

RSDA Kick-Off Briefing Agenda

Hunter Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-113 – Maitland – DA/2021/1576 - 75-81 Chelmsford Drive, Metford
APPLICANT / OWNER	Paynter Dixon on behalf of Maitland Christian School
APPLICATION TYPE	CIV > \$5M - Private infrastructure and community facilities
REGIONALLY SIGNIFICANT CRITERIA	State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 5
KEY SEPP/LEP	State Environmental Planning Policy (Koala Habitat Protection) 2021 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 Maitland Local Environmental Plan 2011
CIV	\$5,820,000.00 (excluding GST)
BRIEFING DATE	9 February 2022

ATTENDEES

APPLICANT	Clive Furnass - Paynter Dixon Matthew Greene - Paynter Dixon Alan Standen - Paynter Dixon Nick Healey - Paynter Dixon Lorelle Fitzpatrick – Aconsult Planners
PANEL	Alison McCabe (Chair), Sandra Hutton, Juliet Grant
COUNCIL	Kristen Wells, Kristy Cousins, Stuart Reid
PLANNING PANELS SECRETARIAT	Alexandra Hafner, Lisa Foley

DA LODGED: 21 December 2021

RFI SUBMISSION DATE: 4 January 2022 (submission of an Acoustic Report and Visual Analysis Summary)

TENTATIVE PANEL BRIEFING DATE: TBC if required

TENTATIVE PANEL DETERMINATION DATE: 20 April 2022

ITEMS DISCUSSED

- Introductions
 - Future site inspection anticipated
- Applicant summary
 - R1 General Residential under the Maitland LEP 201.
 - 2 – 3 degree cross fall from north west to south east of site.
 - No bushfire affectation and no known heritage items on or within proximity to site.
 - No maximum building height or FSR provisions.
 - Project seeks consent for a new three storey building containing new educational services to accommodate existing student numbers, relocation of library, three additional classroom spaces and purchase of 633sqm land from Metford Baptist Church with new lot boundaries.
- Council summary
 - Recent boundary adjustment to be registered (DA 2021/1412, approved late 2021). Site is located on the southern side of Chelmsford Drive, adjoining an aged care facility and residential development.
 - Existing drainage easement on the adjoining aged care lot.
 - Proposed removal of two trees, supported by replacement planting and improved landscaping across the site.
 - Exhibition completed; nil submissions received.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- 475 students approved with additional student numbers confirmed to be 525.
- Bulk, scale and visual impact to aged care facility of the proposed development to be demonstrated through further images. Proximity of the structure to common boundary and potential impact.
- Urban design.
- Tree removal and compensatory planting. Potential for landscape along common boundary.
- Noise and privacy to adjoining aged care facility – specifically design of openings and outlook to adjoining aged care facility.

- Registration of approved subdivision and modification of approved subdivision to be confirmed. Fire rating of adjoining Baptist Church will need to be detailed and understood – specifically what works are required.
- Detailed information regarding subdivision approved and conditions and if any changes will be needed.
- 8m height limit contained in the DCP. Proposal is a variation to DCP which needs to be addressed.

REFERRALS

Internal

- Building, Engineering, Environmental Health, Ecology, Urban Design and Contributions.

External

- No external referrals deemed necessary.