

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	CENTRAL COAST COUNCIL - PPSHCC-158 DA/3369/2022, 165 SERPENTINE ROAD TERRIGAL Lot 11 DP1045814
<b>APPLICANT / OWNER</b>	Josie Vescio
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 5, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Private infrastructure and community facilities
<b>KEY SEPP/LEP</b>	<ul style="list-style-type: none"> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Central Coast Local Environmental Plan 2022</li> </ul>
<b>CIV</b>	\$7,044,000 (excluding GST)
<b>BRIEFING DATE</b>	14 March 2023

### ATTENDEES

<b>APPLICANT</b>	John Barton & Maria Kennedy – School; Keith Cookson – Catholic Schools Broken Bay; Laszlo Szoboszlay – GSA Architects; and Thomas West & Kendal Mackay – DFP Planning.
<b>PANEL MEMBERS</b>	Alison McCabe (Chair), Tony McNamara, Roberta Ryan and Greg Flynn
<b>COUNCIL OFFICER</b>	Karen Hanratty
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full assessment of the application, 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 in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

**DA LODGED:** 23 November 2022

**TENTATIVE PANEL DETERMINATION DATE:** June / July 2023

**COUNCIL COMMENTS:**

- Site is zoned SP2 zone and contains an existing school.
- Application is for various alterations and additions including demolition and refurbishment.
- There are no height or FSR controls that apply to the site.
- Application has been made pursuant to the Infrastructure SEPP and a schedule provided against the design requirements set out in Schedule 8.
- Application is supported various technical studies including traffic, acoustic, bushfire etc.
- Council is in the initial stages of assessment.
- Car parking is being reviewed given the number of overlapping uses on the site (school, early learning and parish church)
- Council is exploring further opportunities for car parking including an informal parking area on the site.
- Application is Integrated for Bushfire Planning – RFS have raised issues and these will need to be addressed, specifically the reliance on adjoining land under different ownership for the purposes of an APZ.
- DA has been notified and no public submissions received.
- Council intends to issue an RFI which will raise matters in relation to bushfire, stormwater, car parking, the need for further detail on the plans regarding the relationship of the building to the northern boundary of the site and architectural screening proposed.
- TfNSW have not raised any concerns and a Controlled Activity Approval will not be required.

**APPLICANT PRESENTATION:**

- Overview of proposal and inter-relationship with existing buildings and sports fields
- Description of the site, existing 132 car parking spaces, parish church, Aspect school with separate access arrangements, surrounding road network, existing sports fields and bushfire prone land to the north
- School history since 2000, rationale for the proposed design wanting classrooms to be together, maximise remainder of the site for open space, linked to growth and to facilitate disabled access.
- Architectural design with lightweight panels.
- Applicant sees key issues as bushfire, traffic and ecology.
- Applicant is reviewing and will respond to the issues raised by the RFS.
- Traffic report has been provided and based on the increase of 60 students 3 additional car parks are required which are accommodated in the design. The peak use of the Parish is on weekends and the Friday morning use does not conflict with peak drop off and pick times.
- Ecology report undertaken and determined no significant impacts. An Arborist report accompanies the application which supports removal of the trees in the building footprint.

## **PANEL COMMENTS AND KEY ISSUES:**

- The Panel regularly deals with school applications with a mix of overlapping uses.
- Key issues for this application will be bushfire and the proposed boundary setbacks and APZ arrangements as well as traffic management and allocation of car parking spaces for the combined uses on the site noting that impacts were not necessarily just about peak drop off and pick up times (eg 9.00am church service, funerals, events)
- The Panel noted that the ecological report determined that a BDAR was not required.
- The Panel noted that it would be problematic to rely on adjoining property for an APZ and noted the response from the applicant that further justification for the building location as well as construction standards were currently being explored in formulating a response to the RFS.
- The Panel confirmed that an Arborist report accompanied the application and that this had assessed the value of the trees to be removed.
- The Panel clarified the arrangements for the Aspect school on the site with separate access and car parking and requested that this be included in the traffic assessment.
- The Panel sought clarification on stormwater, numbers of staff and how they had been included in the assessment and the zoning / subdivision of the adjoining land.

The Panel understands that Council will issue an RFI and depending on accessibility the Panel may need to do a collective site visit. Arrangements for this would be organised with Council if necessary. The Panel will also discuss the need for further briefings with Council.