

15 January 2024

Occupier of land adjoining Hunter River High School

Dear neighbour,

Notification of Development – Upgrades at Hunter River High School under Part 5 of the Environmental Planning and Assessment Act 1979

School Infrastructure NSW (SINSW) intends to undertake upgrades at Hunter River High School, located at 36 Elkin Ave, Heatherbrae, in accordance with the 'development permitted without consent' provisions under section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP). SINSW is required to assess the environmental impacts of the proposal in a Review of Environmental Factors (REF) in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979* and the environmental considerations outlined in section 171 and section 171A of the *Environmental Planning and Assessment Regulation 2021*.

The following activity is proposed to be assessed in the REF:

- New administration building (Block X).
- New learning hub building (Block Z).
- Ancillary works (including tree removal, covered walkways, landscaping, in-ground services, and the like).

Please refer to the attached Site Plan, which shows the proposed activities.

Relative to sections 3.38(2)(a) and (b) of the T&I SEPP, this development notification letter has been provided to the occupiers of adjoining land who have 21 days from the date of this letter to provide comment on the proposed development for consideration by SINSW in the preparation of the REF.

Further information regarding the project can be found at

www.schoolinfrastructure.nsw.gov.au/projects/h/hunter-river-high-school-upgrade.html.

Should you wish to make a submission, please forward any responses within 21 days to schoolinfrastructure@det.nsw.edu.au.

Yours sincerely

Mina Gadelrab
Project Director
School Infrastructure NSW

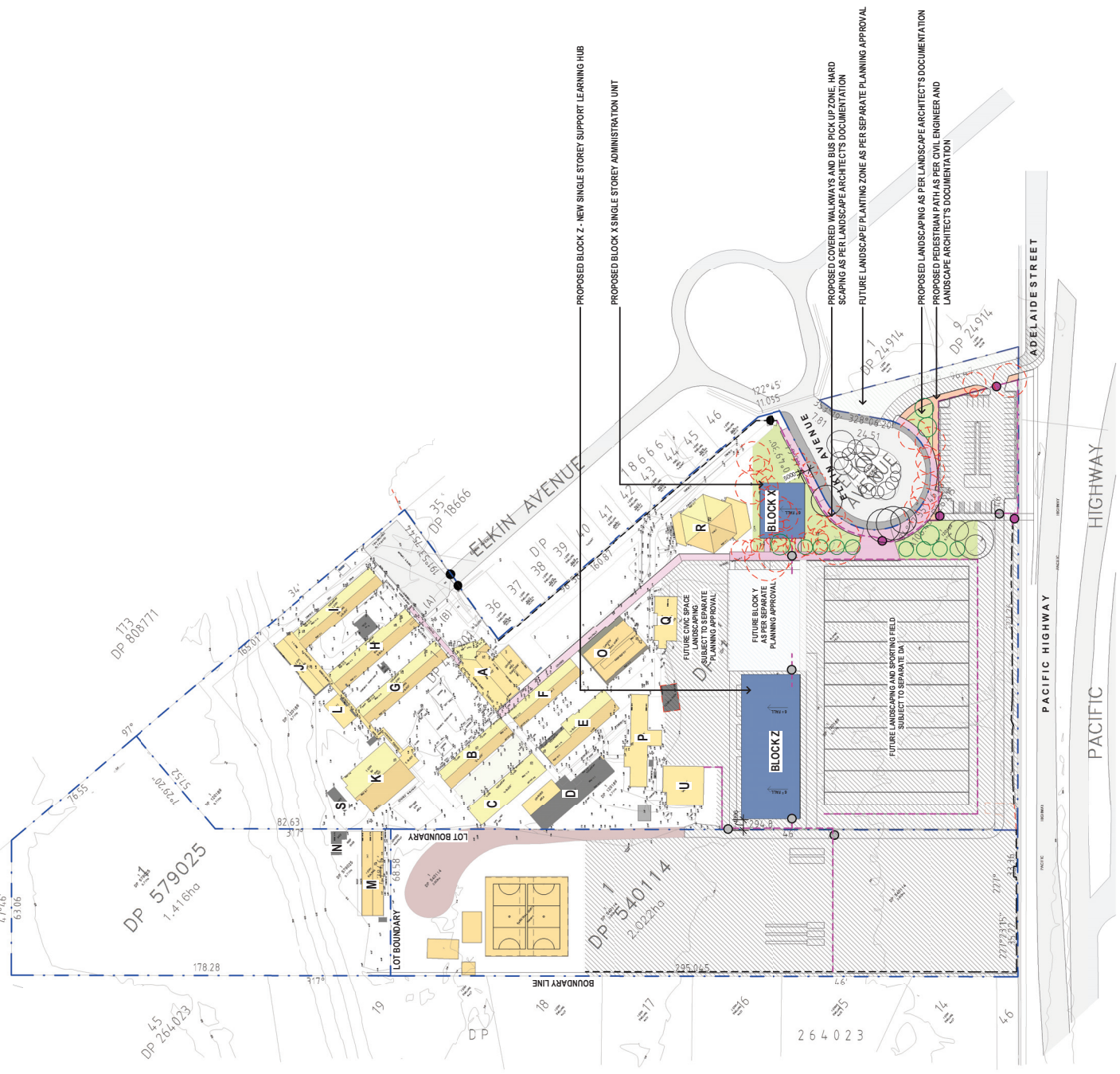


LEGEND

CONSTRUCTION LEGEND:

- PROPOSED NEW BUILDINGS/ COVERED PATHWAYS
- EXISTING BUILDINGS
- FUTURE SITE DEVELOPMENT WORKS SUBJECT TO SEPARATE PLANNING APPROVAL
- PROPOSED COVERED WALKWAYS
- PROPOSED UNCOVERED PEDESTRIAN PATH
- PROPOSED LANDSCAPED AREA AS PER LANDSCAPE ARCHITECT'S DOCUMENTATION
- PROPERTY BOUNDARY LINE
- EXISTING PALISADE FENCING
- FUTURE FENCING AS PER SEPARATE PLANNING APPROVAL.
- EXISTING PALISADE GATE
- FUTURE SECURITY ACCESS GATES TO BOUNDARY FENCING (EXTERIOR SECURITY) SUBJECT TO SEPARATE PLANNING APPROVAL
- FUTURE CONTROLLED ACCESS GATES TO INTERNAL SCHOOL ACCESS FENCING SUBJECT TO SEPARATE PLANNING APPROVAL
- PROPOSED TREES TO REMAIN TO LANDSCAPE ARCHITECT'S DOCUMENTATION
- EXISTING TREES TO REMAIN TO LANDSCAPE ARCHITECT'S DOCUMENTATION
- EXISTING TREES TO BE REMOVED TO LANDSCAPE ARCHITECT'S DOCUMENTATION

NOTE:
 REFER SSU DRAFT SECURITY DESIGN FOR SITE & BUILDING SECURITY & ACCESS REQUIREMENTS, AS WELL AS GATE TYPES, AUTOMATION & ELECTRONIC ACCESS & MONITORING REQUIREMENTS.
 REFER TO A-REF-059 TYPICAL COVERED WALKWAY - FOR GENERAL CONSTRUCTION DETAILS
 REFER TO LANDSCAPE ARCHITECT DOCUMENTATION AND ARBORIST REPORT FOR EXISTING TREES TO BE RETAINED, REMOVED AND NEW PLANTING DETAILS
 REFER TO ELECTRICAL ENGINEERS DOCUMENTATION FOR LOCATION OF NEW MSB/ MBB EFFECTED AND DISTRIBUTED AREA TO BE MADE GOOD WHERE WORKS PASS THROUGH EXISTING SCHOOL SITE.



REF 1

DATE: 02/21/23
 DRAWN: MJD
 PROJECT NO: 14276
 PHASE: DD A-REF-010
 SCALE: As indicated @ A1
 1:2000 @ A3
 REV: E



CLIENT: School Infrastructure NSW
 PROJECT: Hunter River High School Upgrade
 36 Elkin Ave, Heatherbrae
 NSW 2324
 Australia
 DRAWING: Site Plan

REV	DATE	COMMENTS
A	19/02/23	ISSUE FOR REF 1
B	20/02/23	REF ISSUE
C	20/02/23	REF ISSUE
D	19/02/23	REVISED REF ISSUE
E	19/02/23	REVISED REF ISSUE



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