

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-418 – 1070/2023/JP – 5 Les Shore Place, Castle Hill.
APPLICANT / OWNER	Minister for Education
APPLICATION TYPE	Demolition of Existing Structures and Construction of a Three Storey Building and Hall for Castle Hill Public School.
REGIONALLY SIGNIFICANT CRITERIA	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
CIV	\$ 31,341,000 (excluding GST)
BRIEFING DATE	6 April 2023

ATTENDEES

APPLICANT	Boris Santana, Terri Slater, Aryan Qayumi, Pete Krause, Amit Rampal, Sudeep Bile, Matthew Spooner
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Robert Buckham and Megan Munari
COUNCIL OFFICER	Cynthia Dugan
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 16 January 2023 (80 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

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

Applicant

- The applicant provided a description of the site, project location, proposed development and community consultation activities undertaken.
- The applicant noted that there is a proposed variation of 48% for maximum height, with a Clause 4.6 variation submitted to address.
- The applicant noted that traffic, access and parking represent potential matters for further consideration, with the proposed development resulting in additional students at the site. The applicant outlined studies undertaken to review potential impacts and advised of proposed mitigating measures intended to address impacts.
- The applicant advised the development as proposed only addresses the current business case (with respect to student number demand) to 2036. The applicant advised catchment areas are expected to shift with new schools brought online to address additional demand in the future.

Council

- Council's issues include:
 - Height exceedance is considered substantial. The submitted Clause 4.6 is still under review but Council notes potential consistency with future intent for the Castle Hill Precinct indicating the variation is likely able to be supported.
 - In relation to traffic, a submission has been received from TfNSW regarding pedestrian safety. TfNSW have stated that further adjustments to traffic signal timings cannot be supported. Council's traffic officers have raised concerns and have provided recommendations to alleviate these issues, including approaching neighbouring sites to permit the utilisation of land for parking, additional public footpaths and a kiss and drop area.
 - Additional information has been sought on landscaping and trees.
- Final internal referrals are being completed, with RFI to be provided if required.
- Notification concluded – one submission received

Panel

- The panel sought clarification on whether there are existing onsite traffic issues or if the proposal has been considered for its potential to increase existing traffic issues for the school.
- The panel asked whether a longer-term plan is in place to address the planned increase in the broader Castle Hill population and demand for schools in the future.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

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.