

Hunter & Central Coast Regional Planning Panel

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

Hunter & Central Coast Regional Planning Panel

Date: 18 July 2023

Proposal: Alterations and additions to an existing educational establishment

DA No.: 16-2023-259-1

Applicant: School Infrastructure NSW
c/o Barr Planning

Developer: School Infrastructure NSW

Site Context

Address: 36 Elkin Avenue, Heatherbrae

Lot 1 in Deposited Plan 120189

Lot 1 in Deposited Plan 540114

Lot 1 in Deposited Plan 579025

Area: ~9.2ha

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

School Established: 1956

Staff: 89 FTE

Students: Total approx. 842 including 232 Senior students



Subject site within the existing locality

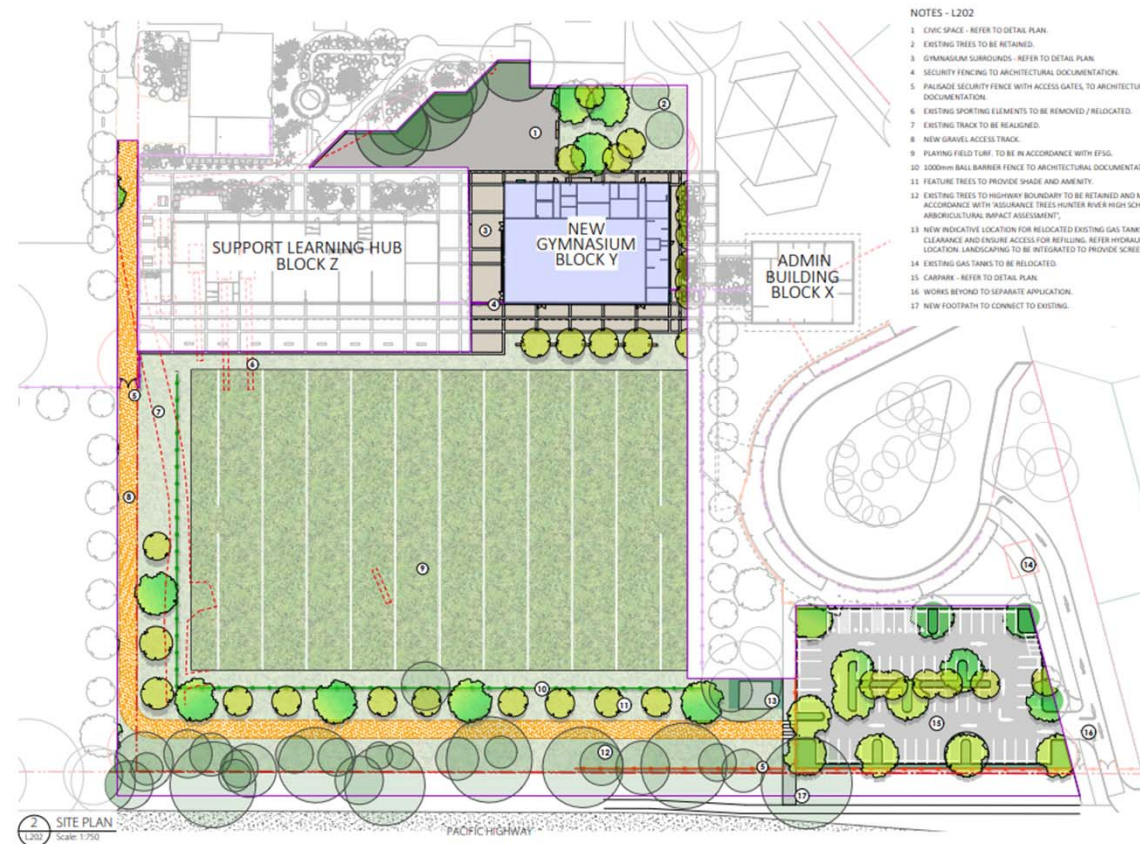
Proposed Development

- Construct new gymnasium and associated hardstand civic space
- Construct new carpark
 - 66 space including 6 accessible spaces
- Construct new service road
- Construct new rugby field
- Relocate two existing LPG tanks
- Remove of 64 trees
 - Site wide native vegetation removal – 0.1ha



Architects impression of proposed gymnasium viewed from Elkin Avenue

Proposed Development



Extent of works associated with Development Application

Site Improvement Program

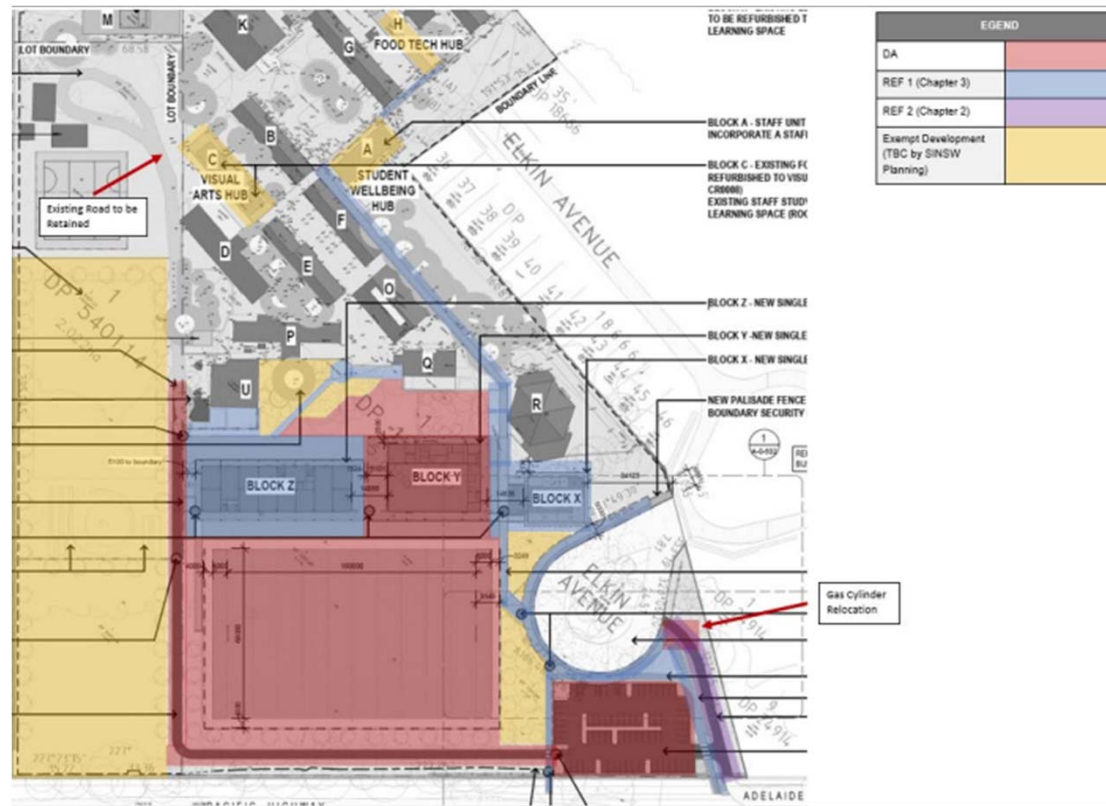
- DA is part of overall site improvement program.
- Other works are being undertaken via the Part 5 Approval Pathway

REF#1 includes:

- Support Learning Hub (Block Z)
- Administration building (Block X),
- Covered pedestrian walkways
- Installation of services for water, electricity and sewer
- Ancillary works including tree removal and landscaping.

REF#2 includes:

- Construction of new road between Elkin Avenue and Adelaide Street
- Kiss and drop zone
- Ancillary works including tree removal.



Extent of site wide works which are subject to separate planning approval and do not form part of this application

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
- Servicing Strategy
- Sustainable development plan
- Flood Impact Assessment
- Bushfire Assessment Report
- Detailed Site Investigation and Remediation Action Plan
- Erosion and Sediment Control Plan
- Cut and Fill Plan
- Survey Plan
- BCA Report
- Accessibility Assessment Report
- Design Statement (Schedule 8 – SEPP Transport and Infrastructure)
- Waste Management Plan (Construction and Operational)
- Geotechnical Investigation
- Aboriginal Cultural Heritage Assessment Report
- Targeted Environmental Site Assessment
- Acoustic Report
- Landscape Plan
- Biodiversity Assessment Report
- Preliminary Construction Management Plan

Stakeholder Consultation

Pre-DA Meeting:

- Held 28 March 2023
- Strategy to address tree / vegetation / habitat removal etc
- Strategy for addressing DCP Car parking requirements, traffic and access
- Discussion of the site wide development
- Confirmation of supporting technical reports required to support application

Stakeholder Consultation

- SINSW Community Engagement
- SINSW Transport Working Group
- Registered Aboriginal Parties (RAPs)
- Public Exhibition

Issues for further consideration

Construction Management and Sequencing

- Maintain school operations during construction
- Simultaneous construction to minimise duration of construction impacts
- REF's will be determined prior to the determination of DA
- Linking road (REF#2) and new car park (DA) to be constructed simultaneously

Issues for further consideration

Car Parking

Currently provided: Car Park 1: 31 spaces
Car park 2: 24 spaces
Total: 55 Spaces

Car Park 2 proposed be demolished in REF#1

Proposed Development:

Construction new car park: 65 spaces
Total at end of development: 96 Spaces

PSDCP parking rates requires:

- 1 space per employee: 89 spaces
- 1 car per 8 senior student: 12 spaces

Total required: 101 spaces

Overall, more car parking to be provided than current

Deficit for student parking only 5 parking
Proposal

Issues for further consideration

Tree Removal

- Proposed development includes the removal of 69 trees (0.1ha)
- Compensatory Planting for Koala feed trees required

Proposed

- Compensatory planting in a 1:1 ratio with mature koala feed trees.