

Record of Preliminary Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSEC-284 – DA2023/0135
APPLICANT / OWNER	NSW Department of Education
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
KEY SEPP/LEP	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Canada Bay Local Environmental Plan 2013
CIV	\$44,954,199.00 (excluding GST)
MEETING DATE	31 August 2023

REQUIRED ATTENDEES

APPLICANT	NSW Department of Education Lisa Wrightson (BRS, Planners) Sherwin Rasquinha, Jarred Statham, Sarah Kelley, Robert Crestani, (Applicant) Daniel Smith, Luke Jacobs (John Staff, project managers) Florian Mehler (Architect)
PANEL CHAIR	Carl Scully (Chair)
COUNCIL OFFICER	Edna Sorensen and Nima Salek
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Louisa Agyare and Lisa Ellis

- Introduction
 - 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 Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.
- Applicant introduction of proposal
 - Introduction, background and proposal overview
 - Subsequent to population growth and expansion in the area, the development proposes to right-size the school and remove demountables.
 - The development includes:
 - Demolition of Block E, small car park, games area and removal of existing demountable learning spaces;
 - Construction of Blocks X, Y and Z ranging from 2-4 storeys in height including hall / gymnasium, canteen, movement studio, staff and admin facilities and general learning spaces;
 - Refurbishment of the existing library in Block A,
 - Expansion of the existing car park to offset loss;
 - Relocation of modular Block I (uniform shop);
 - Construction of new games court; and
 - Associated landscaping, outdoor seating and civil works (meet minimum playspace requirements)
 - Minor student population increase from 1,335 to 1,360
 - Minor staff increase
 - Removal of trees
 - Operational arrangements during development
 - Parking and public transport infrastructure
 - Access – existing bus turning circle and set down facilities
 - Community consultation undertaken
 - Clause 4.6 variation request prepared
- Council summary
 - Proposal to be reviewed by Council’s Design Review Panel
 - Contributions
 - Applicant to respond to Design Review Panel comments, once issued
 - Request for Information to be issued by Council

KEY ISSUES FOR CONSIDERATION

- Justification for proposed car parking required including information regarding current staff car parking arrangements.
- Justification for proposed building heights required

REFERRALS

Internal

- Stormwater engineering
- Traffic
- Building
- Acid Sulphate Soils
- Noise
- Contamination
- Heritage
- Landscape Architect
- Arborist

External

- NSW Transport
- Design Review Panel 20/09/23

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Notification 13/07/2023 – 03/08/2023
- 0 submissions

DA LODGED: 12 July 2023

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE – 09 November 2023

TENTATIVE PANEL DETERMINATION DATE – 8 February 2024