

Record of Kick-Off Briefing Meeting Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-98 – DA 16-2021-951-1 - 182 and 184 Salamander Way, Salamander Bay
APPLICANT / OWNER	Applicant: Barr Planning Owner: St Philips Christian Education Foundation Ltd
APPLICATION TYPE	DA - Integrated development
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(b), Schedule 7 of the SRD SEPP: Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	Educational establishments and Child Care Facilities SEPP, State and Regional Development SEPP, Infrastructure SEPP, Koala Habitat Protection SEPP (2021), Port Stephens LEP 2013
CIV	\$9,800,000 (excluding GST)
MEETING DATE	8 December 2021

ATTENDEES

APPLICANT	Rebecca Johnston – Associate Planning Manager, Barr Planning Elizabeth Brown - Architect, SHAC
PANEL CHAIR	Alison McCabe
COUNCIL OFFICER	Emily Allen, Ryan Falkenmire
CASE MANAGER	Leanne Harris
RSDA TEAM	Carolyn Hunt and Lisa Foley

OTHER ATTENDEES

PANEL MEMBERS	Juliet Grant and Sandra Hutton
----------------------	--------------------------------

ISSUES LIST

Council is yet to undertake its full assessment of the application. This record is not a final list of the issues they will need to be considered in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore further comments will not be limited to the detail contained below.

- Introductions
- Applicant summary
 - Proposal adjacent to existing school and Council carpark (currently being leased by school) and affiliated Childcare Centre
 - Demolition of existing buildings (junior school and OOSH buildings) and construction of a new 2 storey junior school building
 - Site is zoned SP2 (School and Childcare Centre) – permissible development
 - Site is only partly identified as an existing educational facility (limiting use of complying development options)
 - Existing school facilities are located at the rear of the proposed development site
 - Maximum student numbers are 1200, with 120 FTE staff
 - No additional students are proposed with this development – replacement of temporary facilities and consolidated play areas
 - Building design has been based on a natural environment, centralised learning and break out spaces, education principles, entry feature, signage, indigenous references/spaces
 - Subtle tones/colours and indigenous designs have been incorporated into the design
 - Small portion of the site is identified as bushfire prone land, with vegetation buffer located on the site. Established APZ over adjoining Crown Land and managed through an existing Crown Lands Licence Agreement – with no further APZ required. Emergency and Evacuation Plans in place.
 - No FSR or height limitations on the site
 - Design Statement – designed in accordance with SEPP (Education Establishments)
 - Overview of front setback design principles
- Council summary
 - Draft assessment completed
 - Comprehensive DA provided
 - RFI – Acid Sulphate Soils (Class 3) – excavation for stormwater detention is considered to be below 1m, management plan required; impact of building works on current students; reduction in car parking (4 spaces)
 - Exhibition finished and no submissions
 - Demolition across the boundary and updated on the Portal. Plans and SEE may need to be amended to include the whole site

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

No objections from neighbours (Crown Lands and Hunter Water) and no other public submissions.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Drop off and pick up – not on Salamander Way – how will this be managed now that a street frontage is being created and accessible pathway links between parking and school areas.

- Operational and Traffic Management to be provided for the whole site, including access arrangements for existing operations (i.e. Church).
- Integrated facility that requires consideration of the whole site – check existing consents on the whole site for any impact.
- Architectural reason for scale of entry feature queried, when pedestrian access is discouraged from Salamander Way. Balance between establishing a street presence and discouraging access from Salamander Way.
- Land owner's consent to be checked – if any works on adjoining land (access, pickup and drop off)

REFERRALS REQUIRED

Internal

Engineering, contributions – no issues

External

Ausgrid – no issues

RFS still to come

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued.

TENTATIVE PANEL BRIEFING DATE – January 2022

Exhibition dates: 9/11/ to 23 /11/2021

TENTATIVE PANEL DETERMINATION DATE: 2 March 2022