

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 9 November 2023, 10.05am and 11.11am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-284 – Canada Bay – DA2023/0135 – 5 Stanley Street, Concord – The proposed development will comprise demolition of existing structures, construction of a new combined facility catering for administration, staff areas, General Learning Spaces, Support Classrooms, Specialty Classrooms, a new Hall and Canteen, refurbishment of the existing library, landscaping and perimeter fencing as well as supporting transport infrastructure

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Amelia Thorpe and Alice Spizzo
APOLOGIES	Joseph Cordaro, and Anthony Bazouni
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Edna Sorensen
DEPARTMENT STAFF	Carolyn Hunt, Louisa Agyare and Lisa Ellis
APPLICANT	Lisa Wrightson

KEY ISSUES DISCUSSED**Council briefing – 10.05am - 10.30am**

- Site overview
- Proposed development outlined, including demolition
- Onsite car parking spaces to be reduced, with Council advising that there are no parking requirements for schools
- Key issue noted as non-compliant building height – Cl.4.6 lodged, with justification provided
- Design Review Panel – recommendations relate to minor design aesthetics
- Stormwater outstanding, but able to be addressed
- Landscape (vegetation and trees) are heritage listed – further justification for not retaining vegetation is to be requested, with replacement planting noted
- Additional information to be requested:
 - Response to referral comments
 - Canopy cover study

Panel Comments**Planning Panels Secretariat**

- Noted tree removal for car parking – consideration to be given to the use of permeable surface to enable retention

Applicant briefing – 11.05am - 11.11am

- Outline of Council's RFI, with Council to discuss further with applicant

TENTATIVE DETERMINATION DATE SCHEDULED FOR: 8 February 2024

Planning Panels Secretariat

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