

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-145 - DA2022/0390 - 1/-/1264355 MID-COAST (Taree Christian College)
APPLICANT / OWNER	Mr Stuart Murray Site R & D Pty Ltd
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	Other State Environmental Planning Policy Other Environmental Planning Instrument (eg. Local Environmental Plan, Interim Development Order, Planning Scheme, etc) Development Control Plan
CIV	\$13,500,000 (excluding GST)
BRIEFING DATE	2 November 2022

ATTENDEES

APPLICANT	Stuart Murray - Site R & D Pty Ltd Gavin Maberley-Smith – town planner Bob Staniland - Civil Engineer Sean Morgan - Traffic Engineer
PANEL MEMBERS	Alison McCabe (Chair), Sandra Hutton, David West and Alan Tickle
COUNCIL OFFICER	Bruce Moore, Kieran Woodall and Prue Tucker
SENIOR PLANNING OFFICER	Carolyn Hunt
PLANNING PANELS SECRETARIAT	Lisa Foley

- Introduction
 - o 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.
 - o 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.
- Council summary
 - o Permissible of development within the zone

- o Outline of the proposed development provided
- o Initial matters for consideration include access, traffic, parking and stormwater
- o Access issue raised in preliminary DA discussion but not addressed in application
- Applicant introduction of proposal
 - o Proposal outlined, noting demand for school in Forster as large number of students travel daily to Taree
 - o Notation of propose future expansion indicated on plans with extended earth pad, with need to lease additional land to cater for future growth
 - o Surrounding residential development noted, with the availability of land in Forster being limited
 - o Grant funding received for the proposal
 - o RFI received in September, including updated stormwater modelling to include additional car parking and amendment to stormwater infrastructure
 - o Further traffic impacts to consider, with options to stagger pick up times
- Panel comments
 - o Traffic - road safety operations and impacts on existing road systems to be assessed
 - o Adequate bicycle parking area to be provided
 - o Car parking (including pick up and drop off areas) to be provided onsite with minimal impact on adjoining development and road network
 - o Water quality across the site to be outlined
 - o TIA to be updated to include survey of afternoon parking in the area, clarification of source for the assumptions made and future use of the area
 - o Stormwater management to be detailed
 - o Operational Management Plan to be provided, outlining the proposed management solutions
 - o Future development is not considered as part of this application
 - o Consideration of built form and interface within adjoining properties

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Traffic, access and road safety
- Onsite car and bicycle parking (including pick up/drop off)
- Stormwater management

REFERRALS REQUIRED

- Internal and external referral – comments to be received

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition: 8 June 2022 to 18 July 2022

DA LODGED: 26 April 2022

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – early February 2023

TENTATIVE PANEL DETERMINATION DATE – March 2023