

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 6 July 2022, 3:45pm and 4:15pm
LOCATION	MS Teams videoconference

BRIEFING MATTER

PPSHCC-122 – Port Stephens – DA 16-2022-97-1 – 12 Sproule St, Nelson Bay - Alterations and additions to existing educational establishment (St Michael's School, Nelson Bay) including refurbishment of grounds and buildings, removal of existing demountable buildings, new centre-based childcare and school based childcare facilities, , new admin building, new car park, subdivision, landscaping, fencing and associated civil works

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair) and Leah Anderson
APOLOGIES	Sandra Hutton, Juliet Grant and Giacomo Arnott
DECLARATIONS OF INTEREST	Ryan Palmer

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Dylan Mitchell, Ryan Falkenmire and Isaac Lancaster
DEPARTMENT STAFF	Leanne Harris, Carolyn Hunt and Lisa Foley

KEY ISSUES DISCUSSED

- Traffic and parking –
 - Multiple and conflicting site uses
 - Shortfall in car parking for church, with 40 spaces allocated for the church
 - Agreement submitted to no longer use overflow parking on basketball courts
 - Justification for shortfall included funerals being held during the day, outside peak parking demand periods for childcare centre
 - Childcare centre and school car parking is compliant
- Submissions identified traffic and parking, noise, privacy and interface issues
- Cross-sections provided, but difficult to interpret
- Partial response to additional information request received and to be assessed by Council, which may require additional information
- Outstanding information to be submitted to Council prior to the Panel site inspection:
 - Civil plans illustrating proposed cut and fill and retaining wall heights
 - Acoustic report
 - Updated stormwater management plan

- Operational Management Plan – traffic and parking, drop off zones for childcare centre, bus stops, etc
- Internal referrals outstanding (Engineering, Traffic, Natural Systems and Development Contributions)
- Localised flooding due to inadequate drainage to be alleviated by the proposed development
- Panel site inspection scheduled for 29 July

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 19/10/2022