

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 13 March 2025, 1:00pm to 1:45pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSCC-596 – Blacktown – DA-24-00789 – 63 Townson Road, Schofields - Demolition of Existing House, construction of new school with capacity of 870 students including administrative building, five secondary school buildings, four primary school buildings, two playing courts, a two way Internal Road, three Carpark areas, a Fire Emergency Perimeter Road around the site, Amenity building and related landscaping.

PANEL MEMBERS

IN ATTENDANCE	Steve Murray (Acting Chair), David Ryan, Natasha Harras, Moninder Singh,
APOLOGIES	Dorothy Del Villar
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Olivia Betts, Shakeeb Mushtaq
APPLICANT	Schandel Fortu, Mara Conde, Mohamed El-Dardeiry, Subreena Sultana
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- Consideration of the suitability of the site for school use based on the presence of the adjoining brick manufacturing operation (former quarry).
- Owner of brick works has objected, concerned about potential impact of school on its future ability to operate.
- The EPA has identified the potential for there to be implications for the brickworks' Environmental Protection Licence (EPL) based on the proximity of the school, but has not raised any objection to the DA.
- The applicant advised that the school could operate under the existing assessed noise and air quality conditions associated with the brickworks and subject to the brickworks' ongoing compliance with its EPL.
- Consideration to be given to implications of the bushfire APZ on adjoining land.
- Council advised that most other design issues appear capable of being resolved.
- Confirmation of cost of development required to ensure correct application process is being followed.

Planning Panels Secretariat

- Council has issued a RFI to which the applicant advised it is preparing its responses. The applicant advised that all except one response will be submitted to Council in April, however the remaining report could take 3 – 4 months to complete.
- The Panel Chair encouraged the applicant and Council to use their best endeavours to finalise and complete the assessment of all outstanding responses.
- As more than 30 objections have been received, the requirement for a public meeting prior to DA determination is triggered.

TENTATIVE DETERMINATION DATE DEPENDENT ON TIMING OF RECEIPT AND ASSESSMENT OF INFORMATION IN RESPONSE TO RFI. TARGET AUGUST 2025