

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-400 – The Hills – 730/2023/JP – Red Gables Toad, Gables
APPLICANT / OWNER	AUTISM SPECTRUM AUSTRALIA (ASPECT)/ AW Bidco 4 Pty Limited
APPLICATION TYPE	Educational Establishment for 80 Students and 30 Staff and Associated Works. The proposed works are defined as Integrated Development under the Provisions of Section 4.46 of the Environmental Planning and Assessment Act, 1979, as approval is required from the Rural Fire Service under the provisions of the Rural Fires Act, 1997.
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 (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Industry and Employment) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 The Hills Local Environmental Plan 2019 The Hills Development Control Plan 2012
CIV	\$5,208,209 (excluding GST)
BRIEFING DATE	2 March 2023

ATTENDEES

APPLICANT	Kathryn Wilson, Chris White, Henry Burnett, Kathy Gresham, Guy Frostick and Scott Brown
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams and Jarrod Murphy
COUNCIL OFFICER	Eamon Murphy and Paul Osborne
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson and Sharon Edwards

DA LODGED: 20 October 2023

TENTATIVE PANEL BRIEFING DATE: Not anticipated at this stage

TENTATIVE PANEL DETERMINATION DATE: May 2024

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- Applicant introduced the proposed development (built form and proposed operations), development site characteristics and context and planning context.
- Applicant advised they are awaiting preliminary advice from Council and welcome Panel feedback.
- On the matter of safety in design, the following measures have been incorporated within the proposed development:
 - Full height battening on upper floors to enclose balcony areas.
 - Different play spaces for different ages that can be opened or restricted.
 - Important links between internal and external areas are delineated whilst maintaining a safe fenced environment.
 - Carpark is fully separated from play spaces.
 - Drop off areas designed to connect directly to entry to building with no need to cross car park.
 - Singular entrance is proposed through the reception area.
 - Various fencing options included to separate and permit access as required
- Applicant advised that overall student numbers are fixed. Limited class numbers (6-7 students) given student needs. There is no intention to expand beyond those numbers at this stage.

Council

- Preliminary assessment nearing completion, minor issues only arising from internal and external referrals.
- Awaiting engineering comments (no major issues anticipated, formal comments to come this week).
- Environmental Health have requested an amended acoustic report, noise management plan and further detail on kitchen fit out.
- Traffic require clarification on car parking spaces and details on drop off zone. Traffic have requested a traffic management plan (to address traffic within carpark only).
- Landscaping have requested more details on landscape plan with regards to turf and plant types, levels and stormwater pit locations. Have requested more landscaping in car park area.
- Waste – requested amended swept path and dedicated waste collection area to be shown on plans.
- TfNSW – have requested details on traffic signals as shown on plans.
- Council confirmed that student numbers will be controlled through condition(s) of consent.
- Notification period complete - no submissions received.

Panel

- Specific safety through design issues for a school of this nature. Applicant outlined as above how these have been incorporated into the design.
- The panel queried the applicant and Council on how student numbers will be restricted to 80. Confirmed that this will be set out in the planning conditions of approval.
- The Chair reinforced the importance of landscaping and in particular tree cover given the importance of tree canopy and shade in hot climates.

Note:

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.