

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

PANEL REFERENCE, DA NUMBER & ADDRESS	LAKE MACQUARIE - PPSHCC-166 DA/2614/2022, 6 HARRISONS LANE CARDIFF HEIGHTS LOT 101 DP804229
APPLICANT / OWNER	Mr Scott Brown
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 (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Lake Macquarie Local Environmental Plan 2014
CIV	\$6,927,198.00 (excluding GST)
BRIEFING DATE	21 February 2023

ATTENDEES

APPLICANT	<ul style="list-style-type: none"> Scott Brown – Aspect Spectrum Australia Kathy Gresham – EJE Architecture Guy Frostick – Terras Landscape Architecture Kathryn Wilson – Capital Project Control Henry Burnett – DFP Planning Chris White from Adams Engineering
PANEL MEMBERS	Alison McCabe (Chair), Tony McNamara, Jason Pauling and Alison Burrows
COUNCIL OFFICER	Leena Sebastian, Glen Matthews and Scott Fatches
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: 29/11/2022

TENTATIVE PANEL DETERMINATION DATE: June 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL COMMENTS:

- Site is occupied by a former aged care centre and has an approval in place for demolition.
- Special needs school is proposed for Autistic children.
- Overview of site context, accessed via Harrisons Lane, split zoned (R2 Low Density Residential where school is proposed) and surrounding land uses.
- Proposal is for a 3 storey school with associated outdoor car parking for staff and visitors.
- Site contains a significant overland flow path and stormwater management and flooding are currently being worked through.
- Council has some questions regarding the proposed access arrangements.
- 80 students and 35 staff are proposed.
- 4.6 variation for height exceedance (31.9%) has been lodged with the application.
- Contamination
- Council has identified impact on trees, visual impacts, contamination, waste management, noise impacts, mine subsidence and access and road upgrade works are key considerations.
- An Arborist report will be required
- GTAs have been issued by RFS
- Advice received from TfNSW with no major issues.

APPLICANT PRESENTATION:

- Overview of Applicant's education approach.
- Overview of DA proposal and site context, floor plans and elevations and rational for design and relationship to the site.
- Applicant initially reviewed whether existing building could be retained and adaptively reused.
- Average class size of 6 to 10 students with high staff ratio to students. Primary school students.
- Landscape plan and strategy with outdoor play spaces.

PANEL COMMENTS AND KEY ISSUES:

- The Panel will want to understand what trees are being removed, particularly on the boundaries and why this is necessary and understands that Council will require additional information regarding this issue. The Panel will not support impacts to vegetation off site.
- The Panel acknowledges that this is a steeply sloping site with challenging topography. The degree of landform change will need to be understood and specifically the location of any retaining walls.

- Further to the above the Panel will be keen to understand the site interfaces with adjoining residential land and presentation to the streetscape and expects detailed cross sections to enable a comprehensive assessment to be made
- The Panel want detail in terms of the acoustic report recommendations and any mitigation measures proposed.
- Drainage under the building and the overland flow path will be a key assessment issue in terms of hazard and risk including extreme events.
- Privacy issues with adjoining residences need to be considered.
- Consistent with the Panel's approach to other schools the Panel will want to ensure traffic, parking and pick up and drop off arrangements function well on the site particularly given the existing constrained access arrangements.

Council will issue an RFI following this meeting.

The Panel will view the site and seek to set a determination date with Council.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 30/11/22 to 13/1/2023 – no submissions received