

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 30 November 2022, 9am – 10:15am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSTH-190 – Albury – DA10.2022.39717.1 – 421 Elizabeth Mitchell Drive THURGOONA 2640 - Trinity Anglican College

PANEL MEMBERS

IN ATTENDANCE	Chris Wilson (Acting Chair), Renata Brooks, Tim Fletcher, David Thurley
APOLOGIES	-
DECLARATIONS OF INTEREST	Cr Alice Glachan (Member of Trinity Anglican College Council)

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sarah Van Meurs (Snr Assessment Planner) Matt Wilson (Planning Coordinator)
OTHER	Amanda Moylan (DPE)
APPLICANTS	Tom Carmody – Tomahawk Property P/L Adrian Johnson – Trinity Anglican College

KEY ISSUES DISCUSSED

Council Briefing

- Council provided the Panel with background to the proposed development, including the development history of the site, site context, and the current and proposed operations of the school.
- Public notification period completed with 1 submission received which provided comment but did not object to the proposal.
- A summary of required concurrence and referrals was outlined, noting the DA is integrated development and GTAs are required from the NSW RFS.
- Council provided clarification around matters raised by the Panel including:
 - Potential acoustic and outdoor lighting impacts;
 - Existing operational management plans for the site;
 - Proposed operation of the multipurpose sports courts having regard to potential noise and lighting impacts on neighbouring residential properties;
 - Traffic and car parking arrangements including drop off/pick up arrangements and bus movements in and around the site;
 - Loss of vegetation and tree protection zones; and

Planning Panels Secretariat

- Bush fire protection measures and the provision and maintenance of the proposed Asset Protection Zones (APZs).

Applicant Briefing

- The Panel advised the applicant that it did not have any fundamental concerns in relation to the proposal, however, clarification was requested and provided by the applicant in relation to:
 - The required bush fire APZ setback for the secondary precinct building, noting the proposed senior building has been shifted to the east and additional bush fire protection measures have been proposed to meet requirements of PBP 2019 and the NSW RFS. The applicant confirmed that all APZs will be achieved within the site and there will be no impact on adjoining Council land;
 - Bus movements, having regard to the potential noise impacts on residents to the south. The option of noise attenuation measures to the boundary to minimise any impact on residents to the south, particularly during night-time use of the multipurpose sports court. The applicant noted that noise attenuation fencing was not necessary and would likely negatively impact on the aesthetics of the vegetated council land between residents and bus turning circle and parking arrangements. It was noted that there would be limited time where there may be disruption from bus noise (approximately 15 mins morning and afternoons). Parking bays are not to be used on the weekends; and
 - Furthermore, the applicant confirmed that the proposed lighting and night-time use of the multipurpose sports courts no longer forms part of the proposal.
- The Panel requested the following issues be addressed in any assessment report coming forward for consideration;
 - Contamination, noting the applicant's advice that a geotechnical report prepared in support of the application confirms the school is built on natural ground. The applicant indicated it will provide supporting information around this to satisfy the requirements of SEPP (Hazards and Resilience) 2021;
 - Operational aspects of the multipurpose sports courts and any potential impacts on the southern interface with adjoining residential land; and
 - Capacity and future demand of the school.
- The Panel noted that the project is the recipient of funding and the applicant requested an early determination to enable the completion of the project for the start of 2024 academic year.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED FOR MID FEBRUARY 2022