

## Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-100 – DA/2021/1177 – 22, 24 Hunter St, Horseshoe Bend
<b>APPLICANT OWNER</b>	SHAC Architects The Roman Catholic Church for the Diocese of Maitland-Newcastle
<b>APPLICATION TYPE</b>	DA
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5(b), Schedule 7 of the SRD SEPP: CIV > \$5M - Private infrastructure and community facilities
<b>KEY SEPP/LEP</b>	SEPP 55 – Remediation of Land, SEPP 64 – Advertising and Signage, Educational Establishments and Child Care Facilities SEPP, Maitland LEP 2011
<b>CIV</b>	\$10,487,000 (excluding GST)
<b>MEETING DATE</b>	8 December 2021

### ATTENDEES

<b>APPLICANT</b>	David Crofts – Strategy Hunter planner Chris Vlatko – SHAC architect Ilia Vidin – Project Manager, Catholic Diocese of Maitland-Newcastle Kurt Daley – Construction manager, Catholic Diocese of Maitland-Newcastle John Tobin – Assistant Director, Catholic Schools Office Jessica Maher – SHAC architectural graduate
<b>PANEL CHAIR</b>	Alison McCabe
<b>COUNCIL OFFICER</b>	Georgie Williams
<b>CASE MANAGER</b>	Leanne Harris
<b>RSDA TEAM</b>	Carolyn Hunt and Lisa Foley

### OTHER ATTENDEES

<b>PANEL MEMBERS</b>	Sandra Hutton and Clare Brown
<b>COUNCIL STAFF</b>	Kristy Cousins and Sam Dart

## ISSUES LIST

- Introductions
- Applicant summary
  - Existing operation and campus location
  - Development to be located on one of the 3 All Saints College campuses
  - Existing utilisation of site includes lunchtime sport and parish hall – basketball and playing fields
  - Clarification of existing use of facilities/buildings on site
  - Proposed development including multiple uses co-existing and to address need to cater for modern teaching and performance spaces. 2 Basketball courts and flexible spaces proposed, with landscaped areas
  - Refurbishment of existing hall due to existing state of disrepair. Parish Hall is locally significant to the community and consideration given to the curtilage and setbacks to proposed development
  - Site surrounded by heritage items (local and state listings) and residential dwellings
  - 3 staged development proposal and linkage to school operations
  - Site is identified as flood prone land
  - Demolition of existing lean-to
  - Number of trees to be removed
  - View analysis, materials and finishes considered to integrate with heritage items
- Council summary
  - DA documentation considered to adequately detailed
  - Application includes whole of existing school site
  - Review of existing site approvals to be undertaken and if required, the inclusion of any unapproved uses
  - Childcare centre on site has been recently expanded
  - Zoning, proposed use and permissibility, noting that the site has multiple zones applicable (R1, RE2 and B4)
  - Development has been defined as a Recreational Facility (Indoor) – permissible in RE2 and B4 zones – noting the educational establishments are not permitted in RE23 zone.
  - Loss of informal car parking which is currently utilised by staff and no additional parking proposed
  - No increase in staff or student numbers proposed
  - Public exhibition (9/11/2021 to 7/12/2021) has been undertaken with 1 submission received
  - Flood prone land – high hazard
  - Location within Central Maitland Conservation Area, with State and Locally listed heritage items within the locality and the Parish Hall being identified as a future heritage item
  - Applicable SEPPs to be considered (including classification as educational establishment) and possible utilisation of LEP CI 5.3 (Development near zone boundaries) to support permissibility
  - Key issues for Council include: bulk and scale and visual impact (staging), urban design, heritage / curtilage, flooding, tree removal and compensatory planting, car parking (loss of informal car park approx. 25 spaces), noise, stormwater management, potential contamination
- Council is yet to undertake its full assessment of the application. This record is not a final list of the issues they will need to be considered in order to draft their recommendation.

- The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore further comments will not be limited to the detail contained below.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Development application to include the whole site.
- Clarification of existing approvals and if existing development is to be included in the application (eg car parking).
- Categorisation of proposed development and permissibility - legal advice may be required to provide legislation interpretation – noting schools are not permitted in RE2 zone.
- Traffic and parking in relationship to permissibility and characterisation of use.
- Interaction with existing operations (i.e. Childcare centre), including parking availability
- Staging and impact on existing operations.
- Contamination and Excavation/Fill – Panel need to be satisfied that SEPP 55 is addressed.

## **REFERRALS REQUIRED**

### Internal

- Building
- Engineering
- Environmental health
- Heritage

### External

- Ausgrid (ISEPP) – comments received

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

Exhibition dates: 9/11/2021 to 7/12/2021 –

- Stormwater
- Drainage pit upgrade
- Impact of flooding

**RFI SUBMISSION DATE** – Council to advise the Planning Panel Secretariat within 7 days of the RFI being issued.

**DA LODGED: 25/10/2021**

**TENTATIVE PANEL BRIEFING DATE: 20 April 2022**

**TENTATIVE PANEL DETERMINATION DATE - June 2022.**