

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	8 October 2024
DATE OF PANEL BRIEFING	1 October 2024
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Stephen Leathley
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	Sue Moore declared a conflict of interest due to a close relative undertaking paid employment at the Christian College child care.

Papers circulated electronically on 24 September 2024.

MATTER DEFERRED

PPSHCC-253 – Singleton – DA 8/2023/502/1 - at 109 -129 Kelso Street, Singleton 2330 – Educational Establishment - School (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel has had the benefit of a briefing from both the applicant and Council. The Council assessment report recommends approval of the application.

The site accommodates an existing K-12 school, an early learning centre, Trade Training Centre, and out of school hours (OOSH) services. The proposed development involves a new school building, increase in students, and new car parking to be constructed over three (3) stages. The Stage 3 increase in student numbers to 700 students requires the Singleton Bypass to be constructed and opened.

The Panel is satisfied with respect to the siting and appearance of the new building. In the Panel's deliberation and consideration of the Council report and the application documents, a number of issues have been identified.

There is not a clear understanding of existing student numbers, proposed student numbers, and the assumptions made to establish these figures. There are inconsistencies across the documents. The actual enrolments/school capacity is different from a number that may or may not have traffic impacts. There needs to be a clear understanding of the interrelationship of all the uses and functions on the site and the impacts (particularly traffic) that any increase will have.

The Panel requires a clear understanding of existing and future drop-off/pick-up facilities and bus operations on site and how they are managed. This includes measures required to be in place to ensure that there are adequate facilities to meet the different uses and proposed increase in student population, to ensure no impacts on the street. This goes to the function of the car park and having adequate bicycle facilities for a 700-student body. The Panel queries whether 20 bicycle spaces are sufficient.

The Panel queries the appropriateness of the proposed bus circulation and identified location of drop-off/pick-up—particularly in the event of greater student numbers. The car park area needs to designate particular areas and note that there is limited definition of areas at present. The location of bus parking for school-owned buses is also required to be shown on plans.

The assessment of flood impacts and mitigation measures needs to be documented further. Cross-section (Architectural) showing the relationship of the car park to existing ground, street, and built form is required. Greater landscaping needs to be provided on site.

The following information is required for the Panel to be satisfied that the physical constraints are able to be managed and that the functions of the site, and car parking arrangements can occur on site without unreasonable impact:

- (i) Details of existing student/staff and proposed increase at relevant stages. Existing numbers are to be based on existing enrolments and any assumptions made about existing capacity.
- (ii) Details of student/staff/people operating from the site for all uses.
- (iii) Details of and clear delineation of drop-off/pick-up, bus parking, staff, student, and visitor parking, and pedestrian paths.
- (iv) A Traffic and Access Operational Management Plan that addresses the functional requirements of all uses and how drop-off/pick-up will be managed across the site.
- (v) A detailed Operational Management Plan of how the site will operate at maximum school capacity.
- (vi) Updated landscape plan.
- (vii) Cross-sections of the car park so its appearance from the street and in relation to land levels and built form can be understood.
- (viii) A revision of the Flood Emergency Response Plan (FERP), in respect of the time taken to evacuate the site. The inclusions in assumptions made using standard practice that includes such things as acceptance factor, traffic safety factor, warning lag time etc., and location of where students/staff will go.
- (ix) FERP is to be updated to reflect correct FFL and the Traffic and Access Operational Management Plan.
- (x) In Council's reporting, details of:
 - a. A clear summary of the flood affection of the site and the impacts that the proposal will have, and detailed consideration of clause 5.21 under SLEP 2013.
 - b. When the Singleton Bypass was approved.
 - c. Assessment of SEPP (Infrastructure) 2021 and Division 3.
 - d. Details of car parking and bicycle parking required under Council DCP.
 - e. What previous consents or SEE said about student numbers.
 - f. Assessment of the amended documents.
 - g. Review of conditions to reflect limits and staging.

The Panel agreed to defer the determination of the matter for the provision and assessment of the above information.

The decision to defer the matter was unanimous.

ACTIONS

The Development Application be deferred for the for the following:

1. The Applicant to provide the information at point (i) to (x) above.
2. A formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant within four (4) weeks outlining:
 - a. Particulars sufficient to indicate the nature of the change of the development, as required under section 37 of the Environmental Planning and Assessment Regulation 2021
 - b. Updated technical reports relied on in the amended application.
3. Council is requested to provide an addendum assessment report responding to the matters above (including any revised conditions), which is to be uploaded to the Planning Portal within four (4) weeks of the upload of the Applicants required information to the Planning Portal.
4. When the updated assessment report is received the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided the Panel will determine the DA based on the information currently at hand.

PANEL MEMBERS



Alison McCabe (Chair)



Stephen Leathley



Roberta Ryan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-253 – Singleton – DA 8/2023/502/1
2	PROPOSED DEVELOPMENT	Educational Establishment - School
3	STREET ADDRESS	109 -129 Kelso Street, Singleton 2330
4	APPLICANT/OWNER	Christian Education Ministries Ltd Christian Education Ministries Ltd
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 (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Singleton Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Singleton Development Control Plan 2014 Planning agreements: Nil Provisions of the Environmental Planning and Assessment Regulation 2021: Part 11 – Development Certification and Fire Safety 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 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: 24 September 2024 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 31 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue Moore, Sue George <u>Council assessment staff</u>: Benjamin Pogson <u>Applicant representative</u>: Louise Popowitz <u>Department</u>: Leanne Harris, Holly McCann Site inspection: 7 May 2024 <ul style="list-style-type: none"> Alison McCabe Roberta Ryan Final briefing to discuss council's recommendation: 1 October 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Stephen Leathley <u>Council assessment staff</u>: Benjamin Pogson <u>Applicant representatives</u>: Isaac Clayton, Adeline Yapp, Sophie Hoppe. <u>Department</u>: Leanne Harris, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFTIONS	Attached to the council assessment report