

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Tuesday, 27 June 2023, 2pm and 2:30pm
<b>LOCATION</b>	MS Teams videoconference

## BRIEFING MATTER

**PPSHCC-166 – Lake Macquarie City Council – DA/2614/2022** - 6 Harrisons Lane, Cardiff Heights -  
Construction of a new school

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Tony McNamara, Roberta Ryan and Jason Pauling
<b>APOLOGIES</b>	Allison Burrows
<b>DECLARATIONS OF INTEREST</b>	None

## OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Leena Sebastian and Glen Mathews
<b>DEPARTMENT STAFF</b>	Tim Mahoney and Lisa Foley

## KEY ISSUES DISCUSSED

### COUNCIL COMMENTS:

- Council provided an update on the application and advised the issues regarding hazards during extreme flood events, stormwater management and waste management were under consideration.
- Council advised sixteen (16) trees would be removed, predominately within the frontage of Harrisons Lane, to accommodate the carpark and stormwater drainage infrastructure. The report recommended sensitive construction methods to protect some of the existing trees. The arborist report was still being reviewed by Council officers.
- Noise impacts from the school on nearby and adjoining properties were discussed, with Council advising a background level of 10dBA had been used in the acoustic report which was consistent with assessments for childcare centres. Some school noise assessments have used 5dBA and some 10dBA.
- The back-up generator was not considered in the acoustic report submitted to Council.
- The height of fencing would not help reduce the noise impacts on adjoining properties due to the topography of the site (adjoining dwellings are at a higher level).
- Propose restricting movements for the staff parking area during drop off and pick up times.
- Requested Panel input on revised acoustic advice, tree removal and access arrangements.

#### PANEL COMMENTS:

- The Panel want to understand the justification for the proposed tree removal, the health of the trees and whether there are any means of retaining the existing trees. The Panel queries why trees particularly along boundaries and to the street need to be removed.
- There is limited information on the height of retaining walls and post development ground levels. Detailed cross sections should be provided to inform an understanding of all the proposed landform changes noting the existing topography and the need for cut/fill to accommodate the proposal.
- A Traffic Management Plan (TMP) should be prepared to ensure suitable access arrangements for the school and ensure the safe and efficient operation of Harrisons Lane.
- The current access arrangements create conflicts between staff and visitors entering and existing the site at the same time, with potential for queuing back onto Harrisons Lane.
- An Operational Management Plans is required to address noise, traffic, and flooding.
- The noise levels should be measured against other similar school development and should not exceed what the benchmark is in background noise.
- The issues with flooding/drainage raised in public submissions need to be addressed.
- The back up generator near the rear boundary should be considered in the acoustic report from the applicant.
- The Panel need a clear understanding of any noise attenuation measures being proposed.

#### **TENTATIVE DETERMINATION DATE SCHEDULED FOR SEPTEMBER 2023**

#### **Planning Panels Secretariat**

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