

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

PANEL REFERENCE, DA NUMBER & ADDRESS	CENTRAL COAST COUNCIL - PPSHCC-164, DA/3345/2022, 1A SHELLY BEACH ROAD SHELLY BEACH Lot 1 DP1021657
APPLICANT / OWNER	Ms Josie Vescio
APPLICATION TYPE	Development Application - School
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 (Resilience and Hazards) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • Central Coast Local Environmental Plan 2022
CIV	\$8822963 (excluding GST)
BRIEFING DATE	8 February 2023

ATTENDEES

APPLICANT	Tom West, DFP Planning Laszlo Szoboszlay, GS Architects Michael Smith, GS Architects Yvette Owens, Catholic Education Josie Vescio, Catholic Education Keith Cookson, Catholic Education
PANEL CHAIR	Alison McCabe (Chair), Tony McNamara and Greg Flynn
COUNCIL OFFICER	Jennifer Tattam and Emily Goodworth
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	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: 23/11/2022

TENTATIVE PANEL DETERMINATION DATE: July 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL COMMENTS:

- No Pre DA meeting was held with Council.
- R1 General Residential zone and development is permissible with consent.
- Site constraints include bushfire, part of the site is flood affected and impacted by Saltwater Creek.
- DA is currently on notification. No submissions to date.
- Proposed design clusters the new buildings centrally and will replacing existing buildings on the site.
- DA has been referred to TfNSW and RFS.
- Internal referrals – ecology, engineering etc currently underway.
- Appears to comply with the DCP for car parking and the DA package includes the submission of a traffic report.
- 90 additional school places are proposed.
- Council has identified the need for a construction management plan.

APPLICANT PRESENTATION:

- Overview of the location, context and site analysis
- Details of the staging and proposed development
- Rational about the design, student numbers increasing and play space needed with a 3-stream model proposed.
- Planning and design reflects the need for flexibility within the proposed spaces.
- Street elevations – 2 storey, use of glass, screening, sun shading
- Under-croft to connect all parts of the school together, opening the site and lightweight building.
- Proposed increase of on-site car parking spaces by 9
- Expect a Controlled Approval Activity likely to be required given proximity to Saltwater Creek.
- Bushfire Assessment provided.
- Flood assessment – affectation outside of the area of the development

PANEL COMMENTS AND KEY ISSUES:

- Initial review suggests the scale and relationships between the building and site seem appropriate.
- The Panel will need to understand current / proposed drop off, pick up and car parking arrangements which are consistently considered by the Panel in school applications.
- Notwithstanding current arrangements the Panel will want this documented and a framework in place in the form of an Operational Traffic Management Plan.
- The Panel need details around the provision of on-site car parking and staff numbers.
- Reliance within the submitted Traffic Report for on-street car parking capacity will be a key consideration for the Panel.
- The Panel questioned the location and appropriateness of the proposed new car park on the street boundary.
- The Panel sought clarification on the need for tree planting / shade structures for use of play areas and ovals.
- A Construction Management Plan will be required.

The Panel will undertake a site visit and seek to set a determination date with Council.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 13/01/2023 to 13/02/2023