

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-347 – The Hills – 1237/2022/JP - 19-37 Marie Street, Castle Hill
APPLICANT / OWNER	Catholic Education Diocese of Parramatta
APPLICATION TYPE	CIV > \$5M - Private infrastructure and community facilities Demolition of Existing Buildings and Structures, Construction of a Two Storey Building and Covered Outdoor Learning Area and Associated Works
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 7 of the SRD SEPP: Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy (Educational Establishments and Child Care Facilities 2017) The Hills Local Environmental Plan 2019
CIV	\$18,583,000.00 (excluding GST)
BRIEFING DATE	5 May 2022

ATTENDEES

APPLICANT	Teresa Lok, John Duniam
PANEL	Abigail Goldberg (Chair), David Ryan, Roberta Ryan
COUNCIL OFFICER	Paul Osborne, Madison Morris
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Jeremy Martin
OTHER	Thomas Partalis, Andrew Anderson, Ben Ellem - Audit Office of NSW (observers)

ISSUES LIST

- Introductions
 - The Chair introduced the attendees and the purpose of this Kick-off Briefing meeting.

- Applicant summary:
 - The site and development context were introduced. Demolition, outdoor areas and the retention of heritage item 'Block A' were discussed at length. The existing heritage item is appropriately addressed in the proposed design of the surrounding space, with improvements to the internal accessibility of the site.
 - The applicant advised that the objective of the subject application is to update the existing specialist spaces for existing staff and students, with no increase to student numbers proposed.
 - The proposed development achieves the addition of seven new trees on the subject site, with a loss of one tree.
 - 'Block D' floor plan and elevation were discussed. The applicant noted the proposed clause 4.6 height variation request of 2.14m (24% exceedance to the LEP). The variation is sought to achieve a better amenity outcome for the streetscape, as the proposed exceedance is to incorporate mechanical items on the roof, instead of the side setback. The applicant stated the form and shape of the roof is sensitive to the topography of the subject site.
 - The applicant advised that the Council RFI has been received and a response is being prepared.
 - An overview of the specialist reports for the development was provided.
 - The applicant stated that there are no negative overshadowing impacts to the adjacent residential properties.
 - The subject application will incorporate and add to the existing landscaping along the street frontage to provide a consistent design response.
- Council summary:
 - Council stated that the proposed clause 4.6 height variation is well founded, due to the reason for the variation as well as existing development approvals on site.
 - Council advised that the applicant has received the RFI. A tentative determination of 18th August 2022 was noted subject to the receipt of additional information.
- Public exhibition has been completed (1/3/22 to 22/3/22). No submissions were received.

Chair/Panel comments

- The Panel requested further discussion on the curtilage of the heritage item. The applicant clarified that only 'Block A' was listed as heritage and not the surrounding area, however the greatest possible setback from 'Block A' had been provided in recognition of the heritage value of the building.
- The Panel sought clarity on the context and general direction of approved and future development applications for the site. The applicant noted the distinction between Gilroy Catholic College and St. Gabriel's School, accessibility, use of the facilities, and enrolment in the context of the subject application.
- The Chair stated that an additional briefing may be necessary depending on the complexity of the application, however it was noted that at this stage the application appear relatively straightforward, with no community feedback. The Chair noted that an electronic determination may be possible as no submissions were received during the exhibition period.

Council is yet to undertake it's full application assessment, so this record is not a final list of the issues that will need to be considered before Council drafts its recommendation.

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

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- No key issues were identified at this early stage of assessment.

REFERRALS REQUIRED

Internal

- Contributions
- Engineering
- Environmental Health
- Fire Safety
- Heritage
- Landscape
- Resource Recovery
- Traffic

External

Nil

TENTATIVE PANEL BRIEFING DATE: Not Required

TENTATIVE PANEL DETERMINATION DATE: 18 August 2022