

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-454 – Blacktown – DA-23-00653 - Nabthorpe Parade, Nirimba Fields
APPLICANT / OWNER	Barry Hayes (Applicant) / NSW Department of Education (Owner)
APPLICATION TYPE	Construction of a temporary education establishment for 419 students including construction of a car parking area for 17 vehicles and associated site preparation works, traffic safety measures and landscaping.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 7,757,544 (excluding GST)
BRIEFING DATE	20 July 2023

ATTENDEES

APPLICANT	Barry Hayes, Michael Kavanagh, David Lewis, Johnny Nguyen, Kim Walsh, Jacob Dwyer, Ben Porges, Daniel Smith, Madison Molloy, Mahmoud Hammad, Lakshmi Viswanthan, Nilesch Prasad, Karlie Collis
PANEL	Abigail Goldberg (Chair), Steve Murray, Moninder Singh, Chris Quilkey
COUNCIL OFFICER	Alan Middlemiss
CASE MANAGER	Lillian Charlesworth (not in attendance)
PLANNING PANELS SECRETARIAT	Sharon Edwards & Timothy Mahoney

DA LODGED: 19 June 2023

DAYS SINCE LODGEMENT: Thirty-One (31 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target, noting that the school is intended to be open by Day 1 Term 1 2024

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

Applicant

- The applicant provided a description of the proposed development and site context.
- The Department of Education seeks to provide a permanent school of up to 1000 students in future (2026).
- A temporary school is the subject of this application and is required to accommodate the increase in population and reduce pressure on the existing schools in the area.
- Southern side of the site will have the temporary school and the northern side will be the space for the permanent school.
- Aiming to have the school operational by January (Day 1 Term 1 2024).
- Once the permanent school is completed the temporary school will be removed.
- Pedestrian and vehicular infrastructure (public domain) being brought forward to accommodate the needs and requirements of the temporary school.
- Maximum of 3 years operation (2024, 2025 and 2026) anticipated; seeking a time limited consent.
- 17 learning spaces to accommodate 419 students until the permanent school is open.
- Meetings have been ongoing with Blacktown Council and TfNSW on public domain infrastructure proposed for the temporary school. Being considered by Blacktown Local Traffic Committee in August.
- The permanent school is being designed to Australian Standards and any builders would have appropriate noise management plans, making any impacts on the temporary school negligible. It is common for construction to be occurring at or nearby schools during operating hours.
- Discussions are ongoing with Council regarding the use of car parking spaces that will be built for teachers to utilise.
- Opening in early January 2024 is based on gaining an approval around mid-August 2023.

Council

- Notification concluded 19/07/2023 - no submissions received (50 properties notified).
- External referrals to TfNSW and NSW Police:
 - NSW Police provided comments and TfNSW rejected the referral for technical reasons.
- Internal referrals:
 - Building group have provided conditions,
 - Traffic group have suggestions,
 - Environmental health provided conditions
 - Engineering have suggestions, may require further information.
- Acquisition site, zoned SP2 Education Establishment – land is purposed for a school.
- Noted it is not generally schools that build bus shelters for bus zones.

- Council noted the high urgency, priority nature of the application and a desire to support the application.
- Council is investigating how they can expedite the assessment of this application noting the limited resources and desire to progress as quickly as possible to enable the school to open term one day one.

Panel

- Panel queried construction related noise in the surrounding area.
- Panel queried the limited car parking available on the site and its proximity to train stations.
- Panel queried the infrastructure being built now and how it will need to be appropriate for the permanent school.
- Panel queried the need for bus shelters to accompany bus zones.
- Panel queried how the application can be progressed in a timely manner, noting the fast turnaround being sought by the applicant.
- 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.

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.