

DETERMINATION AND STATEMENT OF REASONS

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

DATE OF DETERMINATION	20 March 2025
DATE OF PANEL DECISION	20 March 2025
DATE OF PANEL BRIEFING	18 March 2025
PANEL MEMBERS	Alison McCabe, Tony McNamara, Ashley Kavanagh, Sally Halliday
APOLOGIES	Roberta Ryan
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 11 March 2025.

MATTER DETERMINED

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

The Panel deferred determination of the application on 17 December 2024 to seek the following:

- 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.

The applicant provided additional information.

Council's addendum report of 11 March 2025 responded to each of the above matters.

The Panel has considered the additional information and Council addendum report.

The Panel is satisfied that there is sufficient information to satisfy the provisions of section 4.6 of SEPP (Resilience and Hazards) 2021, and that the matter can now be appropriately conditioned. The remediation strategy involves a combination of capped containment on site and some removal off site.

The proposal does not involve additional car parking, as there is no increase in student or staff numbers. In accepting this position, the Panel has conditioned the current baseline to 2024 student and staff numbers.

The Panel is satisfied that the site is suitable for the proposed development and that traffic, flood, and contamination matters have been satisfactorily resolved.

DEVELOPMENT APPLICATION

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to the conditions attached to the addendum report, and amended as follows:

- i. Condition 86 amended to read:
"No approval is given or implied to an increase in student or staff numbers."

Student numbers are capped at 867 students for St Peter's Campus. Staff numbers are capped at 35 permanent and 113 casual staff.

No approval is given or implied to amalgamate All Saints St Mary's Senior Campus and All Saints St Peter's Junior Campus into one Campus."

The decision was unanimous.

REASONS FOR THE DECISION

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

1. The proposed development is suitable for the site.
2. The traffic impacts potentially arising from the proposed development can be managed through a condition requiring a cap on students and staff.
3. The site can be remediated suitable for its use.
4. Potential flood impacts can be appropriately managed.





CONDITIONS

The Development Application was approved subject to the conditions attached to the Council Addendum Report with the following amendments:

- Condition 86 amended to cap student numbers at 867 and staff numbers at 35 permanent and 113 casual.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the two written submissions made during public exhibition. The Panel notes that issues of concern raised in the submissions related to traffic and car parking.

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

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 (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 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 Addendum Assessment Report: 11 March 2025 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

		<ul style="list-style-type: none"> • Site inspection: Alison McCabe: 30 May 2024 Roberta Ryan: 25 October 2024 Ashley Kavanagh: 5 November 2025 Sally Halliday: 12 November 2024 • 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 • Final briefing to discuss Council's recommendation: 18 March 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Alison McCabe (Chair), Tony McNamara, Sally Halliday, Ashley Kavanagh ○ <u>Council assessment staff</u>: Georgie Williams ○ <u>Department</u>: Leanne Harris, Holly McCann
Alison	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment and Addendum Assessment reports