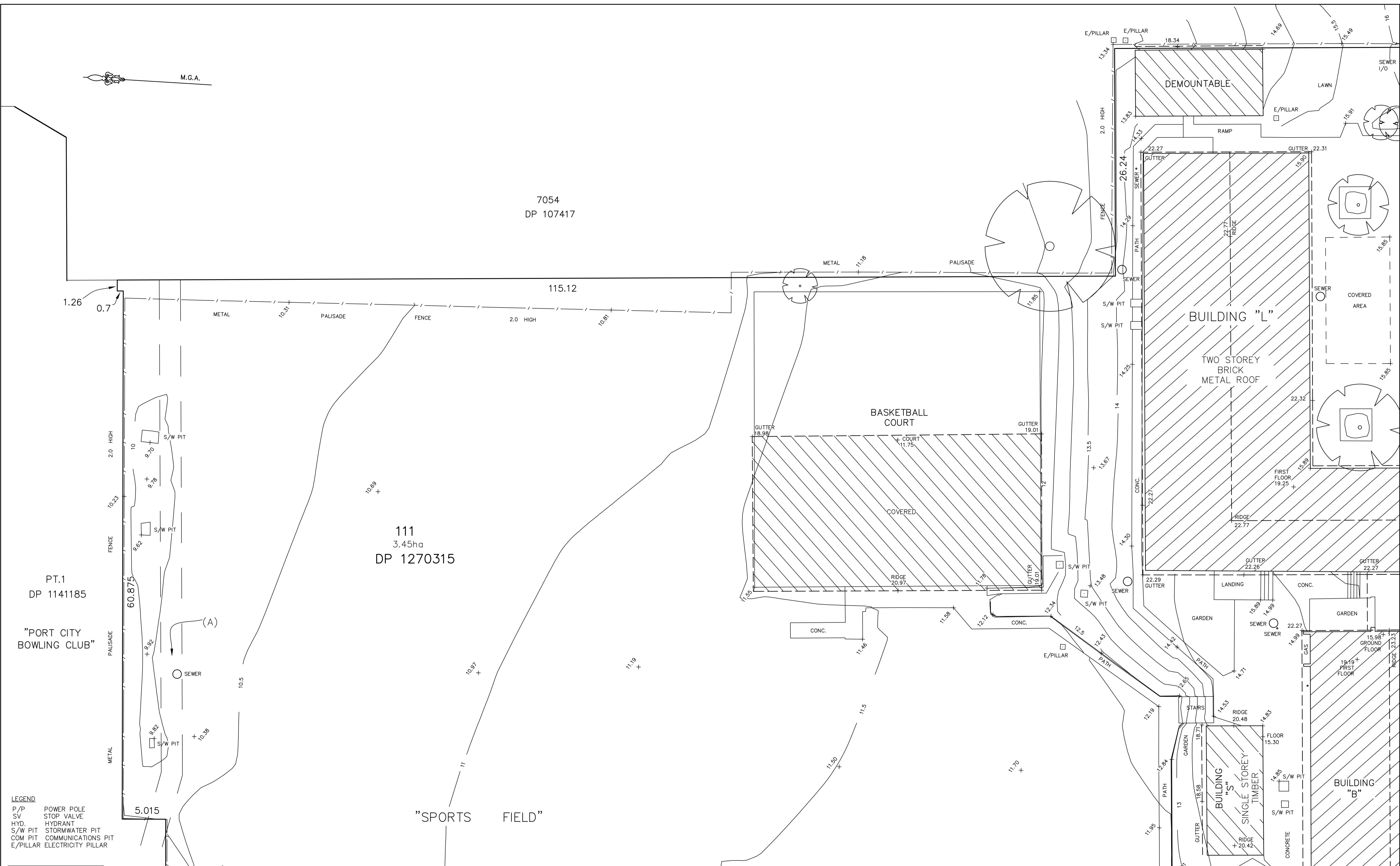
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Email: [enquiries@yscogeomatics.com.au](mailto:enquiries@yscogeomatics.com.au)  
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IN THE PORT MACQUARIE-HASTINGS LGA

DRAWN: 9TH DECEMBER 2019	CHECKED: M.B.	SCALE: 1:800 @ A1	DATUM: A.H.D.	REFERENCE: 5819/2B SHT 1 OF 8
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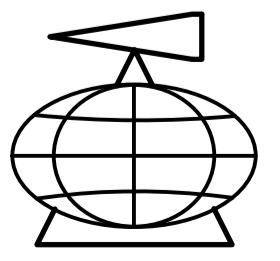
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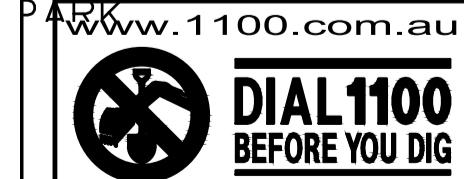
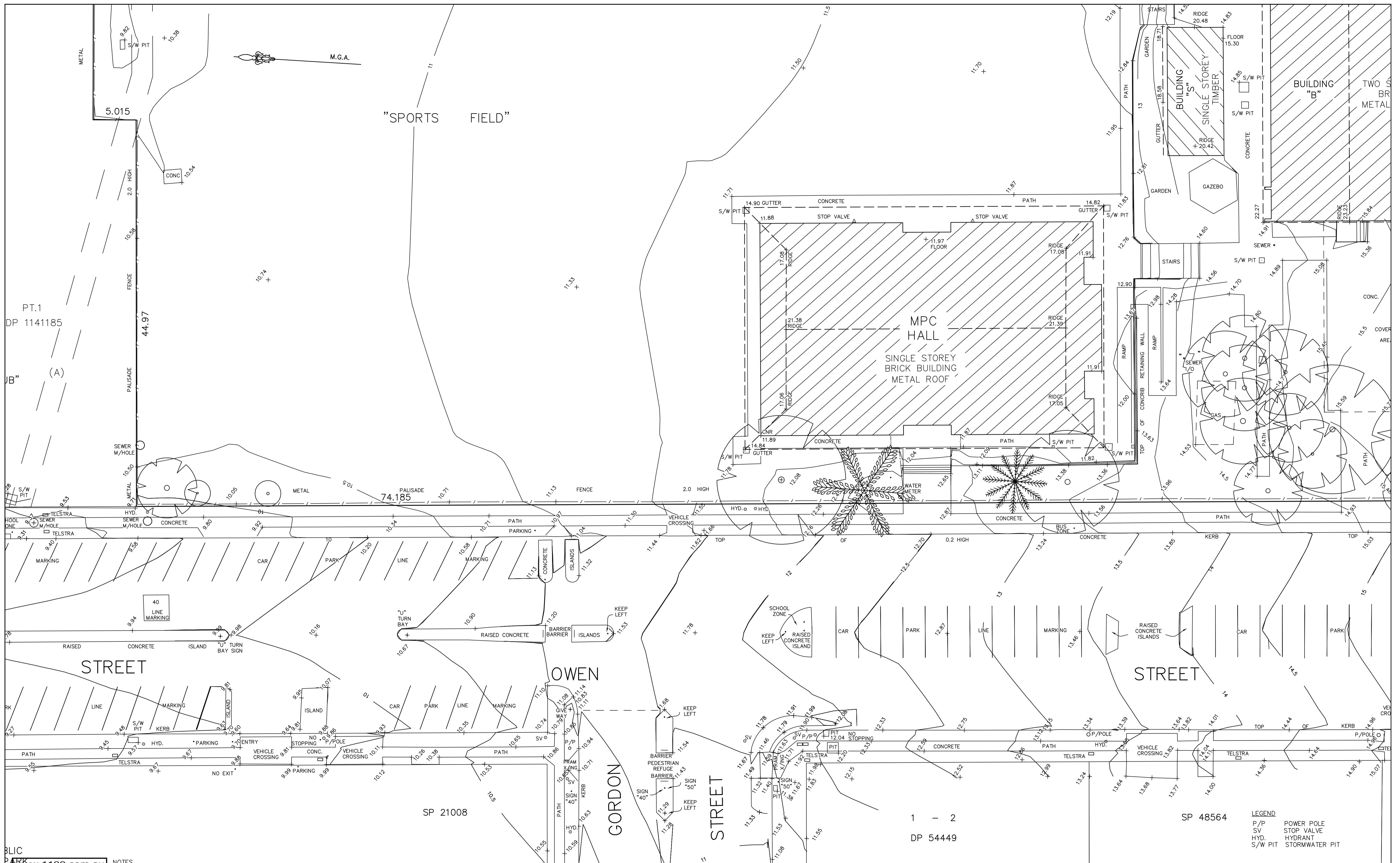


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SUITE 4, 114 HAMPDEN ROAD, ARTARMON, 2064  
PH: (02) 94198222  
Email: enquiries@yscogeomatics.com.au  
Website: www.yscogeomatics.com.au  
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DATE	ADDITIONAL DETAIL ADDED 21/10/20 EASEMENT FOR DRAINAGE ADDED	P.Y. P.Y.	BY

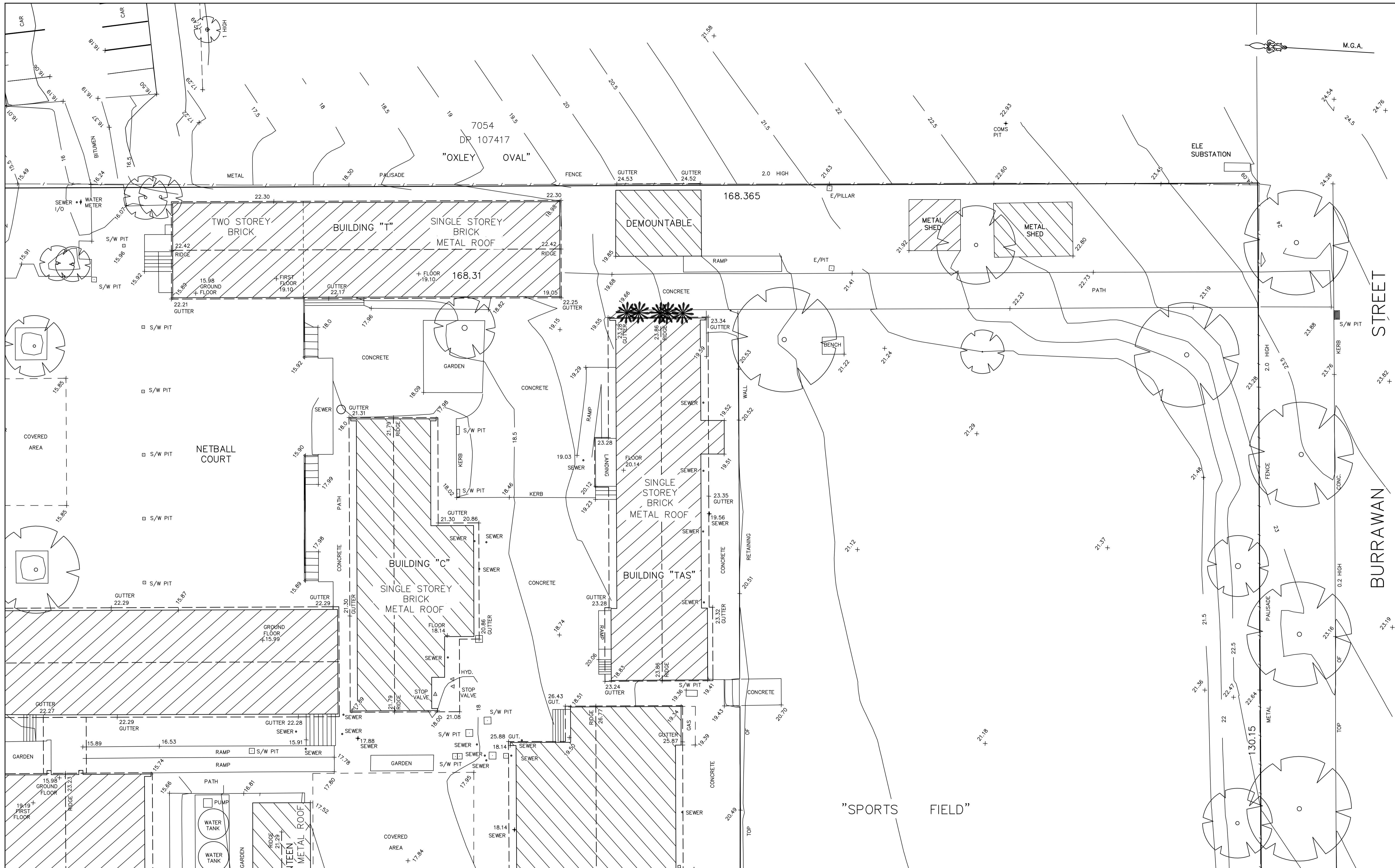
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SHT 3 OF 8

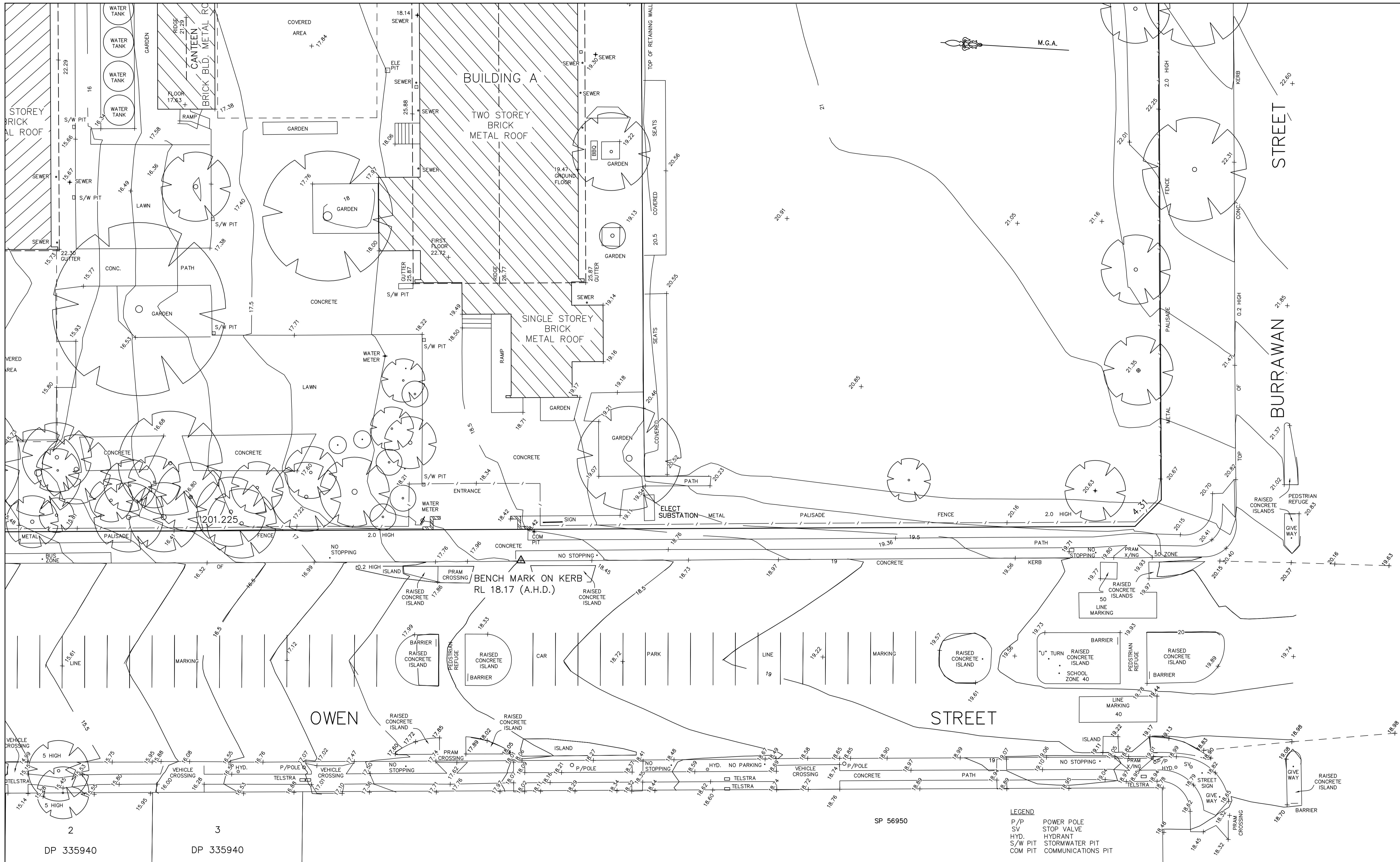


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DIAL BEFORE YOU DIG  
SHOULD BE CONTACTED  
PRIOR TO ANY EXCAVATION ON SITE

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THE SPREAD OF EACH TREE IS INDICATIVE ONLY AND CANNOT  
BE SHOWN ACCURATELY WITHOUT VERY DETAILED FURTHER SURVEY.  
THE SHAPE AND SIZE OF SPREAD OF THE TREE MAY VARY DUE TO  
LACK OF UNIFORMITY OF THE BRANCHES, TRUNK AND OTHER REASONS.

1. SPOT LEVELS SHOWN THUS: + 36.15
2. CONTOURS SHOWN THUS: - 36.5
3. CONTOUR INTERVAL 0.5 METRE
4. SIGNIFICANT TREES SHOWN THUS:
5. BOUNDARY INFORMATION HAS BEEN COMPILED FROM INFORMATION SHOWN ON PLANS ON PUBLIC RECORD AT THE N.S.W. LAND REGISTRY SERVICES.
6. BOUNDARIES PLOTTED ARE ACCURATE FOR D.A. PURPOSES. BOUNDARIES SHOULD BE MARKED ON THE GROUND PRIOR TO ANY FURTHER DEVELOPMENT OF THE LAND.

DATE	REVISIONS	BY
02/03/21 21/10/20	ADDITIONAL DETAIL ADDED EASEMENT FOR DRAINAGE ADDED	P.Y. P.Y.

**YSICO GEOMATICS**  
**LAND RESOURCE CONSULTANTS**

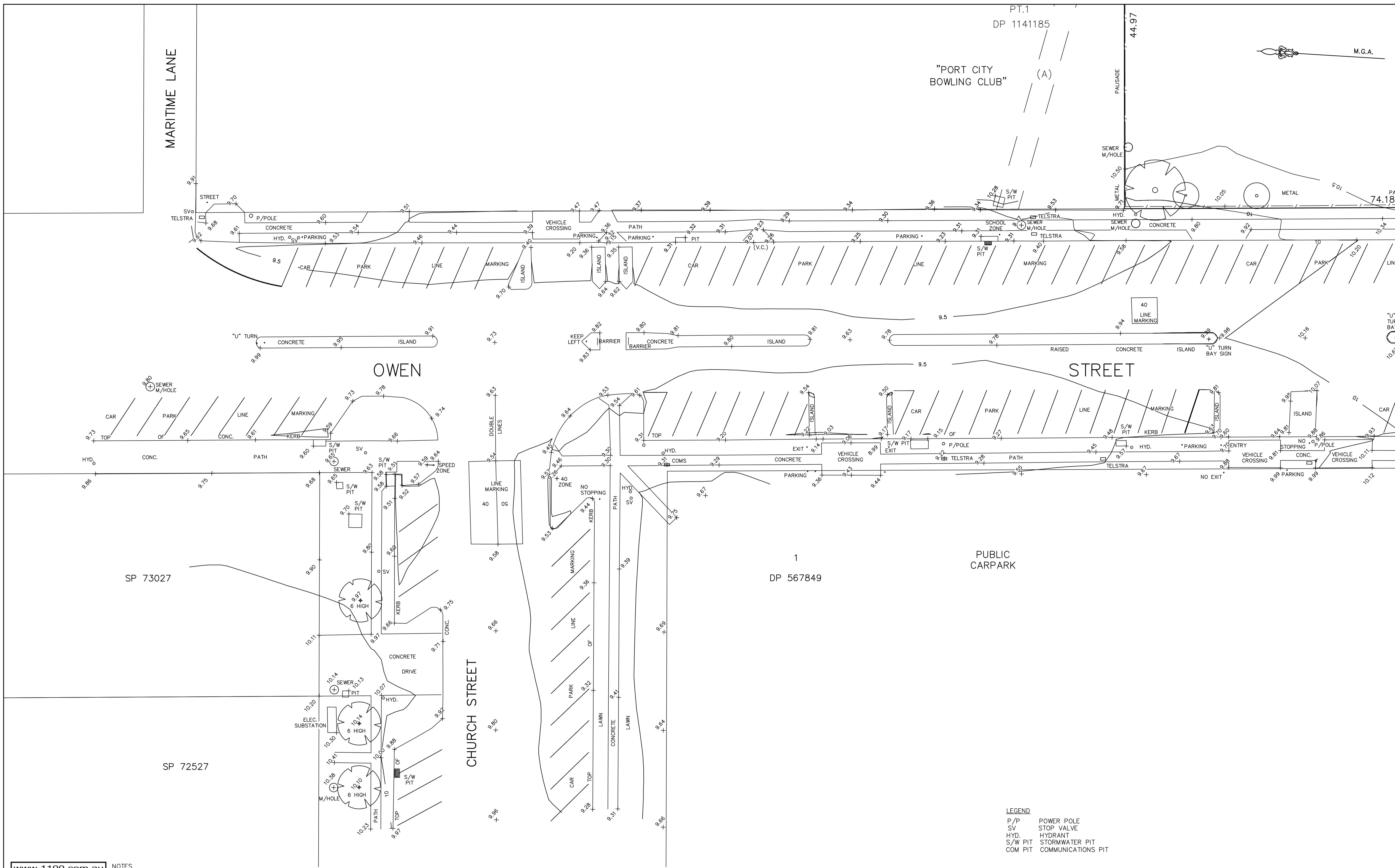
Suite 4, 114 HAMPDEN ROAD, ARTARMON, 2064  
PH: (02) 94198222  
Email: [enquiries@yscogeomatrics.com.au](mailto:enquiries@yscogeomatrics.com.au)  
Website: [www.yscogeomatrics.com.au](http://www.yscogeomatrics.com.au)  
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GEOMATIC ENGINEERING  
LAND & ENGINEERING SURVEYING  
PROJECT MANAGEMENT  
SOIL AND WATER MANAGEMENT  
ENVIRONMENTAL PLANNING & DESIGN

PLAN SHOWING DETAIL & LEVELS AT  
HASTINGS SECONDARY COLLEGE, PORT MACQUARIE  
CAMPUS. CORNER OF OWEN & BURRAWAN STREETS  
IN THE PORT MACQUARIE-HASTINGS LGA

DRAWN: 9TH DECEMBER 2019  
CHECKED: M.B.  
SCALE: 1: 200 @ A1  
DATUM: A.H.D.  
REFERENCE: 5819/2B  
SHT 5 OF 8



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**NOTES**

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7. (A) APPROXIMATE LOCATION OF EASEMENT FOR DRAINAGE 2.44 WIDE (M8557-666)

DATE	ADDITIONAL DETAIL ADDED 21/10/20 EASEMENT FOR DRAINAGE ADDED	P.Y. P.Y.	BY

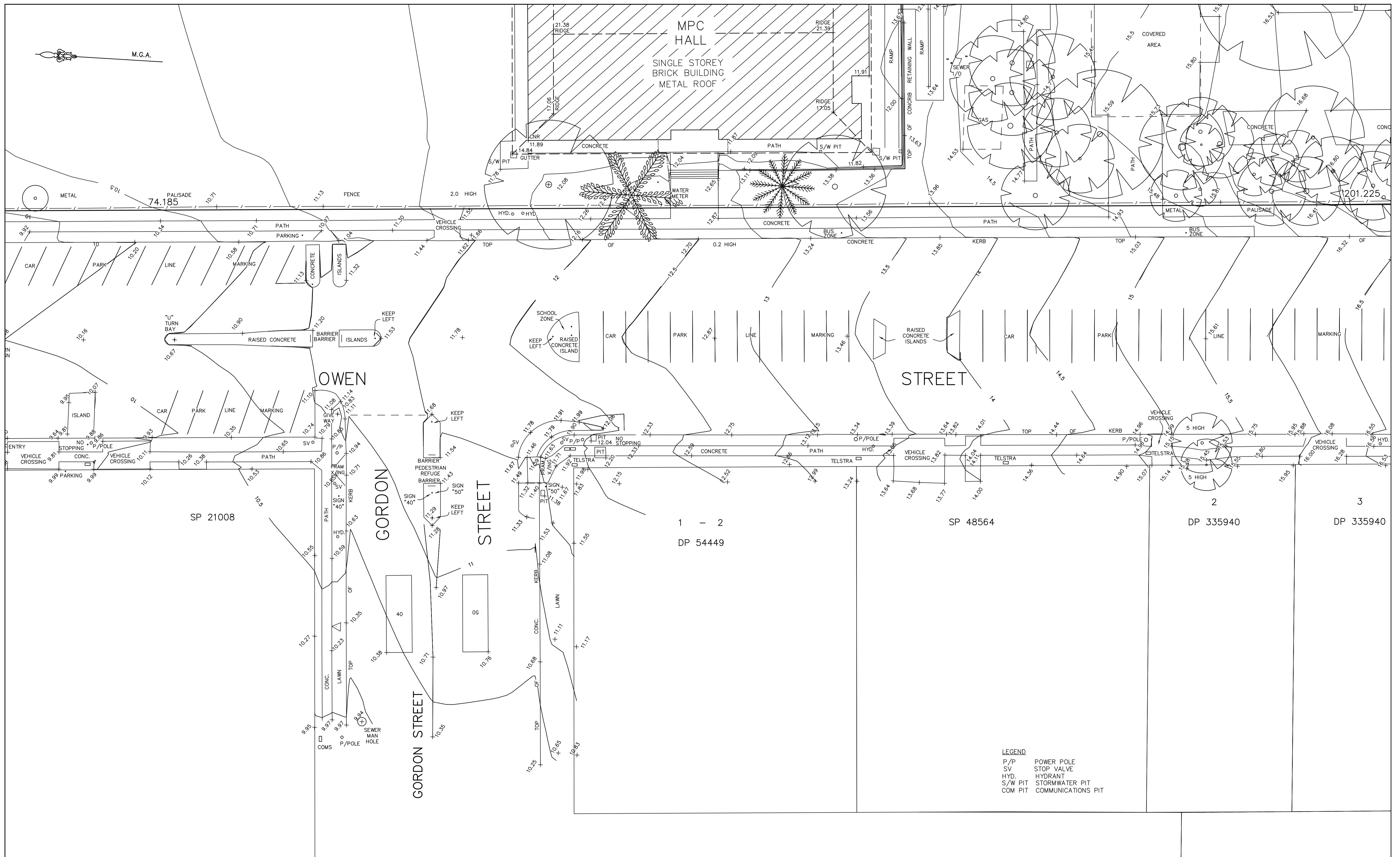
**YSICO GEOMATICS**  
**LAND RESOURCE CONSULTANTS**

Suite 4, 114 HAMPDEN ROAD, ARTARMON, 2064  
PH: (02) 94198222  
Email: enquiries@yscogeomatrics.com.au  
Website: www.yscogeomatrics.com.au  
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DRAWN: 9TH DECEMBER 2019	CHECKED: M.B.	SCALE: 1: 200 @ A1	DATUM: A.H.D.	REFERENCE: 5819/2B SHT 6 OF 8
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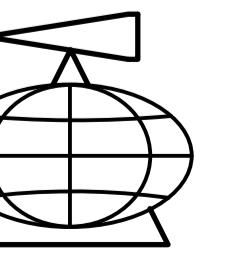
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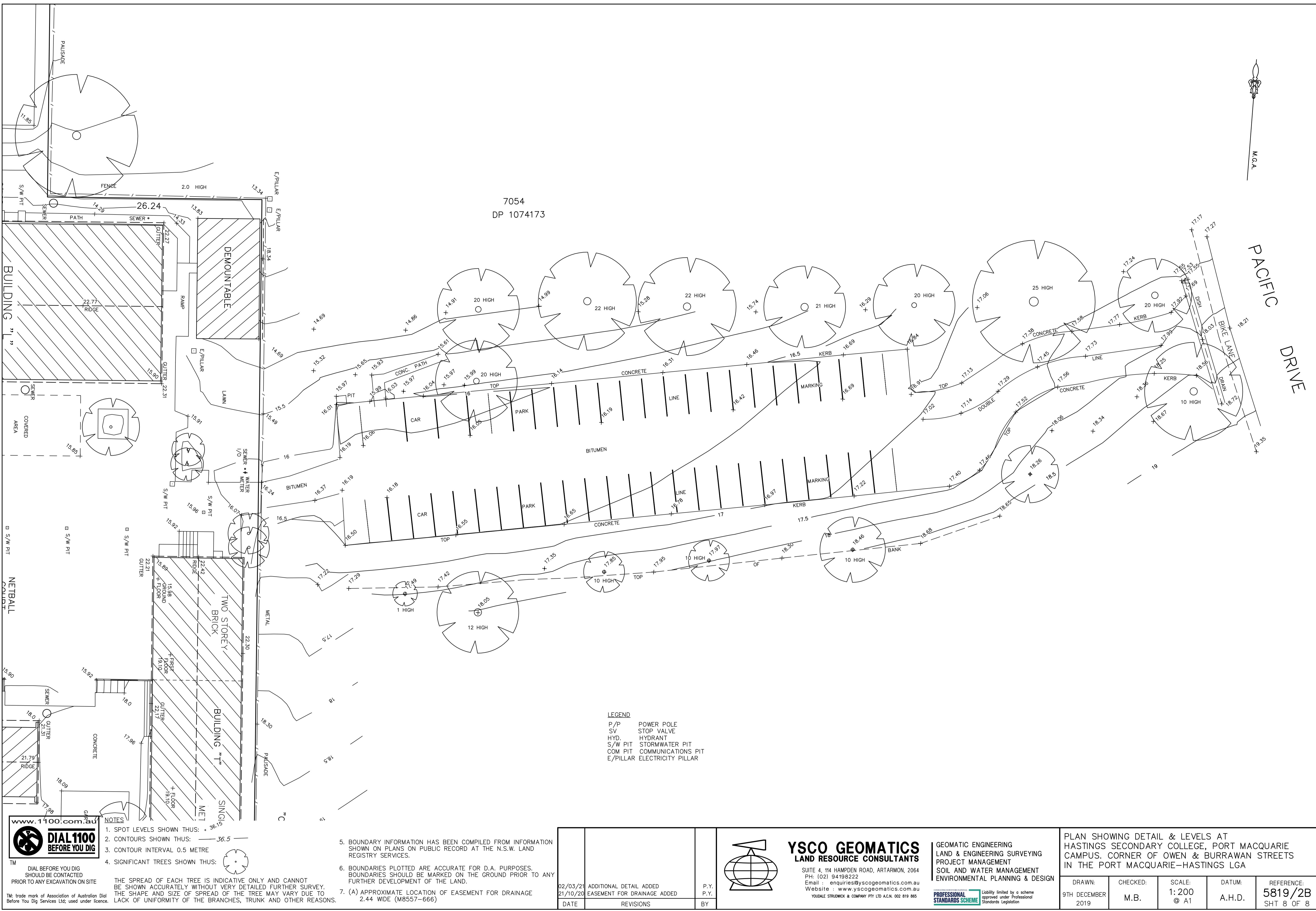
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# Hastings Secondary College - Port Macquarie Campus - External

planning consultants



Photo 1: Port City Bowling Club - Owen St Parking



Photo 2: Owen St Parking & adjacent development



Photo 3: Owen St Pedestrian refuge & existing MPC Hall



Photo reference



Photo 4: Burrawan Street



Photo 5: Eastern boundary & development to north of site



Photo 6: view from Pacific Drive



# Hastings Secondary College - Port Macquarie Campus - Internal

planning consultants



Photo 1: Building A



Photo 2: Building A southern side



Photo 3: Building L



Photo 4: Building L



Photo 5: MPC & adjacent development



Photo 6: Existing walkway from MPC

