

DATE OF DETERMINATION	20 February 2025
DATE OF PANEL DECISION	20 February 2025
DATE OF PANEL BRIEFING	17 February 2025
PANEL MEMBERS	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 February 2025.

MATTER DETERMINED

PPSHCC-255 - Central Coast - DA/2036/2023 - 458 Main Road, Noraville 2263 – Alterations and Additions – Educational Establishment & includes demolition (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

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

On the 27th September 2024 the Panel deferred determination of this application. The Panel required the following information to be satisfied that the functions of the site and car parking provisions could occur without reasonable 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 required Council to prepare a supplementary assessment report that considers the above and relevant conditions.

The applicant provided additional information including an updated Plan of Management and a Traffic and Access Operational Management Plan (TAOMP). The TAOMP recommended specific works to the car park to improve functionality.

Council prepared a supplementary report, dated 18 January 2025, addressing the additional documentation and the matters raised in the deferral. The Panel has considered this report and is satisfied that the proposed development could now be approved.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the following reasons:

- (i) The proposed built form is appropriately located and is compatible with the character of the area.
- (ii) The potential bushfire and flooding impacts can be managed and mitigated.
- (iii) The traffic impacts arising from the increased student capacity can be managed on site.
- (iv) The site is suitable for the use.




CONDITIONS

The development application was approved subject to the conditions attached to the supplementary report dated 18 January 2025.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the one (1) written submission made during public exhibition. The Panel notes that issues of concern included the extent of written notification and length of time provided to review the DA documentation.

The Panel considers that the concerns raised by the community have been adequately addressed in the assessment report.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Tony McNamara	

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 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 Environmental Planning and Assessment Regulation 2021: Section 61 - demolition of buildings 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 report received: 25 September 2024 Council supplementary report received: 18 January 2025 Written submissions during public exhibition: 1 Total number of unique submissions received by way of objection: 1
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 Szoboszlay Site inspection: <ul style="list-style-type: none"> - Alison McCabe: 28 June 2024 - Roberta Ryan: 16 June 2024 - Tony McNamara: 21 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 and Tony Tuxworth <u>Council assessment staff</u>: Nathan Burr, Emily Goodworth <u>Applicant Representatives</u>: Thomas West, Kendal Mackay, Keith Cookson, , Miki McBride, Laszlo Szoboszlay, Jake Williams, Sunny Shrestha, Luje Meredith, Ben Liddell.. <u>Department</u>: Leanne Harris, Holly McCann

		<ul style="list-style-type: none">• Final briefing to discuss council’s recommendation: 17 February 2025<ul style="list-style-type: none">○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara○ <u>Council assessment staff</u>: Nathan Burr, Salli Pendergast○ <u>Department</u>: Leanne Harris, Holly McCann
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment and supplementary assessment reports