

DATE OF DEFERRAL	16 December 2024
DATE OF PANEL BRIEFING	2 December 2024
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Tony McNamara and Sue George
APOLOGIES	Nil
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 25 November 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 and observed at the site inspection listed at item 8 in Schedule 1.

The Panel previously deferred the determination of this DA on the 8th of October 2024 to seek additional information so that the Panel could 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.

At that time the Panel required:

- (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.

On 2 December 2024 the Panel considered a supplementary report from the Council that addressed a number of matters. The Panel, in their further deliberation of this matter, is not satisfied that there are sufficient drop-off/pick-up arrangements for either a school with 491 students or the ultimate student capacity of 700, and corresponding increase in staff.

The Panel also considers that there is insufficient bicycle parking and inadequate car parking for the proposed increase in student and staff numbers. The Panel also discussed bus routes and configuration of parking on site to avoid congestion and minimise interaction with pedestrians.

The Panel considers that there is some overlap in uses between the childcare centre, OOSH, TAFE and school functions, and does not agree with the analysis for car parking numbers.

The applicant is requested to provide:

- (i) Additional parking, broken down by particular use.
- (ii) Additional drop-off/pick-up areas and additional bicycle parking.
- (iii) Additional measures to minimise congestion and pedestrian interaction with buses/vehicles.

Without these matters being satisfactorily addressed, the increase in student and staff numbers cannot be supported.

The Council assessment report is to be revised to clearly address the matters identified for deferral, with appropriate headings and revised conditions.

The Panel agreed to further defer the determination of the matter for the above amendments.



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 points (i) to (iii) 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 may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Tony McNamara



Roberta Ryan



Sue George

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 Council supplementary report received: 25 November 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 Tony McNamara Sue George 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>: Stephen Earp, Isaac Clayton, Adeline Yapp, Sophie Hoppe, James Kim <u>Department</u>: Leanne Harris, Holly McCann Final briefing to discuss Council's recommendation: 2 December 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sue George <u>Council assessment staff</u>: Benjamin Pogson <u>Department</u>: Leanne Harris

9	COUNCIL RECOMMENDATION	Approval
10	DRAF CONDITIONS	Attached to the Council assessment report