

RECORD OF DEFERRAL

HUNTER & CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DEFERRAL	17 December 2024
DATE OF PANEL BRIEFING	10 December 2024
PANEL MEMBERS	Alison McCabe, Roberta Ryan, Tony McNamara, Ashley Kavanagh, Sally Halliday
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 3 December 2024.

MATTER DEFERRED

PPSHCC-298 – Maitland – DA/2024/424 at 24 Hunter Street, Horseshoe Bend 2320 – All Saints College Multi-Purpose Centre (as described in Schedule 1).

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

The Panel has had the benefit of briefings from the applicant and Council. The Council assessment report recommends approval of the application.

The proposal is for a multipurpose centre for school use, predominantly associated with the Saint Peter's campus of All Saints College.

The development includes the refurbishment of the existing Saint Paul's parish hall. The Saint Peter's campus is a Year 7 to 10 school.

The Panel is satisfied with the siting and appearance of the building. In its deliberation and consideration of the Council report and the application documents, a number of issues have been identified.

There is not a clear understanding of existing student and staff numbers. This is important to understand the current baseline. The application states that as there is no increase in numbers, there is no need to provide any car parking. For the Panel to accept this position, we need information factually detailing the current numbers (not future numbers) as this is the premise which the "no parking required" is based on.

The Panel is not satisfied that there is sufficient information to satisfy the provisions of Section 4.6 of SEPP (Resilience and Hazards) 2021. The Panel understands that contaminated material is to be contained on-site and capped.

The conditions proposed in the Council recommendation require further testing. The applicant, in their presentation to the Panel, indicated that further work has been undertaken and will be submitted to Council.

The Panel requires factual information, to identify and understand the remediation strategy, including details of material staying on-site, the remediation method, the location of any contaminant cell, as well as estimates of material to be removed from the site. A framework for long-term environmental management is also required.

The Panel notes that this site is flood-affected and has been designed to address this constraint. The application includes a Flood Emergency Response Plan which has been considered by the Panel.

The Panel requires the above information before it can be satisfied that the site is suitable for the development.

The Panel agreed to defer the determination of the matter for:

- I. Sufficient information to satisfy the provisions of section 4.6 of SEPP (Resilience and Hazards) 2021.
- II. Details of full time equivalent staff, and the breakdown of permanent and casual staff for 2024.
- III. Establishment of a baseline/student and staff cap for St Peters for 2024.






In Council's reporting of the matter, the additional information should be assessed and recommended conditions reviewed.

The decision to defer the matter was unanimous.

ACTIONS

The Development Application be deferred for the following:

1. The Applicant to provide the information outlined at points (i) to (iii).
2. A formal written request to amend the application is required to be uploaded to Planning Portal by the Applicant within seven (7) days 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, 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.

PANEL MEMBERS	
 Alison McCabe (Chair)	 Roberta Ryan
 Tony McNamara	 Ashley Kavanagh
 Sally Halliday	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSHCC-298 – Maitland – DA/2024/424
2	PROPOSED DEVELOPMENT	Educational Establishment (School) with construction of a Multi-Purpose Centre, refurbishment of St Paul's Parish Hall, 4 into 3 Lot Torrens Title Subdivision, Category 1 Remediation Works, Demolition works and Tree Removal
3	STREET ADDRESS	20 - 24 Hunter Street, Horseshoe Bend 2320
4	APPLICANT/OWNER	Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle Trustees of the Roman Catholic Church for the Diocese of Maitland-Newcastle
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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Maitland Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Maitland Development Control Plan 2011 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Section 61, 62 and 64 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: 3 December 2024 Written submissions during public exhibition: 2 Total number of unique submissions received by way of objection: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 11 September 2024 <ul style="list-style-type: none"> <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara, Ashley Kavanagh <u>Council assessment staff</u>: Georgie Williams, Kristy Cousins, Aline Sena <u>Department</u>: Leanne Harris, Holly McCann Site inspection: <ul style="list-style-type: none"> Alison McCabe: 30 May 2024 Roberta Ryan: 25 October 2024 Ashley Kavanagh: 5 November 2024 Sally Halliday: 12 November 2024

		<ul style="list-style-type: none">• Final briefing to discuss Council’s recommendation: 10 December 2024<ul style="list-style-type: none">○ <u>Panel members</u>: Alison McCabe (Chair), Roberta Ryan, Tony McNamara○ <u>Council assessment staff</u>: Georgie Williams○ <u>Applicant</u>: Rebecca Johnson, Callen Denny, Christopher Vlatko, Kurt Daley, James Zehnder, Patrick Heads, Paulo Sebastian○ <u>Department</u>: Leanne Harris, Holly McCann
Alison	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report