

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-469 – Blacktown – DA -23-00722 – Elara Boulevard, Melonba
<b>APPLICANT / OWNER</b>	Applicant: DFP Planning/Department of Education Owner: Blacktown City Council
<b>APPLICATION TYPE</b>	Construction of a temporary public high school to accommodate up to 400 students (being 250 year 7 students and 150 year 8 students) with 35 full time equivalent staff to operate for a maximum period of 24 months. The proposal includes the removal and replacement of 37 street trees; minor site preparation earthworks and excavation; construction of 7 x single storey modular buildings; vehicular access via Galah Street with at-grade car parking for 40 vehicles including 2 x accessible car parking spaces; road widening to accommodate set-down area for 10 vehicles and 4 on street parking spaces and landscaping including planting of 8 trees and 4,197 sqm of open play space and a perimeter security fence.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Crown Development
<b>CIV</b>	\$ 13,721,904 (excluding GST)
<b>BRIEFING DATE</b>	3 August 2023

### ATTENDEES

<b>APPLICANT</b>	Jim Lewis, Karissa Kendall, Sonia Mallos, Jason Maslen, Piers Hemphill, Adam Howard, James Knight, Drew Bewsher
<b>PANEL</b>	Steve Murray (Acting Chair), Susan Budd, Elizelle Cilliers
<b>COUNCIL OFFICER</b>	Ryleigh Lewis, Alan Middlemiss
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 26 June 2023 (38 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 proposed development, site and project context.
- Temporary school to be in place for a maximum of 24 months accommodating 400 students.
- 40 on site car spaces and 10 permanent kiss and drop spaces
- 3 temporary pedestrian crossings proposed to assist pedestrian access to the site
- New signage including safety signage and required school/children crossing signs.
- No contamination found at the site.
- Site is flood effected and consultants have been engaged to address the response to this including minimum floor level above FPL.
- Parking is compliant with the DCP
- Extensive consultation with members of the public has been undertaken
- Extensive due diligence has been undertaken with supporting reports from a range of consultants.
- Applicant outlined they are working with Council regarding returning the land to predevelopment conditions.
- Applicant noted the school was required to be open on day 1 of term 1 2024 and would require determination by mid-August to meet this deadline.

### **Council**

- A planning consultant is undertaking the assessment/report as Council land is involved.
- All internal referrals have been received and no objections have been raised.
- Notification concluded - no submission received in response to public exhibition.
- External notification to Water NSW and Transport for NSW and no objections have been received.

### **Panel**

- The panel queried how the construction impacts from the SSD will be mitigated on nearby sensitive receivers and the temporary school.
- The panel queried the 10% of members of the community who may have had concerns with the development and what their concerns were.
- The panel queried how the site is going to be returned to predevelopment conditions.
- Panel noted the intention of the applicant to open the school 2024 term one day one.
- Panel Chair queried when a development consent is required to meet anticipated opening time.
- 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.