

# Hunter & Central Coast Regional Planning Panel

Kick-off meeting for Regionally Significant Development  
Alterations and additions to Irrawang High School

# Hunter & Central Coast Regional Planning Panel

**Date:** 4 April 2023

**Proposal:** Alterations and additions to an existing educational establishment

**DA No.:** 16-2023-42-1

**Applicant:** School Infrastructure NSW  
c/o Barr Planning

**Developer:** School Infrastructure NSW

# Site Context

**Address:** 80 Mount Hall Road, Raymond Terrace (Lot 2 DP 584122)

**Area:** ~5ha

**Zoning:** R2 Low Density Residential under Port Stephens Local Environmental Plan (PSLEP) 2013

**School Established:** 1983

**Staff:** 69 FTE

**Students:** Total approx. 1006 including 232 Senior students



*Subject site within the existing locality*

# Proposed Development

- Demolish existing carparking to establish a support drop-off bay
- Construct a new two storey permanent building to provide additional support and general learning areas (GLAs)
  - Height: 11.4m (26.4% variation to the height limit)
- Upgrade student and staff amenities
- Removal of 19 trees
  - 0.16ha of native vegetation)



*Architects impression of proposed student learning hub*

# Proposed Development

- Erection of internal covered walkways
- Construction of new feature entry and covered walkway
- Construction of an extension and internal refurbishment to the existing library.



*Proposed new entry feature*



*Civic area between student learning hub  
and refurbished library*

# Proposed Development



*View of student learning hub from Mount Hall Road*

# Specialist reports and investigations

- Architectural Plans
- Cost Estimate
- Traffic and Parking Impact Assessment
- Stormwater Management Report and Plans
- Crime Prevention Through Environmental Design
- Hunter Water Stamped Plans
- Section 50 Development Assessment
- Arborist Report
- Erosion and Sediment Control Plan
- Cut and Fill Plan
- Survey Plan
- BCA Report
- Accessibility Assessment Report
- Clause 4.6 Variation Report
- Design Statement (Schedule 8 – SEPP Transport and Infrastructure)
- Waste Management Plan (Construction and Operational)
- Geotechnical Investigation
- Aboriginal and Historical Heritage Due Diligence Assessment
- Targeted Environmental Site Assessment
- Acoustic Report
- Landscape Plan
- Streamline Biodiversity Development Assessment Report
- Sustainable Development Plan
- Swift Parrot Design Statement
- Preliminary Construction Management Plan

# Pre-DA and Stakeholder Consultation

## Pre-DA: 5 December 2022

- Strategy to address tree / vegetation / habitat removal etc and offset strategy
- Strategy for addressing DCP Car parking requirements
- Clause 4.6 for height exceedance of Leaning Hub building
- Confirmation of supporting technical reports required to support application
- Road Reserve from Benjamin Lee Drive (opening the Northern access for pedestrians)

## SINSW Stakeholder Consultation

- Regular distribution of project updates and works notification to school community and neighbours
- Regular updates to School Infrastructure website with latest project status and information.
- Information session organised for the proposed upgrade works in September 2022.
- Regular Project Reference Group meetings which includes representative from the school's P&C

# Issues for further consideration

## Car Parking Matters

The project requires the demolition of 40 existing car parking spaces to facilitate the provision of the new support drop-off bay accessible access. This will link to new footpath and covered walkway to ensure accessible access to new learning and support unit

Currently provided on site: 109 parking spaces

PSDCP parking rates require:

- 1 space per employee: 69 staff spaces
- + 1 car per 8 senior student: 29 spaces

Total required: 98 parking spaces

Deficit for student parking only 29 parking

## Proposal

Project analysis as per TIA:

- 69 Staff 69 Spaces
- 75 senior student likely to drive 9 spaces

Deficit for student parking only

Total to be provided: 69 parking spaces,

# Issues for further consideration

## Tree Removal Matters

- Proposed development includes the removal of 19 trees (0.16ha)
- Compensatory Planting for Swift Parrot and Koala required
- Ratios for offset planting to be determined with Council
- SBDAR to be withdrawn and an Ecological Assessment Report (EAR) submitted to address the requirements of Biodiversity Conservation Regulations (7.3(4) with regards to exemption for residential zoned land

## Proposal

- Swift Parrot Collision Threat Statement prepared. Architectural mitigation measures include:
  - new Learning Hub Building positioned below tree canopy
  - Glass specified as low-reflectivity(0-10%) external reflectance
  - West facing windows (closest to existing trees) to incorporate vertical louvre blades to shade glass
- Compensatory planting in a 1:1 ratio with mature koala feed trees.

# Issues for further consideration

## Acoustic Matters

- Proposed buildings designed to ensure the acoustic criteria are achieved and students will not be adversely affected by road noise.
- Current external noise sources including PA and bells are not proposed to change

## Proposal

- Construction Noise – mitigations to protect on-site receivers, adjoining residents etc.