

## Record of Preliminary Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-485 – Blacktown – DA-23-01046 – 197 Garfield Road, West Marsden Park
<b>APPLICANT / OWNER</b>	Applicant: DFP Planning Owner: The Anglican Schools Corporation
<b>APPLICATION TYPE</b>	Integrated Development for alterations and additions to Richard Johnson Anglican College in 4 stages including earthworks, dewatering and removal of a dam, removal of 6 trees, construction of a 1- storey Block G - North building and a 2- storey Block G- South building, a new accessway from Clifton Street, 22 additional car parking spaces, and landscape and stormwater drainage works.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$18,786,465 (excluding GST)
<b>BRIEFING DATE</b>	30 November 2023

### ATTENDEES

<b>APPLICANT</b>	Kim de Rooy, David Kettle, Dave Bryant, Darren Cox
<b>PANEL</b>	Abigail Goldberg (Chair), Chris Quilkey, Moninder Singh
<b>COUNCIL OFFICER</b>	Luma Araim, Alan Middlemiss, Joanna Niedbala
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 18 August 2023 (104 days)

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

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

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant outlined the site context, site plan and proposed development. The applicant described the history and development of the proposal, including the redesign of the proposal post lodgement of the DA.
- The applicant advised there is an intent to surrender an existing concept master plan for the site as the design of the proposed development departs from the approved plan.
- The applicant described the following issues considered pertinent to the assessment of the application:
  - Stormwater
  - Sewage
  - Vegetation
  - Existing concept approval
  - Project staging

### **Council**

- Council has re referred the proposal internally following the lodgement of the redesigned project and are awaiting referrals from RFS and Sydney Water.
- An amended SEE is required to address any changes to the proposed design.
- Notification concluded - no submission received.
- Council's traffic engineer will review proposed kiss and drop. Specific commentary will be included in the assessment report for the proposal.

### **Panel**

- The panel chair queried what sustainability initiatives are proposed as part of the proposal and noted the importance of tree canopy shade, particularly within school environments. The applicant advised that rainwater collection and reuse is proposed, as well as on roof solar power, maximisation of cross ventilation and shading to reduce demand on artificial cooling.
- The panel noted that the school shares grounds with the Anglican Church, clarification was sought as to the ability of the church to continue operating during construction. The applicant confirmed that due to physical separation, church operations will be unaffected.
- The panel noted that dam dewatering is proposed and requested that staging and consideration be made to potential impacts to wildlife. The applicant confirmed that this information has been provided within the dam dewatering plan.
- The panel queried whether temporary demountables are proposed and if so, are there plans for their ongoing retention and have impacts to car parking provision etc been considered. The applicant advised that demountables are proposed as an interim approach to accommodate immediate growth whilst the proposed development is constructed. The applicant confirmed that demountables have been included in car parking calculations provided within the development application.
- The panel noted existing congestion issues where kiss and drop services are located on a public road and that existing arrangements result in congestion at the site currently.

- The panel targets determination of RSDAs within 250 days. Noting this matter is already dated due to the redesign of the proposal, 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.