

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-380 – Blacktown – SPP-22-00003 – 197 Garfield Road, West Marsden Park
APPLICANT / OWNER	Anglican School Corporation
APPLICATION TYPE	Proposed new buildings and driveway at Richard Johnson Anglican College
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$17,328,627.00 (excluding GST)
BRIEFING DATE	11 August 2022

ATTENDEES

APPLICANT	Dave Bryant, Piers Hemphill
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Jared Spies
CASE MANAGER	Stuart Withington
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 18 July 2022

RFI SUBMISSION DATE: N/A

TENTATIVE PANEL BRIEFING DATE: 10 November 2022

Exhibition dates: 28/07/2022 to 11/08/2022

TENTATIVE PANEL DETERMINATION DATE: 23 March 2023

Estimated completed assessment report date: 9 March 2023

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

- Applicant Summary
 - Introduced the application.
 - No intention to exceed student cap set by concept plan. On completion there would be 650 students on-site and the concept masterplan allows for 750.

- Noted the building design, colour and materials, the built form with architecture designed to break up the appearance of large building masses, and landscaping.
- Noted the traffic and roadways around the site and cited the concept masterplan potentially changing these traffic arrangements. Suggested the roadways sought under the current application may establish better outcomes on site and in relation to surrounding roads.
- Council Summary
 - The public exhibition is on its final day, with no submissions received to date.
 - Cited the quality of the landscaping along the southern site boundary, noting existing mature trees which are proposed for removal. The Chair reinforced this point, noting that the landscaping appears minimal in a location and for a use where shading and climate moderation are important.
 - Council raised the deviation from the concept plan as a concern, noting proposed variations in the roadway design and building footprints as well as other changes. Agreed that this matter would need to be discussed further between the applicant and Council, with deferred commencement conditions requiring retirement of the concept plan a potential solution.
- Chair Comments
 - The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting for preliminary advice and feedback only.
 - Queried diverse orientation of the buildings. The applicant advised this was in response to the site context, and outlined the different ventilation responses required for each building, including both natural cross-ventilation and air conditioning.
 - Noted the application did not seem to meet the high quality ESD outcomes being achieved in new public schools developed by Schools Infrastructure NSW (SINSW).
 - The Chair reiterated that the landscaping appears sparse.
 - The Chair advised that with less than 10 submissions a public meeting would not be required and an electronic determination by the Panel would be possible, however a briefing for the full Panel may be required prior to determination.
- 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 Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Council and the applicant are to agree a position in relation to the current application vis-à-vis the approved concept plan ASAP.
- The applicant to review ESD opportunities for the site, including greater tree canopy.

REFERRALS REQUIRED

Internal: Development engineers, drainage engineers and City Architect

External: TfNSW, Police and RFS