

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-188, 2 HICKS LANE TUMBI UMBI 2261 CENTRAL COAST DA/671/2023 -
APPLICANT / OWNER	Mr Allan Caladine
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	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
CIV	\$5,131,523 (excluding GST)
BRIEFING DATE	14 June 2023

ATTENDEES

APPLICANT	Allan Caladine, Toby Wetherill, Lee Daltry, Keith Cookson, Zane Rault and Marcel Arendse
PANEL CHAIR	Alison McCabe (Chair), Tony McNamara and Greg Flynn
COUNCIL OFFICER	Alexandra Hafner and Emily Goodworth
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

DA LODGED: 20/04/2023

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

- Site zoning (C4) and context with an aged care centre opposite and surrounded by low density residential.
- 1 objection received related to parking and traffic concerns.
- 13% gradient across the site.
- 280 students currently and no increase in student or teacher numbers proposed in this application.
- Proposal entails removal of existing building stock and replace with 2 new classrooms and amenities.
- RFS have issued GTAs.
- OEH referral outstanding but Council do not anticipate any significant issues.
- Application has been referred to Council's tree officer. Trees are proposed to be removed due to risk to students rather than the proposed building works.
- Design considerations of schedule 8 of the SEPP apply
- No significant planning issues identified at this stage.
- Council note that the most recent consent in 2009 capped student numbers at 382.

APPLICANT

- Design overview of the proposal provided.
- New works will address accessibility issues
- Bushfire issues have been addressed through the design and location of the buildings.
- New layout will open up the school frontage.
- Arborist advice supports the proposed tree removal. 12 trees to be removed. Retaining 4 mature trees. Trees are deemed a risk and at the end of their useful life.

PANEL

- 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 are keen to understand the basis for the tree removal and the justification.
- The Panel notes that the proposed buildings are internal to the site and impacts should be minimal.
- The Panel also note that the total no. of students will stay within the approved threshold and that that this would be reflected on any consent if granted.
- The Panel want to deal with the application efficiently and expect the applicant to be responsive for any RFI from Council.
- The Application should be able to proceed to a determination without the need for further briefings.