

To: Hunter and Central Coast Regional Planning Panel

From: Senior Development Planner

Subject: Applicants Request for Determination - Deferred Matter PPSCHCC-253- Alterations and Additions to an Education Facility – 109-129 Kelso Street, Singleton

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The memorandum has been prepared to inform the determination of PPSCHCC-253 – Alterations and Additions to an Education Facility at 109-129 Kelso Street, Singleton, pursuant to Section 36(4) of the Environmental Planning and Assessment Regulation 2021.

On 29 January 2025 Council received formal notification from the Applicant advising, no further information would be provided nor amendments made to the application, as requested by the Hunter and Central Coast Regional Planning Panel.

The applicant asserts that the deferral matters identified by the Panel during the meeting held on 2 December 2024 were adequately addressed in their previous response, which was uploaded to the NSW Planning Portal on 25 November 2024.

The outstanding matters raised by the Panel at the meeting on 2 December 2024 were:

1. Additional parking, broken down by particular use;
2. Additional drop-off/pick-up areas and additional bicycle parking; and
3. Additional measures to minimise congestion and pedestrian interaction with buses/vehicles.

In accordance with Section 36(1) of the Environmental Planning and Assessment Regulation 2021, a consent authority may request additional information to support a development application. However, Section 36(4) provides that an applicant may formally notify the consent authority via the NSW Planning Portal if they choose not to provide the requested information.

Following the applicant's notification, Council's Development and Traffic Engineers reviewed the submitted Traffic Impact Assessment and concluded that the proposed traffic and parking arrangements are considered suitable for the development. No additional draft conditions were recommended.

The development is generally supported by Council staff and the assessment report and draft conditions have not been amended.

The development is recommended by Council staff for approval on the information provided to date.

Attachment 1 – Development Engineers Referral

Attachment 2 – Traffic Engineers Referral