

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 21 May 2024, 9.00am to 9.40am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSNTH-283 – Lismore – 5.2023.337.1 – 417 Rosehill Road, Blakebrook – To undertake the construction of a new elevated school building, with at-grade (undercroft) amenities and storage, new hard and soft landscaping, new hydrant pump house and relocation and replacement of existing septic tanks and water tanks

PANEL MEMBERS

IN ATTENDANCE	Stephen Gow (Chair), Tony McNamara and Tony McAteer
APOLOGIES	Michael Wright
DECLARATIONS OF INTEREST	Dianne Leeson, Angela Jones and Andy Edwards

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Whittaker, Graham Snow and Lucas Myers
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Background to proposal, noting building damage during flood inundation in 2022, with students currently housed in demountable buildings on site
- Demolition and removal of former school structures (including heritage listed buildings) has already been approved by Council
- Locality and site characteristics outlined, rural context
- Development outlined as elevated structure with floor level to be located above the probable maximum flood level
- Specialist reports included in application package
- No submissions received
- Consultation with applicant relating to proposed on-street parking, kiss and drop and bus stop area
- Established landscaping around the site
- Assessment report nearing completion
- Crown DA

Planning Panels Secretariat

Panel Comments

- Clarification of remaining heritage issues, given that listed buildings are already approved for demolition. These were identified as established landscaping, Aboriginal heritage, cultural values (site used as School from 1868), noting that heritage interpretation is intended to be incorporated in proposed development
- Flooding – considered as the key issue for this application by the Panel
 - Consultation with SES is to be undertaken in relation to submitted flood emergency and evacuation plans, and to the appropriateness of completely new school facilities/infrastructure on this site from an emergency management / user safety perspective
 - Consideration given to alternative sites, noting current student travel to site by vehicle and declining student numbers – further justification to be provided
 - Site recovery post flood events, in particular the time taken to restore external use areas, operative lift facility etc
 - Site access, isolation during flood events and flood free evacuation routes to be clarified, with detailed assessment of the submitted Flood Emergency Response Plan
 - Consideration of relevant LEP clauses with recent Planning Circular on flood risk – PS24-001 and associated suite of recent NSW Government publications on flooding, noting the proposed use is considered sensitive to flood risk and users have a heightened vulnerability to flood hazards
 - Assessment of structural integrity of proposed design in major flood events
- Traffic and Parking – noting age of school and limited opportunities for onsite parking
 - Safety for turning vehicles on or adjacent to a through road (Rosehill Road), noting 40kph school zone will apply
 - Consideration of proposal at Local Traffic Committee
- Adequacy of water supply for firefighting – substantial supply required for firefighting and firefighting strategy requested
- On-site wastewater system proposal – noting site constraints and area required for sewerage treatment
- Consultation with Police regarding CPTED issues

TENTATIVE DETERMINATION DATE SCHEDULED FOR: July/August