

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-152 - DA/3119/2022 - 12 Penrose Crescent, Erina CENTRAL COAST
APPLICANT / OWNER	Seventh-day Adventist Schools (North New South Wales) Limited
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP, CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Central Coast Local Environmental Plan 2022
CIV	\$10,547,146 (excluding GST)
BRIEFING DATE	1 December 2022

ATTENDEES

APPLICANT	Jane Johnson (PD Education Sector Lead), Tony Kent (CCAS School Principal), Karen Davis (CCAS Business Manager), Sarah Schoffel (PD Design Manager) and Brad Delapierre (Think Planners), Ian Harris
PANEL MEMBERS	Alison McCabe (Chair), Juliet Grant, Sandra Hutton, Tony Tuxworth and Greg Flynn
COUNCIL OFFICER	Robert Eyre
CASE MANAGER - PLANNING PANELS SECRETARIAT	Leanne Harris and Kate McKinnon

DA LODGED: 5/10/2022

TENTATIVE PANEL BRIEFING DATE: February 2023

TENTATIVE PANEL DETERMINATION DATE: March 2023

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 AND DISCUSSED

Council

- Pre DA held with Council in July 2022
- SP2 Infrastructure (education establishment) and development is permissible with consent.
- Site overview and context explained including proximity to Erina Fair shopping centre and site access arrangements.
- Proposal entails replacement of existing demountables with a 3-storey permanent building with no changes to students / teacher numbers or parking arrangements. It was noted that changes to disabled car parking need to be clarified.
- The DA was lodged with a comprehensive package of supporting documents.
- DA is Integrated due to bushfire with a referral to RFS underway. Study identifies BAL 19 and the need for an evacuation plan.
- Exhibition closes Monday 5th and no submissions so far.
- No native vegetation to be removed.
- Assessment of engineering and drainage / on-site detention, waste and traffic continuing.

Applicant

- Overview of Applicant team and history of the school which has been in existence for over 50 years.
- School has grown substantially in the last 15 to 20 years to its current size (approx. 1100 students)
- Constrained site, physical capacity for enrolment has already been reached and this proposal has been planned for a number of years. This will be the last major development of facilities for the school.
- There are no height or FSR controls that apply to the site.
- Overview of architectural design which arose from a masterplan process. Three (3) storey node point between primary and secondary with a landscaped courtyard. The design seeks to maximise sunlight in the afternoon, central light well for light and ventilation.
- Overview of consultation undertaken by the applicant
- Noted that existing classrooms at maximum capacity. This DA is about providing a more appropriate learning environment.
- A previous DA created a second kiss and drop which is now operational and has alleviated traffic issues. The school will need to rely on this during construction and will look at different time zones for primary and secondary starts and finishes as a short term solution.

Panel

- The Panel will need to understand how the proposal relates to any existing consents to make sure no inconsistencies arise and make sure the fundamentals of those consent are still appropriate eg secondary kiss and ride, hours, student numbers etc.
- The Panel will also want to understand the new uses to be accommodated in the new building and how this relates to the existing uses. It was noted that the future use of the existing library is not included in the current application. It may be appropriate for these works to be included.
- A construction and traffic management plan will be critical for the Panel and Council to understand and consider impacts associated with the proposed temporary arrangements, staging, disruption to existing uses within the demountables and interactions with students and parents.
- Council's assessment should outline any issues associated with the current school operations.
- The Panel expects the Council to promptly issue an RFI, if required, prior to the Christmas break.
- The Panel will want to undertake a collective site visit/briefing in the New Year.

The Panel are of the view that the DA should be able to be dealt with efficiently and expect the Applicant to be responsive to any Council RFIs.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 11/11/2022 to 02/12/2022 with no submissions at the time of the briefing.