

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-409 - DA/905/2022 - 36 Alice Street Harris Park
APPLICANT / OWNER	ROBINSON URBAN PLANNING PTY LTD/ TRIO ENTERPRISES PTY LIMITED
APPLICATION TYPE	Alterations and additions to existing school building (Block H) and the provision of signage.
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities over \$5 Million
KEY SEPP/LEP	SEPP (Planning Systems) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Industry and Employment) Parramatta Local Environment Plan 2011 Draft Parramatta Local Environment Plan 2020 (Harmonisation LEP) Parramatta Development Control Plan 2011 (Parramatta DCP 2011) Parramatta Section 94/94A Development Contributions Plan 2014 (now a s. 7.12/7.11 contribution)
CIV	\$ 5,541,395 (excluding GST)
BRIEFING DATE	23 February 2023

ATTENDEES

APPLICANT	Kyeema Doyle – RUP/Town Planner Kate Taggart – Project Manager Daniel Smith and Denise Matovic- Architect
PANEL CHAIR	Abigail Goldberg
COUNCIL OFFICER	Darren Wan and Claire Stephens
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Jordan Clarkson and Sharon Edwards

DA LODGED: 16 November 2022

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

ISSUES LIST

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

Applicant

- Outlined the existing site/built form and proposed development
- Noted that the stairwell and lift shaft penetrate LEP height limit but required to meet access standards
- Outlined proposed play space area inclusion
- Described proposed changes to the building facade

Council

- Advised that assessment is progressing. Council is comfortable to date with variations sought (building height and FSR)
- Majority of referrals provided. Questions have been raised by Council's Heritage Advisor due to proximity to local and state heritage items and area of national significance. Council will forward further RFI to Applicant if needed

Chair

- Once further information is received from Council regarding heritage an expert response from the Applicant may be required
- The Chair sought to understand changes to areas of play space, which was noted as minimal
- Raised the potential for incorporation of sustainability measures and initiatives within design, which have not been outlined to date
- Does not anticipate need for further Panel briefing, pending unforeseen issues arising

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.