

## BRIEFING DETAILS

|                      |   |
|----------------------|---|
| BRIEFING DATE / TIME | Thursday, 11 July 2024, 11.03am and 11.28am |
| LOCATION             | MS Teams Videoconference                    |

## BRIEFING MATTER(S)

PPSSEC-312 – Bayside – DA-2024/53 – 33 Banks Avenue, Daceyville – Alterations and additions to an educational establishment (Hartford College) including alterations to Buildings A, B and C, construction of a two storey building, new parking area and vehicle crossover location, outdoor play area and associated site works

## PANEL MEMBERS

|                          |   |
|--------------------------|---|
| IN ATTENDANCE            | Carl Scully (Chair), Alice Spizzo, Joe Awada and Michael Nagi |
| APOLOGIES                | Nil   |
| DECLARATIONS OF INTEREST | Nil   |

## OTHER ATTENDEES

|                          |  |
|--------------------------|--|
| COUNCIL ASSESSMENT STAFF | Marta Gonzalez-Valdes, Nitin Thomas, Atef Syed |
| DEPARTMENT STAFF         | Carolyn Hunt                                   |
| OTHER                    | Nil  |

## KEY ISSUES DISCUSSED

- Proposal outlined as additions and alterations for existing Hartford Catholic College, including:
  - Minor demolition works to the roof of Buildings A and C and ramp to Building B; demolition of car parking area, playground and fencing; removal of 5 trees
  - Alterations to Ground Floor Building C and addition of first floor
  - Construction of Building D with new ground floor library, lobby, storage and meeting rooms, first floor classrooms and meeting rooms
  - New chapel
  - Additional landscaping and tree planting across the site
  - New vehicle access entrance from Gwea Ave, maintaining an exit from driveway to Banks Ave
- Existing heritage item on the site - St Michaels Church
- External referrals sent to Ausgrid, Sydney Water and Transport for NSW – supportive with conditions proposed
- Internal referrals – engineering and traffic committee unresolved
- No submissions received
- Request for Information sent on 01/07:

## Planning Panels Secretariat

- Further justification requested in relation to cl.4.6 variation to height of buildings (variation for part of the building of 450mm and Chapel of 1.98m)
  - Justification noted as site is flood effected, requiring an increase in height of the ground floor
- Not a Crown application
- Bus and car parking – traffic committee raised concern with operation of car park during pick up and drop off periods/when car park is fully occupied, noting consideration one-way access
- Stormwater management – design and storage details require further information
- Building design elements – confirmation required that proposed elements within the façade are compliant with building code

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** 19 September 2024