

## Record of Kick-Off Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-451 – Blacktown – DA-23-00507 – 21 St Agnes Avenue, Rooty Hill
<b>APPLICANT / OWNER</b>	Applicant: The Planning Hub/Catholic Education Office Diocese of Parramatta Owner: Catholic Education Office Diocese of Parramatta
<b>APPLICATION TYPE</b>	Demolition of existing structures, alterations and additions to an existing educational establishment, increase in the number of students from 720 to 1360, increase in staff numbers from 44 to 75, construction of basement car park, covered outdoor learning area and play area, and removal of trees.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$ 13,621,624 (excluding GST)
<b>BRIEFING DATE</b>	13 July 2023

### ATTENDEES

<b>APPLICANT</b>	Daniel Donai, Domenic Martorano, Lachlan Rogers, Conor Maguire, Steven Sheridan
<b>PANEL</b>	Steve Murray (Acting Chair), David Ryan, Moninder Singh,
<b>APOLOGY</b>	Abigail Goldberg, Chris Quilkey
<b>COUNCIL OFFICER</b>	Smriti Agarwal Jusuja, Alan Middlemiss, Judith Portelli
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Timothy Mahoney

**DA LODGED: 1 June 2023**

**DAYS SINCE LODGEMENT:** 42 days

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 day target

The Acting Chair reviewed attendance and introduced the Kick Off Briefing purpose and process.

### **Applicant**

- Identified heritage, traffic, car parking and amenity issues as key matters associated with the application.
- Provided a history of the previous designs proposed in 2019 & 2021 which did not proceed and were withdrawn at the request of council.
- Stated the current design alleviates the concerns of the public, traffic impacts and impacts on the heritage item.
- Outlined the improvements being proposed to the carparking would limit impacts on the heritage item and satisfies DCP requirements.
- Stated the proposal creates better areas for outdoor learning and play than currently available on site.
- Outlined how the traffic impacts will be managed.
- Outlined that the proposed kiss and drop being located internally in the basement seeks to minimise traffic impacts on the surrounding road network.
- Advised the school has the infrastructure to accommodate the increase in enrolments, in existing buildings and with additional hubs currently under construction.
- Outlined that the proposed works are urgent and are seeking a determination prior to December 2023.

### **Council**

- Council's issues include traffic, parking, heritage, and amenity impacts.
- Notification has concluded (16/6 – 29/6) - 7 submission received. Most submissions raised concern with traffic and pedestrian safety.
- A request for information was uploaded to the portal on 13 July which included the referral response received from Transport for NSW (TfNSW).
- Heritage, Engineering and Traffic referrals response are yet to be received.

### **Panel**

- Queried the impacts of people utilising Albert Parade to access the school. The applicant noted that Albert Parade was used by parents for dropping of students and was the access road to the school.
- Queried the operation of the kiss and drop zone noting the potential for queuing during peak periods for vehicles waiting to exit the car park. The applicant noted that the car park was designed to avoid issues with queuing.
- Acting Chair requested that the impacts of queuing and design of the kiss & drop should be reviewed as part of the assessment.
- The Panel targets determination of RSDAs is within 250 days. The chair recommends that the applicant works to provide amendments or additional information required by Council to allow them to complete their assessment.
- As less than 10 unique submissions have been received, a public meeting is not required, and the matter can proceed via e-determination.

**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.