

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 16 January 2024
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

**PPSHCC-255 – Central Coast – DA/2036/2023 – 458 Main Road, Noraville 2263 – Alterations & Additions – Educational Establishment & Includes Demolition – INTERGRATED (RPP)**

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Tony Tuxworth, Greg Flynn
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>APPLICANT REPRESENTATIVES</b>	Thomas West, Kendal Mackay, Russell Kosco, Miki McBride, Laszlo Szoboszlay, Salma Malik
<b>COUNCIL ASSESSMENT STAFF:</b>	Nathan Burr, Emily Goodworth
<b>DEPARTMENT STAFF</b>	Leanne Harris

**COUNCIL BRIEFING:**

- DA is for alterations and additions to an existing Catholic school.
- Site is zoned R2 and C2 (covers the vegetated part of the site and mapped as having biodiversity values).
- Works entail removal of older temporary style classrooms and construction of new classrooms and associated works.
- The development will result in an additional 90 students and 5 staff (approx. 20% increase)
- Key issue being considered and assessed by Council:
  - Traffic - TfNSW defer back to local assessment.
  - Car parking, access and local traffic management measures.
  - Flooding, stormwater and engineering.
  - Ecology.
  - Bushfire.
- Some tree removal is proposed but this is not related to mapped biodiversity values part of the site. New works are largely confined to the existing cleared part of the site.
- Part of the site is mapped as Coastal Wetland and Coastal Buffer.
- The new buildings will be on piers to address overland flows and localised flooding.

**Planning Panels Secretariat**

- It is noted that there is a small net loss of car parking spaces overall.
- One public submission has been received which raises concerns about the notification process rather than the development itself.
- The application has been referred to the RFS. The Bushfire Report notes that the proposed response relies on existing arrangements and an improved outcome. Council will be guided by the RFS response.

#### **APPLICANT BRIEFING:**

- Need for the proposal and the works representing an upgrade to the school which has been on the site for many years.
- The school is seeking to move to a 3-stream approach – 540 to 630 student increase overall.
- Overview of site and existing buildings and different uses
- The Aspect School which also operates on the site has an additional 20 students but shares the same access and car parking arrangements. It was noted that this has been referenced in the traffic report and its assumptions.
- Additional classrooms are proposed to replace existing demountable and cater for additional staff as well as upgraded amenities and provision of disabled access.
- Overview of floor plans, elevations, design elements and perspectives.
- Specialist reports:
  - Bushfire – pre-DA meeting with the RFS – Integrated and waiting on BFSA,
  - Flooding – flood impact assessment including an emergency response Plan,
  - Ecology – tree removal outside of BV map. Does not trigger BOS, no koalas,
  - Traffic and Parking - 130 spaces (3 removed) – complies with DCP for additional students – provides car parking and drop off and pick up on site, SIDRA modelling undertaken.

#### **PANEL COMMENTS:**

- Typical of school applications the Panel will need to understand car parking, drop off and pick up arrangements and how it currently operates and proposed operation.
- Given the flood affectation the Panel will also need to consider any flood evacuation measures that are being considered and expect a flood evacuation plan.
- It is noted that there are a number of concurrent uses on the site (church, hall and Aspect School) and how they function needs to be understood. An Operational Management Plan will be required to demonstrate how the uses will relate to the school, and how the shared car parking arrangement's function. The plan is needed so the Panel can properly consider the impacts of the development having regard to the integration of uses, and to inform the assessment of the merits of the proposal.
- The Panel want to understand whether there is any reliance on on-street parking, and the extent of parking surveys that have informed the traffic assessment.
- The Council / Applicant are to ensure that there is consistency across supporting reports e.g. Bushfire requirements and Ecology.
- The Panel is keen to understand the extent and justification for any tree removal proposed.

The Panel will view the site to understand it and the surrounding context and further briefings will be scheduled if required.

#### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)