

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PORT STEPHENS - PPSHCC-184 DA 16-2023-42-1, 80 MOUNT HALL ROAD RAYMOND TERRACE LOT 2 DP584122
APPLICANT / OWNER	SINSW C/- Barr Planning
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Crown Development
KEY SEPP/LEP	- 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 - Port Stephens Local Environmental Plan 2013
CIV	\$17,468,302 (excluding GST)
BRIEFING DATE	4 April 2023

ATTENDEES

APPLICANT	Barr Planning: Rebecca Johnston and Katrina Walker APP Group: Simon Davies, Jessica Webb and Timothy Field SI NSW: Mina Gadelrab, Mina Ibrahim, David Lewis SI NSW: Regional Transport: Russell Humble and Rebecca Lehman EJE Architecture: Grant Schultz and Cathy Gresham MJD Ecology: Ross Duncan and Simone-Louise Yasui
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Ryan Palmer and Giacomo Arnott
COUNCIL OFFICER	Dylan Mitchell, Ryan Falkenmire and Mia Gallaway
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: 8/2/2023

TENTATIVE PANEL SITE VISIT / BRIEFING DATE: June 2023

TENTATIVE PANEL DETERMINATION DATE: November 2023

COUNCIL COMMENTS

- Council questions the school numbers and how these have been calculated as the DA is predicated on current enrolment numbers and downward trends.
- The DA does not factor in any increase in occupancy.
- It was however noted that a possible new school at Medowie may impact student numbers.
- Traffic and car parking issues will be key as the proposed new building necessitates the removal of an existing car park resulting in the loss of approximately 40 spaces.
- The existing school complies with the DCP for car parking numbers. After the development there will be a shortfall of approximately 30 spaces which can only be accommodated on the surrounding streets.
- Possible option for the use of some adjacent surplus TfNSW owned land. This was suggested as part of the pre-DA consultation and it is noted that there would need for an in perpetuity arrangement to support such an option
- 19 trees proposed for removal (native – preferred koala / swift parrot habitat)
- Offset planting, noting the limited benefit, will be required on site

APPLICANT PRESENTATION:

- Alterations and additions to an existing high school.
- R2 zone, site context and existing student numbers of approximately 1000 with 69 staff.
- Declining student numbers with new private schools and potentially a new public school in the locality.
- New building proposed together with a new drop off bay to provide for accessible access to the school.
- The proposal will need to remove an existing car park and trees.
- The proposal is not providing for additional student numbers but rather is modernising facilities.
- Several demountable classrooms will be removed under a separate CDC process – those students will be able to be relocated to the new space.
- The DA is supported by a Clause 4.6 variation for the proposed 26.4 % variation to the height.
- Overview of specialist reports and investigations undertaken.
- Pre DA meeting December 2022 and stakeholder consultation undertaken.

Key Applicant issues:

1. Car parking – deficiency of 29 under the DCP, noting that under the provisions of the Transport and Infrastructure SEPP the DCP does not apply.
2. Tree removal – did look at options to retain, compensatory planting proposed 1:1 ratio and Swift Parrot collision threat statement prepared.
3. Acoustics – no impacts – some measures for construction noise impacts being worked through.

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- The removal of the car parking and the underlying assumptions about student numbers need to be understood.
- The Panel will also need to understand the impacts associated with the removal of the car park and expect an analysis of the current car park utilisation to understand what is any utilisation was occurring. Impacts from the proposal should be contained on the site and not unreasonably rely on street parking to address functional requirements.
- The Panel is likely to seek a further specialised briefing in relation to the Traffic Impact Analysis noting work undertaken and mentioned by the applicant in relation to:
 - School transport planning needs, demographics and rates of student car ownership
 - The TfNSW working group, bus demand and scheduling, bell times and available bus network.
- Staff numbers need to be considered as numbers of people rather than full time equivalents.
- The Panel notes the additional support services for students with disabilities and that the improvements are to upgrade and improve facilities in line with current educational standards.
- Questions surrounding the ecological offsets, availability of space on the site for this and overlapping species to address both the koala and swift parrot.
- The Panel note the Clause 4.6 for the height variation and the limited part of the site that this applies to.
- The Panel notes that the buildings are sited to minimise impacts at the interface with adjoining properties.

The Panel will inspect the site and seek further briefings as required. Any access to the site will be coordinated via Council.