

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-474 – City of Parramatta – DA/425/2023 - 3 Burroway Road, Wentworth Point
APPLICANT / OWNER	Applicant: Mecone Owner: NSW Department of Education
APPLICATION TYPE	Demolition of demountables, construction of a new classroom building, refurbishment of the existing library, and associated works at Wentworth Point Public School.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 28,765,892 (excluding GST)
BRIEFING DATE	17 August 2023

ATTENDEES

APPLICANT	Sherwin Rasquinha, Robert Crestani, Sandra Lim, Torie Hyde Georgia Sedgmen, Rajat Khanna, Aryan Qayami, Benjamin Frasco
PANEL	Steve Murray (Acting Chair), Brian Kirk, Cinnamon Dunsford, Richard Thorp, Jane Fielding
COUNCIL OFFICER	Jasmin Gotsoulas, Claire Stephens
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 21 July 2023 (27 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, applicable planning controls and the proposed developments context within existing built form.
- The applicant noted Parramatta DEAP request regarding the setback and advised that all options for the electrical easement were explored during the project's design and that landscaping measures proposed have allowed the space within electrical easement to serve a purpose for students of the school. The applicant advised that the removal/relocation of the infrastructure to allow for use of the land would be cost prohibitive.
- The applicant advised they have a green travel plan in place, which is reviewed annually. Notwithstanding, the applicant noted the significant current uptake of active modes of transport (eg walking and cycling) for students accessing the school, likely given the high density nature of the surrounding area.

Council

- Council advised that they have received satisfactory referral responses from Council's acoustic, waste, contamination and accessibility officer, and await return referrals from Council's development engineers, traffic officer, flood engineer and open space and natural areas team (expected by 31/08/23).
- Council has received referral responses requesting additional information from:
 - city projects and precincts team – issues raised regarding future capacity of school given significant population growth forecast and impacts of this on open space.
 - landscape officer – issues raised include lack of planting plan, requirement for additional trees along front setback, protection measures for trees within easement and the provision of additional shade canopy trees within play areas.
- Notification concluded - two submission received.

Panel

- The panel advised they appreciate the need for the development and note the merits of providing educational facilities in an area of obvious demand.
- The Panel made enquiries about the electrical easement over the site and enquired as to whether all options for this area (including potential encasement of cables) had been exhausted.
- The Panel enquired as to whether additional information has been requested by Council's landscaping section and what is being requested. The Panel enquired as to what frontage additional trees are being proposed along, and what trees are proposed along the Burroway Road frontage. The Panel encouraged exploration of the opportunity for additional planting in the road reserve through negotiation with Council.
- The Panel queried proposed parking provision, whether this was in excess of requirements and whether it was likely to meet the demands of both students and staff.
- The Panel requested that hydrant booster assembly and services be appropriately screened from the street.

- 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 may 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.