

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 19 November 2024
LOCATION	MS Teams Videoconference

BRIEFING MATTERS

PPSHCC- 317 - Central Coast – DA/1200/2024 - 91 Sparks Road, Woongarra - Alterations & Additions to Existing School

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

APPLICANT REPRESENTATIVES	Josie Vescio, Kerrie Bradshaw, Zane Rault, Will Young, Isaac Clayton, Timothy Steele, Alison Holland, Salma Malik
COUNCIL ASSESSMENT STAFF:	Alexandra Allouche, Emily Goodworth, Mark Wasson, Nathan Burr
DEPARTMENT STAFF	Leanne Harris, Holly McCann

COUNCIL BRIEFING

- Overview of site which is zoned R1 (school permitted with consent), no FSR limit and a 9.5 m height limitation applies (clause 4.6 for height variation submitted - 44% variation).
- Alterations and additions to existing school proposed with an additional 275 students and 34 staff.
- Council has identified traffic issues with existing drop off and pick up arrangements (queuing / pedestrian movements) – subject to separate discussions with the school. Council is concerned the additional students and staff will increase impacts.
- No additional car parking proposed.
- Overview of the existing buildings, changes in levels, poor sight lines, location of proposed works.
- Interface issues with adjoining land and residential dwellings – potential overlooking and privacy issues.
- Initial RFI issued with some referrals outstanding.
- Urban design generally acceptable but further detail required for Western boundary (2 and 3 storeys), further articulation to break up very long western facade and lack of sun screening / protection on the western elevation.
- No public submissions received

APPLICANT BRIEFING

Planning Panels Secretariat

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- Overview of the proposal provided including staging.
- Elevations, scale, building materials and setbacks discussed.
- Overview of stormwater drainage and flooding (site partially affected by PMF but this is outside of the proposed works).
- Site is mapped as bushfire prone, and assessment undertaken – RFS have issued an initial RFI.
- Traffic and acoustic assessments undertaken.
- Currently responding to RFIs from RFS and Council
- Clause 4.6 – height variation request explained

PANEL COMMENTS

- Plans need to be fully dimensioned with RLs. Detailed cross sections to be provided (at least 3 or 4 through the western boundary at a scale of 1:100) to understand relationship to adjoining residential dwellings and the Presbytery. The Panel need to factually understand the interface with the western boundary. This may require updated survey information.
- Possible screening, landscaping, extent of articulation and sun shading to the western boundary may need to be further considered.
- The Council is encouraged to view the site from the adjacent residential properties to accurately assess impacts.
- The Panel need a clear understanding of the existing baseline traffic scenario and how the school is currently operating. The Panel understand that there is existing queuing and traffic impacts with no additional car parking proposed. The Panel also want to understand whether there is any reliance on on-street parking and the extent of parking surveys that have informed the assessment.
- The Panel need to understand shared arrangements (if any) for the concurrent uses on the site (school, church and Presbytery) and how these uses function. An Operational Management Plan will be required to demonstrate how the different uses function, if any car parking is shared and to manage the pick up and drop off arrangements for the site.
- There is a need to clarify whether the proposed setback is 3 or 5 metres and relationship to the eave overhang from the western boundary.
- Detailed survey of current levels and existing fencing and boundary arrangements is required.
- The Council need to explain the broader traffic arrangements for the precincts and changing conditions.
- The bushfire assessment should factually address the existing conditions. The Panel notes the lands to the west have been cleared.