

## Record of Kick-Off Briefing

### Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-187 - 7-15 PANONIA ROAD WYONG 2259 CENTRAL COAST DA/678/2023
<b>APPLICANT / OWNER</b>	Mr Allan Caladine
<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>	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 Central Coast Local Environmental Plan 2022
<b>CIV</b>	\$64,35,240 (excluding GST)
<b>BRIEFING DATE</b>	14 June 2023

#### ATTENDEES

<b>APPLICANT</b>	Allan Caladine, Toby Wetherill, Lee Daltry, Keith Cookson, Zane Rault and Marta Chylewska and Paul Madigan
<b>PANEL CHAIR</b>	Alison McCabe (Chair), Tony McNamara, Roberta Ryan and Greg Flynn
<b>COUNCIL OFFICER</b>	Alexandra Hafner and Emily Goodworth
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley and Tim Mahoney

**DA LODGED: 18/04/2023**

**TENTATIVE PANEL DETERMINATION DATE: August 2023**

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

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

### **COUNCIL:**

- Proposal is largely compliant with Council's planning controls.
- Overview of site and context.
- Replacement of like for like infrastructure.
- Tree removal is considered acceptable subject to conditions.
- SEPP schedule 8 assessment now submitted and generally compliant.
- Site is PMF flood affected with proposed floor levels above this. Waiting on internal referral response.
- Council will follow up with the applicant regarding an evacuation plan as this appears to be missing.
- No intensification of use is proposed and no increase in student or teacher numbers.
- No submissions during public consultation.

### **APPLICANT:**

- Overview of the site and rationale for the proposal provided.
- Site is flood prone and has flooded 3 times in the last 18 months. The development will raise the floor levels to protect infrastructure on the site and provide an improved flood risk scenario.
- Proposal also addresses current accessibility issues on the site.
- Design elements described.

### **PANEL:**

- The Panel has seen the site.
- The Panel will need to understand the flood hazard and risk and be assured that the buildings have been appropriately designed and that evacuation plans are in place to be consistent with previous decisions.
- The Panel questioned the need for removal of one large tree on the north western boundary of the proposed building and want to understand the rationale for this.
- Previous consents for the site need to be understood and addressed in the assessment report. The Panel need to understand how the site is operating and that existing consents sit with each other
- The Panel also note that the total no. of students will stay within the approved threshold and that this would be reflected in any consent.
- The Panel want to deal with the application efficiently and expect the applicant to be responsive to any RFI from Council.
- The Application should be able to proceed to a determination without the need for further briefings.