

Record of Kick-Off Briefing

Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-197 -PORT STEPHENS 36 ELKIN AVENUE, HEATHERBRAE 2324 DA 16-2023-259-1
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	<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 Port Stephens Local Environmental Plan 2013
CIV	\$8,808,349 (excluding GST)
BRIEFING DATE	18-07-2023

ATTENDEES

APPLICANT	Rebecca Johnston, Katrina Walker, Simon Davies, Mina Gadelrab, Mina Ibrahim, Timothy Field, David Wheeler, Jessie Webb and David Lewis
PANEL MEMBERS	Alison McCabe, Tony McNamara, Ryan Palmer and Giacomo Arnott
COUNCIL OFFICER	Dylan Mitchell and Ryan Falkenmire
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

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.

TENTATIVE PANEL DETERMINATION DATE: December 2023

KEY ISSUES IDENTIFIED FOR CONSIDERATION

COUNCIL:

- Existing high school with a proposed new gymnasium, adjacent landscaped civic space, new sporting fields and 66 space car park.
- Early RFI issued which raised several matters in relation to the proposed car park / access road.
- TfNSW not in support of intensifying existing access off the highway.
- Concurrent Part 5 assessment for access road.
- Several mature trees to be removed and Council assessing impacts on amenity.
- 2 submissions received during public consultation which raise issues in relation to noise, additional traffic and amenity.
- Despite the Part 5 process, Council engineers are considering the access road as the car park cannot function without this access.
- Overview of access arrangements, public road network and proposed one way access from Adelaide St to Elkin Ave and impacts on existing bus bay being considered.
- No existing formed pedestrian pathways on Adelaide Street.
- 64 trees to be removed, 13 of which are natives supported by a comprehensive Arborist report. Koala habitat offset at a 1 to 1 ratio.
- Ecological assessment – doesn't trigger BOS
- Council assessing the tree removal in terms of landscape value and presentation to the highway as only a narrow setback / buffer of approximately 1 metre is proposed

APPLICANT:

- Overview of site which was established in 1956, current staff and student numbers (not changing) and the proposed works.
- Two concurrent Part 5 proposals and aim to have these determined prior to the DA:
 - REF 1 - building works to the school
 - REF 2 – access road
- Specialist reports and investigations supporting the DA.
- Stakeholder consultation – pre DA discussions with Council and SINSW undertake their own community engagement and have a transport working group.
- Applicant will respond to the issues raised in the two submissions.
- Construction will need to take place during school operations (1 package across the 3 projects).
- Car parking – overall deficiency of 4 spaces but increased number of spaces overall on site as a result of these works.
- Tree removal supported by Arborist documentation and ecological assessment.
- Intention with the new car park and access road is to increase safety and manage the flow of traffic and pedestrians safely.

PANEL:

- The Panel will need to understand the rationale and status of the REFs as at least one of them (access road) is integral to this DA and whether Council has been consulted and their comments on the Part 5 applications.
- The Traffic Impact Assessment needs to be well documented and factually set out the proposed works, traffic and pedestrian movements and linkages and proposed safety improvements. Given the interrelationship between the DA and the REFs the Panel will need to consider the broader traffic impacts holistically.
- Tree removal will have both ecological and landscape amenity issues, particularly around the interfaces and edges. The Panel will want to understand why the trees are being removed and visual impact and presentation to the Pacific Highway, noting that the assessment cannot assume that trees in the road reserve would remain.

The Panel expects the Applicant to respond efficiently to any RFIs from the Council and will take advice from Council as to whether a further briefing is required or whether the application can proceed to a determination meeting.