

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	11 August 2023
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Greg Flynn and Lynette Hunt
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Tony Tuxworth declared a conflict of interest as the applicant is a former client.

Papers circulated electronically on 1 August 2023.

MATTER DEFERRED

PPSHCC-187 – Central Coast Council – DA/678/2023-7-15 Panonia Road Wyong 2259 - Alterations & Additions to Existing School (as described in Schedule 1).

The application is located on the banks of the Wyong River and is flood affected. The Panel had raised in the Kick-Off Briefing the need to understand flood hazard and risk, and the need for a detailed evacuation plan.

The Panel notes that the flood assessment report does not refer to the actual DA plans, and the Panel has been advised that it was initial advice. An updated report addressing the plans actually lodged and including a detailed evacuation plan is required. The Panel also needs to understand how the site is distinguished from recent decisions regarding structures and uses adjoining the Wyong River.

The Panel requires any report to explain the nature of the flood hazard and proposed mitigation measures in language that can be understood by the general public.

The Panel requires additional information before it can be satisfied that clause 5.21 Flood Planning of the CCLEP 2022 and clause 7.3 Flood Plain Risk Management of the WLEP 2013 have been adequately addressed and met.

Accordingly, the matter is deferred for additional information.

REASONS FOR DEFERRAL





The Panel agreed to defer the determination of the matter for the following:

- (1) A revised flood assessment report that is updated to respond to the Development Application plans lodged and dated 19 April 2023, and includes a flood emergency response plan.

The Panel expects the revised information as referred to above, to be submitted to Council within four (4) weeks from the date of this deferral record.

The Panel expects an addendum assessment report from Council responding to the material and the matters raised above within two (2) weeks of the receipt of the revised information. When this information has been received, the Panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Greg Flynn	 Lynette Hunt

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-187 – Central Coast – DA/678/2023
2	PROPOSED DEVELOPMENT	Alterations and additions to the existing educational establishment, St Cecilia’s Catholic Primary School
3	STREET ADDRESS	7-15 Panonia Road Wyong 2259
4	APPLICANT OWNER	Caladines Town Planning Pty Ltd The Trustees of the Roman Catholic Church for the Diocese of Broken Bay
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <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 Central Coast Local Environmental Plan 2022 Draft environmental planning instruments: Nil. Development control plans: <ul style="list-style-type: none"> Central Coast Development Control Plan Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: [Nil] The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations.

		<ul style="list-style-type: none"> The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 1 August 2023 Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 14 June 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara and Greg Flynn <u>Applicant representatives</u>: Allan Caladine, Toby Wetherill, Lee Daltry, Keith Cookson, Zane Rault, Marta Chylewska and Paul Madigan. <u>Council assessment staff</u>: Alexandra Hafner and Emily Goodworth <u>Department staff</u>: Leanne Harris, Lisa Foley and Tim Mahoney Site inspections: <ul style="list-style-type: none"> <u>Alison McCabe (Chair)</u>: 2 May 2023 <u>Roberta Ryan</u>: 2 May 2023 <u>Greg Flynn</u>: 4 August 2023 Final briefing to discuss Council's recommendation: 9 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Greg Flynn and Lynette Hunt <u>Council assessment staff</u>: Alexandra Hafner, Michelle Gilson, Emily Goodworth and Sue-Anne Fulton <u>Department staff</u>: Leanne Harris, Lisa Foley and Holly McCann Applicant Briefing: 9 August 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Greg Flynn and Lynette Hunt <u>Council assessment staff</u>: Alexandra Hafner, Michelle Gilson, Emily Goodworth and Sue-Anne Fulton <u>Department staff</u>: Leanne Harris, Lisa Foley and Holly McCann <u>Applicant representatives</u>: Allan Caladine, Michael McGrath, Toby Wetherill and Steven Molino <p><u>Note</u>: Applicant briefing was requested to respond to the recommendation in the Council assessment report</p>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council assessment report