

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 3 June 2020
LOCATION	Via teleconference

BRIEFING MATTER

PPSHCC-32 – Newcastle City Council – DA2019/00966

30 Vista Parade, Kotara

Alterations and additions to education facility, includes 2 into 3 lot subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Sandra Hutton, Juliet Grant, John MacKenzie
APOLOGIES	Jason Dunn
DECLARATIONS OF INTEREST	

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Holly Hutchens, Amanda Gale, Michelle Bisson, Tracey Webb, Priscilla Emmett
OTHER	Sharon Edwards and Lisa Foley from the Planning Panels Secretariat

KEY ISSUES DISCUSSED

- Proposal is a 64% increase in student numbers and 79 place child care centre
- Existing school has 385 students and before and after school care on site
- Proposed development includes a Community title subdivision
- Bushland at the back of site has APZ and biodiversity implications; RFS has issued GTAs, additional information provided on biodiversity, including arborist report
- Western boundary of site is flood prone and additional flood modelling has been requested from applicant. Check whether flooding would prevent evacuation of students
- Additional screening may be required, in addition to proposed hedging on Western boundary
- Built form is visually different, but design is acceptable – will need to address existing amenity concerns, particularly privacy impacts
- Panel asked about removal of vegetation
- Need more clarity for finished boundary and how it relates to built form . Council will request further detail this week.
- Building is inward-facing; Council will request more detail on boundary transition
- Turning circle has to be fully cleared – Council has double-checked that the 30% clearing rate considers all required losses
- 13 submissions; may require re-notification

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels

- BCA should be considered in context of community subdivision
- Parking on site is compliant with DCP requirements – traffic management on site needs more clarity, particularly in context of flows back onto Kotara Pde.
- Timing of determination meeting will be affected by applicant response time, particularly on flooding and traffic

TENTATIVE PANEL MEETING DATE: August