

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-419 – 1065/2023/JP – 4G Astoria Park Road, Baulkham Hills
APPLICANT / OWNER	Minister for Education
APPLICATION TYPE	Demolition of Existing Structures and Construction of a Three Storey Building for Matthew Pearce Public School.
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 7 of the SRD SEPP: Crown Development over \$5 Million
CIV	\$ 25,637,000 (excluding GST)
BRIEFING DATE	6 April 2023

ATTENDEES

APPLICANT	Boris Santana, Terri Slater, Aryan Qayumi, Pete Krause, Amit Rampal, Sudeep Bile, Matthew Spooner
PANEL CHAIR	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 description of the site, project location, transport and pedestrian links, proposed development and community consultation activities undertaken.
- The applicant noted the site is mapped as bushfire and flood affected, and that the NSW RFS have issued a Bushfire Safety Authority for the proposed development.
- The applicant noted that there is a proposed variation of 52% for maximum height, with a Clause 4.6 variation submitted to address.
- The applicant confirmed that the development once completed will accommodate an overall reduction of student numbers at the school, due to change in catchment mapping.

Council

- Council are still reviewing the Clause 4.6 variation, and analysing the interface with adjoining residential development, which is predominantly lower in scale.
- Council note that the site is bushfire prone however correspondence has been received from the NSW RFS.
- Council's flooding team will request further information shortly, seeking additional detail and proposing potential adjustments to design, including landform adjustments.
- Council is still awaiting a number of internal referrals.
- Notification concluded - four submission received.

Panel

- Panel requested further information on student numbers listed within SEE which appeared to represent a reduction in numbers from those currently attending the school, noting that the justification is currently ambiguous and should be clarified.
- The panel questioned justification of building height within the low density zone, observing however that there may be an urban design rationale for a school building to exceed the surrounding residential typology although this does not appear to have been provided.
- The panel sought clarification regarding tree retention/removal, and the potential for additional tree planting should landform changes no longer be required.
- The panel sought clarification regarding SINSW' intention for timing of the delivery of the outdoor playspace, noting that the site is highly constrained.
- 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.