

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-123 – DA22/0995 - 16A Allies Road, Barden Ridge
APPLICANT / OWNER	Urbis/The Sutherland Shire Christian School Association Limited
APPLICATION TYPE	Private infrastructure and community facilities > \$5M (DA)
REGIONALLY SIGNIFICANT CRITERIA	Clause 5(b), Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities > \$5M
KEY SEPP/LEP	Biodiversity and Conservation, Resilience and Hazards & Transport and Infrastructure SEPPs 2021: Sutherland LEP 2015
CIV	\$5,791,000 (excluding GST)
BRIEFING DATE	6 March 2023

ATTENDEES

APPLICANT	Andrew Lee (Urbis), Tim Moore, Kasia Balsam, Simon Rainsford, John Whittingham, Sarah Horsfield, Anna Wang
PANEL CHAIR	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Carol Provan and Stephen Nikolovski
COUNCIL OFFICER	Vivian Tran, Beth Morris, Benjamin Buchanan, Lauren Franks and Bruce Powe
CASE MANAGER	Sung Pak
PLANNING PANELS SECRETARIAT	Timothy Cook

DA LODGED: 25 October 2022

TENTATIVE PANEL BRIEFING DATE: To be announced

TENTATIVE PANEL DETERMINATION DATE: To be announced

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney South Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Overview:

Proposal is for the removal of two informal car parks, upgrade and consolidation of existing car parking, construction of a new basement car park and increase of student capacity to 950 students to reflect existing enrolment numbers.

Key issues identified for consideration.

- Student capacity is proposed for maximum of 950, with a maximum 20 additional students for unexpected fluctuation – how student numbers are to be managed to ensure maximum is not again exceeded. Consider future masterplan for the school.
- Car parking
 - New carpark will provide 69 spaces, with 130 spaces overall – a nett increase of 36 spaces. Parking only available for staff
 - Clarification of accessible parking
- Landscape and streetscape
 - Landscape around carpark entry and streetscape view of ball catching fence
- Traffic Management Plans (pickup/drop-off periods)
 - Modelling shows minimal impacts
- Easements
 - Two large trunk mains and application to be referred to Sydney Water again
 - Access to Ausgrid easement – Ausgrid have indicated it is satisfied with clearance arrangements
- Management Plan
 - Consideration for Green Travel Plan as condition of consent
 - Plan of Management to be prepared with the DA – including traffic management operations, such as drop off and pick up areas, bus zones, on street student parking, staggered school start and finish times, complaints and compliance procedures etc

REFERRALS REQUIRED

Internal

- Engineering
- Traffic

External

- Sydney Water – requested further information
- Ausgrid – comments received on access to easement