

DATE OF DEFERRAL	27 September 2024
DATE OF PANEL BRIEFING	25 September 2024
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Greg Flynn, Tony Tuxworth
APOLOGIES	Tony McNamara
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 September 2024.

MATTER DEFERRED

PPSHCC-255 - Central Coast - DA/2036/2023 - 458 Main Road, Noraville 2263 – Alterations and Additions – Educational Establishment & includes demolition (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 has had the benefit of a briefing from both the applicant and Council. The Council assessment report recommends approval of the application.

The Panel also considered a further supplementary memo received on 25 September 2024 that included additional information regarding flood impacts and satisfaction of clauses 5.21 and 5.22 of CCLEP 2022 and car parking. The memo advised that further amendments had been made to plans which the Panel needed to consider.

The site accommodates an existing primary school, including facilities for Aspect, a facility for children on the autism spectrum, Parish Hall, church, and car park. It is evident that the three (3) uses on site all rely on the current car park. The proposal, in addition to new buildings, seeks an additional 90 students and five (5) staff.

The Panel is satisfied that the built form is appropriately located, and that potential flooding and bushfire impacts can be managed and mitigated. However, the Panel is not satisfied that there is a clear understanding of the interrelationship of uses on the site and the capacity of car parking to accommodate these uses. The information provided to date is inconsistent.

The Panel requires an understanding of existing drop-off/pick-up facilities and how they are managed, as well as what needs to be put in place to ensure that there are adequate facilities on site to meet the different uses and increase in student numbers without further reliance on street parking or impacts on the road network. The Panel observes that there is a lack of definition of areas in the existing car park currently.

The following information is required for the Panel to be satisfied that the functions of the site and car parking provisions can occur on site without unreasonable impact:

- (i) Details of all uses on site, including hours of operation and number of people/students/staff.
- (ii) Details of existing drop-off/pick-up arrangements, including buses.
- (iii) Details and clear definition of the car park to accommodate drop-off/pick-up, bus, visitor, and staff parking, as well as pedestrian routes.
- (iv) Changes to the car park layout required to support the development.

- (v) A Traffic and Access Operational Management Plan that addresses all the functional requirements of all uses and how drop-off/pick-up and car parking will be managed across the site.
- (vi) An update of the Flood Emergency Response Plan to reflect the Traffic and Access Operational Management Plan and correct references to flood events.
- (vii) Details of the type and height of fencing around the High Hazard Floodway.

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



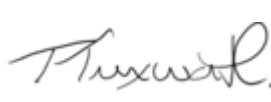

The decision to defer the matter was unanimous.

ACTIONS

The Development Application be deferred for the for the following:

1. The Applicant to provide the information at point (i) to (vii) above.
2. A formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant within six (6) 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)	 Roberta Ryan
 Tony Tuxworth	 Greg Flynn

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSHCC-255 - Central Coast - DA/2036/2023
2	PROPOSED DEVELOPMENT	Alterations and Additions – Educational Establishment & Includes Demolition
3	STREET ADDRESS	Lot 1 DP530125 458-468 Main Road, Noraville NSW 2263
4	APPLICANT/OWNER	Trustees of the Roman Catholic Church for the Diocese of Broken Bay Trustees of the Roman Catholic Church for the Diocese of Broken Bay
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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Central Coast Local Environmental Plan 2022 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Central Coast Development Control Plan 2022 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil 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: 18 September 2024. Council supplementary assessment memo 25 September 2024. Written submissions during public exhibition: 1 <p>Total number of unique submissions received by way of objection: 1</p>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 16 January 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe(Chair), Roberta Ryan, Tony McNamara, Tony Tuxworth, Greg Flynn <u>Council assessment staff</u>: Nathan Burr, Emily Goodworth <u>Applicant Representatives</u>: Thomas West, Kendal Mackay, Keith Cookson, Russell Kosco, Miki McBride, Laszlo Szoboszlai Site inspection: <ul style="list-style-type: none"> Alison McCabe: 28 June 2024 Roberta Ryan: 16 June 2024 Tony McNamara: 21 June 2024 Tony Tuxworth: 18 June 2024 Greg Flynn: 25 June 2024 Final briefing to discuss Council's recommendation: 25 September 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Greg Flynn, Tony Tuxworth <u>Council assessment staff</u>: Nathan Burr, Salli Pendergast

		<u>Applicant representatives:</u> Thomas West, Kendal Mackay, Keith Cookson, Miki McBride, Laszlo Szoboszlai, Salma Malik, Ben Liddell, Luke Meredith, Jake Williams, Sunny Shrestha
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report