

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Wednesday, 10 July 2024
<b>LOCATION</b>	MS Teams Teleconference

**BRIEFING MATTERS**

PPSHCC-263 - Maitland - DA/2023/1047 – 75 Chelmsford Drive, Metford 2323 - Alterations & Additions to an Educational Establishment

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Sally Halliday, Ashley Kavanagh
<b>APOLOGIES</b>	Nil
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF:</b>	Jessica Stockham, Kristy Cousins, Scott Porter.
<b>DEPARTMENT STAFF</b>	Leanne Harris; Holly McCann

**COUNCIL BRIEFING:**

- Overview and chronology to date.
- No submissions received.
- 3 RFIs to date and revised plans and additional information received in March and June.
- Internal and external referrals undertaken with some internal matters still unresolved.
- Overview of consent history in relation to student numbers and car parking – this DA is now for an additional 308 students and 11 staff.
- Approx. 60 car parking spaces deficient and no pickup and drop off area on site.
- Application is relying on adjacent Council sportsground with a hire agreement together with a rental agreement with the adjacent Church for car parking.
- Construction will take 12+ months and temporary arrangements proposed.
- There is a generic Plan of Management in place for the adjacent sportsground and there are concerns that the hiring of this site for car parking is not necessarily consistent with the objectives of the POM.
- The sports field is heavily utilised particularly during winter.
- Other issues with bulk, scale and tree removal are likely to be able to be worked through.
- It is acknowledged that the proposal is in part reliant on landscaping on an adjoining property but there are no sensitive users on this boundary.
- The Council advice to the applicant is that the traffic impact assessment must consider the total increase in student numbers and there should be provision for on-site drop off and pick up as well as

adequate staff parking at a minimum on the development site. Ongoing use of community land is not supported.

- The proposal needs to address the provisions of the Sustainable Building SEPP.

**PANEL COMMENTS:**

- Car parking and drop off and pick up facilities for the development must be provided in perpetuity. The use of Council owned community land on a permanent basis is not acceptable. The Panel does not support the alienation and use of community land for exclusive private use.
- The proposed development does not appear to be able to accommodate the required car parking and traffic impacts associated with the increased numbers of students/staff.
- The Panel notes that the adjacent land is designed as a car park but is currently functioning as a drop off and pick up facility.
- The Panel questions the permissibility of car park for a school on the Council owned land.
- If the development cannot adequately accommodate the traffic and parking impacts arising from the proposal it will require a reduction in scale/intensity and/or acquisition of additional land.
- The Panel has consistently not supported reliance on, on-street car parking for schools.
- The Council is separately encouraged to follow up on any non-compliance with the existing consents for the site.

Given the above comments the applicant is encouraged to withdraw the application. Alternatively, the Panel requests Council complete their assessment with the information currently available to it and report the DA to the Panel for determination.