

RECORD OF PRELIMINARY BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 31 January 2024
LOCATION	MS Teams Teleconference

BRIEFING MATTERS

PPSHCC-253 – Singleton – DA 8/2023/502/1 – 109-129 Kelso Street, Singleton 2330 – Educational Establishment - School

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Stephen Earp, Louise Popowitz, Simon Vant, Sophie Hoppe, Tim Shields, Esreban Olmos, Johnathan Busch, Shawn Cen
COUNCIL ASSESSMENT STAFF:	Benjamin Pogson, Ashleigh McTackett, Sarah Boyton
DEPARTMENT STAFF	Leanne Harris and Holly McCann

COUNCIL BRIEFING:

- DA is for alterations and additions to an existing school.
- Overview of the existing school, childcare and TAFE Centre on the site.
- Propose to increase capacity over 2 stages from 300 to 700 students.
- Overview of the site which is on the south side of Singleton and surrounding context.
- The site is constrained by flooding – proposed building will be outside the high hazard floodway but the new car parking is within it.
- The site is also constrained by the existing intersection of Kelso Street and the New England Highway which is already at capacity.
- There is an adjacent heritage item however no impacts identified.
- Internal referrals to building, environmental compliance (acoustic, contamination), engineering, trade waste, sewer and water and ecology.
- Car parking is being provided in excess of the DCP requirements.
- Site is zoned RU1 – using SEPP for permissibility.
- Main assessment issue relates to traffic and Council has issued an RFI regarding the adequacy of the traffic report and assumptions regarding the relationship of the development to the new Singleton

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bypass. Modelling provided to date has assumed the bypass is built. Council is considering options for interim arrangements assuming the bypass will be operational by 2026/2027.

- Council has identified the need for an Operational Management Plan particularly in relation to managing any interim traffic management impacts.

APPLICANT PRESENTATION:

- Overview of site and history of the school to date.
- Three stage construction, two storey primary school building and new car parking, waste removal area, signage etc.
- 14 classrooms + library.
- Design features and elevations presented.
- Car park raised to address flooding
- Overview of the specialist reports submitted supporting the DA.
- Consultation undertaken to date.
- Issues:
 - Traffic (consulting with TfNSW and Council issued RFI).
 - Written confirmation has been received from TfNSW to assume bypass is going ahead with an understanding that 2026 date is committed.
 - Working on interim arrangement scenarios and Plan of Management.
 - Confirmation that traffic modelling and car parking assumptions have been made using FTE staff numbers.

PANEL COMMENTS:

- The Panel expect a wholistic assessment and consideration of all operations on the site to understand the integration of the various uses and how staff numbers have been calculated (actual numbers on the site at various times) so that the extent of impacts can be properly assessed including for any interim or staged mitigation measures proposed.
- Clarification of the childcare/pre-school component is required due to inconsistencies in documentation which will have a bearing on staffing, hours of operation etc.
- Flooding is a key assessment issue and the Panel want clarity on warning times, evacuation plans etc. This documentation needs to be lodged and assessed with the DA and updated to reflect the proposed increase in student numbers.
- The Panel want clarity on the status of the Singleton bypass including, timing, funding commitments and approval status.
- There needs to be a factual assessment of the traffic impacts with and without the bypass including drop off and pick up, any reliance on on-street parking (if any) and how any proposed interim measures may impact the local street network.
- A detailed landscape plan is required. The Panel notes that removal of trees is proposed and will want to understand the extent of this and in particular why trees on the boundaries of the site are proposed for removal. The landscaping plans needs to include details of any proposed fencing.
- The Panel want clear plans and cross sections showing existing and proposed RLs, details of any retaining walls and earthworks particularly in relation to the proposed car park.
- Details of waste management arrangements on-site and off-site collection need to be documented and assessed.
- The Panel note the need for possible renotification of the DA depending on any interim traffic management arrangements that may be proposed.

A further briefing will be scheduled with Council to discuss the applicant's response to the RFI.

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