

New Education Campus at Jindabyne
New Primary School and New High School
207 Barry Way, Jindabyne

Request for Secretary Environmental Assessment Requirements (SEARs)

On behalf of
NSW Department of Education

March 2021



Project Director

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* This document is for discussion purposes only unless signed and dated by the Project Director.

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1 Introduction

This report has been prepared by Mecone on behalf of NSW Department of Education (the department) in relation to the construction and operation of a proposed new education campus comprising a new primary school and a new high school at 207 Barry Way, Jindabyne.

This report requests the Secretary prepare Environmental Assessment Requirements (SEARs) to guide preparation of an Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA).

The existing Jindabyne Central School (JCS) has been identified as having insufficient capacity for future expansion necessary to accommodate the student growth within the catchment area. As such, the Proposal seeks to construct a new primary school and high school on a new site co-located with Jindabyne Sport and Recreation Centre (JSRC).

The proposal generally includes the following works:

- Minor demolition, tree removal and site clearing works;
- Construction of a primary school to the north of the site with home base units and special education units to meet current and future needs;
- Construction of a high school to the south of the site with general learning spaces and special education units to meet current and future needs;
- Construction of COLAs, quadrangle and games courts, libraries, staff and administration buildings, halls, canteens, agricultural learning unit and other associated developments;
- Construction of new walkways and active play areas including a sports field;
- Construction of a new at-grade car park; and
- Construction of a new pedestrian, cycle and vehicular access route.

The proposed education campus is located within the JSRC located at Barry Way and will accommodate approximately 900 students with capacity for expansion in the future. The proposal relates to the vacant western portion of the subject site adjoining Barry Way, that was a former golf course.

The proposal seeks consent for a new primary school and high school, and as such, in accordance with Schedule 1, Clause 15 of *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD), the proposal is classified as SSD.

To support the request for the SEARs, the following information is provided:

- An overview of the site and context;
- A description of the proposal;
- An overview of the statutory and strategic context; and
- An overview of the likely environmental and planning issues.

2 Background

Jindabyne Public School was established in 1889 to service the surrounding farming community. In 1967, the school moved to its current 2.6ha site at 8-20 Park Road, Jindabyne.

In 2006, Jindabyne Public School became a Central School when Years 7-10 were added in demountable classrooms. Permanent high school classrooms were then built and occupied in 2007 and 2008 when year 11 and 12 classes were introduced at the school. JCS is currently the largest central school in NSW accommodating 415 primary and 397 secondary students.

Located on a small block, the 21 demountable classrooms occupy a large portion of the greenspace and limit the play space available for students and any future expansion on the site.

Given the growing demand for primary and high school students within the JSC live-in catchment area, a new site was selected to accommodate a new primary school and high school.

2.1.1 Snowy Mountains Special Activation Precinct

Master planning for the Snowy Mountains Special Activation Precinct (SAP) is currently underway for the Jindabyne area (inclusive of the subject site) with a vision for the Snowy Mountains to become Australia's Alpine Capital. The master plan will focus on increasing year-round tourism and employment opportunities for the area as well as investing in the region's infrastructure to attract more visitors to the region.

A draft vision for the SAP was developed and opened for public comment in August 2020. The Department of Planning, Industry and Environment (DPIE) prepared a fact sheet in November 2020 which summarised the feedback received on the visions and aspirations for the SAP. The feedback noted:

"Calls were made to locate education facilities nearer to the Sport and Rec site, with more open space and direct access to world class sporting facilities, including new TAFE and University campuses."

SINSW is currently working in parallel with the SAP team to ensure consistent alignment between the preparation of the draft SAP and the Proposal.

2.1.2 Consultation

Following the announcement for the new education campus at Jindabyne by the Deputy Premier for NSW, the Hon John Barilaro MP on 2 December 2020, SINSW ran a Community Information Hub in Jindabyne from the 8 to 11 December 2020 to engage with the local community and seek feedback regarding the Proposal. Overall, the community hub results were positive, and the community showed support for the proposed site of the new education campus.

SINSW has also engaged with local and state agencies including Transport for NSW (TfNSW), Regional Growth NSW Development Corporation (RGDC), NSW Office of Sport, TAFE NSW and Snowy Monaro Regional Council. On going consultation with a range of stakeholders will continue and a range of working groups are likely to be established.

3 Site and Context

The site of the proposed new education campus at Jindabyne is located within the western extent of the existing JSRC. The site is located within the Snowy Monaro Regional Council local government area and is approximately 1.3km south of the Jindabyne town Centre,

The site will comprise approximately 6-9 ha in size, containing a former golf course. The site is undeveloped and contains scattered trees. Much of the surrounding land comprises remnant grassland, woodland and agricultural land.

The topography is gently undulating, with a slight fall from west to east. Lees Creek is located to the east and borders the south-eastern boundary of the site with riparian vegetation aligning both sides of the creek.

The JSRC is a high performance and community sport centre located directly east of the site. The JSRC has a range of sporting facilities including a synthetic running track, cycling track, netball and tennis courts, fitness and indoor sports centres, and sporting ovals, as well as other services and accommodation facilities. Co-location of the education campus with the JSRC provides great opportunities for students to access high quality sporting facilities.

The Jindabyne Aero Club located to the west of the site on Tinworth Drive offers scenic and adventure flights including training courses for members and tourists. Further south of the Aero Club is the industrial area of Jindabyne containing various industrial businesses including supplier warehouses, equipment hire and trade services. The Jindabyne Community recycling centre is located east of the JSRC.

A site context pan for the site is provided in **Figure 1** and aerial of the site provided **Figure 2**.

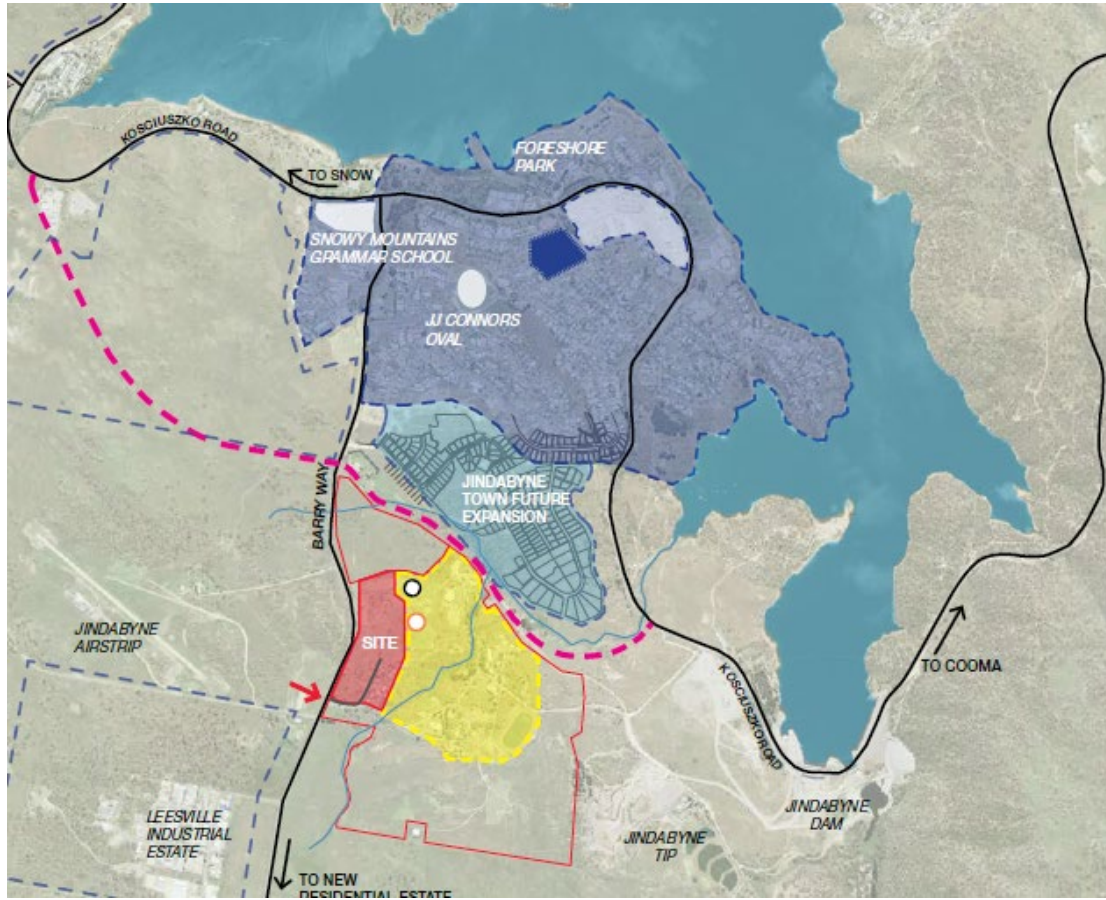


Figure 1: Site context plan – the proposed new education campus within the Jindabyne Sport and Recreation Centre
Source: DJRD



Figure 2: Site aerial - new education campus within the Jindabyne Sport and Recreation Centre.

Source: DJRD

Table 1 – Site description	
Item	Description
Site addresses	207 Barry Way, Jindabyne NSW 2627
Legal description	Lot 101 DP1019527
Total area	Jindabyne Sport and Recreation Centre - Approx. 86.69ha Jindabyne Education Campus – Approx. 6-9ha
Frontages	Approx. 562m to Barry Way
Existing use	The site contains the existing JSRC. The JSRC provides a range of high-performance sport facilities (inclusive of a new ski jump and BMX track) currently under

Table 1 – Site description

Item	Description
	<p>construction), and accommodation facilities. Major facilities on site include the athletics and cycle track, dining and recreational halls, indoor gym and sports centre and sports courts.</p> <p>The site of the proposed new education campus at Jindabyne is identified on the western extent of the subject lot in an area previously containing a golf course.</p> <p>The remainder of the site is largely cleared and includes small pockets of remnant vegetation dispersed across the site.</p>
Existing access	Access to the site is currently available via the main driveway off Barry Way along the western boundary. The site also contains internal roads which connect Barry Way to the facilities of the site.
Context	The site is in the suburb of Jindabyne located approximately 1.3 km south of the town centre. The area is generally characterised by large rural lots.

4 The Proposal

4.1 Proposal Summary

The SSDA will seek consent for an education campus consisting of a new primary school and high school at the existing JSRC. The existing school is located on a small site with very limited capacity for expansion. As such, a new site has been identified to develop a new campus to meet the growing demand.

The proposal generally includes the following works:

- Minor demolition, tree removal and site clearing works;
- Construction of primary school to the north of the site with home base units and special education units to meet current and future needs;
- Construction of a high school to the south of the site with General Learning Spaces and special education units to meet current and future needs;
- Construction of COLAs, quadrangle and games courts, libraries, staff and administration buildings, halls, canteens, agricultural learning unit and other associated developments;
- Construction of new walkways and active play areas including a sports field;
- Construction of a new at-grade car park; and
- Construction of a new pedestrian, cycle and vehicular access route.

The site is located on the western extent of the subject lot and fronts Barry Way. The remainder of the site will continue to operate as the JSRC.



Figure 3: Proposed master plan
 Source: DJRD

4.1.1 Demolition, Tree Removal and Site Clearing

While the proposed works relate to largely vacant land, clear of any existing structures, it is anticipated minor demolition, tree removal and site clearing works will be required to facilitate construction of the proposed education campus.

An arborist report will be submitted with the SSDA.

4.1.2 Construction

New education campus – primary school

The proposal buildings associated with the primary school include:

- Home base units and special education units;
- Administration and staff building;
- Covered outdoor learning area (COLA);
- Hall/canteen building with storage;
- Staff and student amenities buildings;
- Out of school care facilities;
- Library and special programs building; and
- Open space play areas.

New education campus – high school

The proposal buildings associated with the high School include:

- General learning spaces and special education units as well as specialized learning spaces (e.g. workshop and science labs)
- Administration and staff building;
- Covered outdoor learning area (COLA);
- Hall/canteen building with storage;
- Staff and student amenities buildings;
- Library and performance and movement building;
- Open space play areas including sports oval and courts; and
- Agricultural unit.

4.1.3 Transport and Access

The Proposal will be accessed from Barry Way and provide parking, kiss 'n' ride areas and a school bus zone. Exploration of a second access point to the east is also currently being considered through collaboration with relevant agencies.

A transport and accessibility impact assessment will be submitted with the SSDA, that will detail the existing transport network, examine proposed access arrangements, assess the impact of the proposed development and address compliance with the relevant Australian Standards.

4.1.4 Landscaping

The proposal will introduce new landscaping treatments and open space play areas in line with the specific needs of the new education campus at Jindabyne.

A landscape plan and a landscape design report will be submitted with the SSDA.

5 Planning framework

The relevant state and local planning instruments apply to the proposal:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- Draft Remediation of Land State Environmental Planning Policy;
- State Environmental Planning Policy (Koala Habitat Protection) 2019;
- Draft State Environmental Planning Policy (Environment);
- State Environmental Planning Policy (Activation Precincts) 2020;
- Snowy River Local Environmental Plan 2013; and
- Snowy River Development Control Plan 2014.

5.1 SEPP (State and Regional Development) 2011

The proposal is SSD, pursuant to clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

Pursuant to Schedule 1 clause 15, development for the following purposes is SSD:

- (1) *Development for the purpose of a new school (regardless of the capital investment value).*

The proposal relates to development for the purposes of two new schools. As such, the proposal meets the requirements for SSD in accordance with clause 15 of Schedule 1 of SSD SEPP.

5.2 SEPP No. 55 – Remediation of Land

Clause 7 of SEPP 55 requires that the consent authority must consider whether the land is contaminated and be satisfied that the land is suitable (or will be suitable) for the proposed use. Given the site is zoned RU1 Primary Production, it is considered likely that the consent authority will require a preliminary site investigation as part of the SSDA in order to satisfy cl. 7 of SEPP 55.

5.2.1 Draft Remediation of Land SEPP (Update to SEPP No. 55)

The draft Remediation of Land SEPP, exhibited in 2018, will not substantially alter the fundamental requirements of the legislation under SEPP 55. Under the recently exhibited, but yet to commence, draft Remediation of Land SEPP, Category 1 remediation works are at this stage proposed to be amended to comprise new classes of Category 1 remediation work. Additional changes are proposed to certification of Category 2 remediation works and strategic planning.

5.3 SEPP (Koala Habitat Protection) 2019

The Koala SEPP replaces SEPP 44 – Koala Habitat Protection and applies to Snowy Monaro Regional Council LGA under Schedule 1. The land is not identified on the Koala Development Application Map and is not subject to an approved koala plan of

management. The consent authority must therefore be satisfied that the land is not core koala habitat.

5.4 SEPP (Activation Precincts) 2020

The SEPP (Activation Precincts) 2020 (AP SEPP) facilitates a new planning framework for Special Activation Precincts (SAPs) in regional NSW, streamlining planning processes and guiding the delivery of the Precincts.

It is recognised that the Master Plan for the Snowy Mountains SAP is currently underway which will inform future development within the area and support the inclusion of the Snowy SAP in the AP SEPP.

SINSW have been in close consultation with DPIE in relation to the preparation of the Snowy Mountains SAP and will continue to work with DPIE to ensure the proposal is consistent with the future Master Plan for the area.

5.5 Snowy River Local Environmental Plan 2013

The Snowy River Local Environmental Plan (SRLEP) 2013 is the principal planning instrument that applies to the site. The following key provisions apply:

Table 2 – Snowy River LEP 2013		
Control	Provision	Compliance
Land use	The site is zoned RU1 Primary Production.	<p>Under the RU1 Primary Production zone, educational establishments are a type of development that are permissible with consent.</p> <p>Educational establishments are defined as:</p> <p>Educational establishment means a building or place used for education (including teaching), being—</p> <p>(a) a school, or</p> <p>(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.</p> <p>As such, the proposed education campus is considered permissible with consent.</p>
cl. 4.3 Height of buildings	The site has a maximum building height of 9m.	The proposal will have regard to maximum building height of 9m.

Table 2 – Snowy River LEP 2013

Control	Provision	Compliance
cl. 4.4 Floor space ratio	The site is not prescribed a maximum floor space ratio.	N/A The proposal will have regard to the design quality principles in Schedule 4 of the Education SEPP
cl. 5.10 Heritage conservation	The site is located within the local heritage item ' <i>Jindabyne Winter Sports Academy</i> ' (Item 146). Whilst the entire site is identified as a local heritage item, the local significance of the site relates wholly to the two identified lodges known as ' <i>Lodges 5 & 6</i> ' and ' <i>the Love Shack</i> ' which are located outside of the site. The site is also located in proximity to the local heritage item known as Leesville Hotel (Item 147).	The SSDA will be accompanied by a statement of heritage impact from a heritage specialist to address potential impacts to the heritage items within the vicinity of the site.
cl. 7.2 Terrestrial Biodiversity	Terrestrial biodiversity is identified across the site in Council's LEP mapping.	The SSDA will be accompanied by an ecological assessment to address potential impacts in relation to impact on terrestrial biodiversity.
cl. 7.3 Riparian land and water courses	A natural watercourse (Lees Creek) borders the south-eastern boundary running from the south west to the north east.	The SSDA will be accompanied by an ecological assessment to address potential impacts in relation to impact on riparian land and water courses. Note that the site is not located in close proximity to the watercourse.

5.6 Snowy River DCP 2013

Pursuant to clause 11 of the SRD SEPP, development control plans do not apply to proposals considered to be State Significant development. Nonetheless, the proposal will have regard to the relevant controls of Snowy River Development Control Plan 2013 where appropriate.

5.7 Other Planning Policies and Legislation

In addition to the above, the following policies and legislation apply to the site and will need to be considered as part of the SSDA:

- Biodiversity Conservation Act 2016;
- State Infrastructure Strategy 2018-2038;
- South East and Tablelands Regional Plan 2036;
- NSW State and Premier Priorities; and
- Future Transport Strategy 2056.

The EIS will provide a comprehensive assessment against all the relevant strategic plans and statutory provisions.

6 Overview of Likely Environmental Issues

Based on our preliminary environmental assessment, the following environmental assessment issues will likely need to be considered as part of the SSDA.

6.1 Built Form

An architectural design report will form part of the EIS. The report will explain the design concept of the proposed development and how it responds to the surrounding locality.

This will include, but not be limited to, site context plans, floor plans, sections, elevations, shadow diagrams, materials and finishes, perspectives and building program.

6.2 Heritage

6.2.1 Aboriginal

A desktop heritage assessment has been completed for the site which included an extensive search of the AHIMS database on 18 November 2020 to identify any registered Aboriginal sites that may be present within, or adjacent to, the study area.

The extensive search identified a total of 97 Aboriginal sites and one Aboriginal place within 5km of the study area. No known Aboriginal sites have been found within the study area.

As the proposal is identified as a State Significant Development (SSD), an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be required to be prepared and include consultation in accordance with the *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010* (DECCW).

It should be noted that significant consultation and engagement with Registered Aboriginal Parties has already been undertaken through the development of the Snowy Mountains SAP Master Plan. To ensure consistency in the consultation process between the SAP Master Plan and Proposal, it is proposed that ACHAR will utilise the existing list of Registered Aboriginal Party groups identified within the SAP consultation process.

6.2.2 European

The site is located within the local heritage listed 'Jindabyne Winter Sports Academy' (Item 146), also listed as 'Lodges 5 & 6' and 'the Love Shack'. The State Heritage Inventory states

"...The lodges are significant because of their association with the snowy Scheme. They are tangible evidence of post World War II temporary workers' single accommodation. The Love Shack is particularly significant as it was used by Sir William Hudson when visiting the Scheme..."

Accordingly, the heritage status of the 'Jindabyne Winter Sport Academy' is wholly related to the presence of the lodges within Lot 101 DP1019527 which are located outside of the education campus site. As such, no items of local heritage significance are identified within the education campus site boundary.

Additionally, the site is also located in proximity to a local heritage item known as 'Leesville Hotel' (Item - 147) which includes a group of vernacular rural buildings.

A Statement of heritage impact will form part of the EIS that considers the impacts of the proposed development in relation to local heritage 'Jindabyne Winter Sports Academy' (Item - 146) and 'Leesville Hotel' (Item - 147) which are in proximity to the site.

6.3 Arborist

An arborist report will form part of the EIS that considers the number, location and condition of trees to be removed and retained.

6.4 Ecology/Flora and Fauna

A desktop biodiversity constraints assessment has been completed for the site. A second-order water course known as Lees Creek borders the south-eastern boundary of the study area. The creek is not mapped as key fish habitat by DPI fisheries.

The endangered ecological community of the Snowy River Catchment (ECC) listed under the Fisheries Management Act 1994, is identified to affect the site. Terrestrial biodiversity is also identified on the site which is considered to be potential Monaro Tableland Cool Temperate Grassy Woodland, which is listed as a Critically Endangered under the NSW Biodiversity Conservation Act 2016.

Additionally, flora and fauna species listed under the Biodiversity Conservation Act 2016 and the Environmental Protection and Biodiversity Conservation Act 1999 are considered potential occurrences within the site area which will require field surveys to confirm vegetation communities, potential threatened flora and fauna species and habitat features will be required for the site.

Given the designation of the proposal as a State Significant Development, a Biodiversity Development Assessment Report (BDAR) will be required in accordance with the *NSW Biodiversity Conservation Act 2016*, which will assess biodiversity values, likely biodiversity impacts and any minimisation impacts in accordance with the Biodiversity Assessment Method (BAM).

6.5 Bushfire

The proposal is identified as a Special Fire Protection Purpose (SFPP) development under the Rural Fires Act 1997. As such, approval from the NSW Rural Fire Service is required in accordance with 100B of the Rural Fires Act 1997 for SFPP.

The proposal will be designed to comply with *Planning for Bushfire Protection 2019* in consultation with NSW RFS.

6.6 Transport and Access

A transport and accessibility impact assessment will form part of the EIS, addressing issues relating to potential impacts on road network performance, traffic impacts associated with the proposal as well as parking, kiss 'n' ride areas and the school bus zone.

SINSW are also collaborating with the Snowy Mountains SAP project team as well as other government agencies including TfNSW, RGDC and DPIE to resolve access points to the schools and treatment to Barry Way.

6.7 Crime Prevention Through Environmental Design (CPTED)

A Crime Prevention Through Environmental Design Report will form part of the EIS. The report will consider the proposed design in relation to the four design quality principles; territorial enforcement, surveillance, activity/space management and access control.

6.8 Air Quality

An air quality assessment will form part of the EIS. The report will consider the air quality impacts of the nearby general industrial area, Jindabyne Aero Club and Jindabyne Waste facility.

The assessment will provide an overview of source emissions, potential air quality health impacts, including details of human exposure scenarios and demonstration that the proposal will not have unacceptable health effects.

6.9 Accessibility, Fire Safety and BCA

Accessibility, fire safety and BCA compliance reports will form part of the EIS. The reports will have regard to providing suitable access and ensuring relevant fire safety and BCA standards are addressed.

6.10 Construction Management

A Construction Management Plan will form part of the EIS and detail proposed construction management strategies. A Construction Traffic Management Plan will also be prepared to outline proposed traffic control plans and truck routes.

6.11 Waste Management

A Construction and Demolition Waste Management Plan and an operational Waste Management Plan will form part of the EIS to detail proposed waste and recycling practices and procedures during demolition, construction and operation.

6.12 Ecological Sustainable Development (ESD)

The EIS will detail how ESD principles will be incorporated into the design and ongoing operation of the development. This will include measures to implement and minimise the consumption of resources, water and energy.

6.13 Contamination and Geotechnical

A Preliminary Site Investigation will form part of the EIS to confirm the site is suitable for its intended purpose and meet the requirements of SEPP 55.

Geotechnical investigations will be undertaken as part of preparation of the EIS that assesses the suitability of ground conditions in relation to the proposed works.

6.14 Noise and Vibration

A noise and vibration assessment will form part of the EIS. The report will include a quantitative assessment of the main noise and vibration generation sources during construction and operation of the schools as well as consideration of external noise intrusions in proximity to the site including the general industrial area to the south west, the Jindabyne Aero Club and Jindabyne Waste facility.

The assessment will be prepared in accordance with the 'NSW Noise Policy for Industry 2017' (NSW Environmental Protection Authority) as well as other relevant policies and guidelines.

6.15 Social

A Social Impact Assessment (SIA) will be prepared for the SSD application in accordance with the draft Social Impact Assessment Guideline 2020.

It should be noted that the feedback and results of the early engagement with the community held through the community hub in December will be incorporated into the SIA.

7

Consultation

During preparation of the EIS, we anticipate consultation will be undertaken with the following stakeholders:

- Snowy Monaro Regional Council;
- Department of Planning, Industry and Environment;
- State Design Review Panel (SDRP);
- Transport for NSW;
- Roads and Maritime Services;
- Regional Growth and Development Corporation;
- NSW Office of Sport;
- TAFE NSW;
- Local community groups; and
- Surrounding landowners.

8 Conclusion

The purpose of this document is to request the SEARs for the preparation of an EIS for the establishment of an education campus within the existing Sport and Recreation Centre site located at 207 Barry Way, Jindabyne.

It includes a description of the site, an overview of the proposed development and an outline of what are the likely environmental issues for assessment of the SSDA.

We trust that the information detailed in this document is sufficient to enable to Secretary to issue the SEARs.

Should you have any queries about this matter, please do not hesitate to contact Alix Carpenter, Director of Statutory Planning at School Infrastructure NSW.