

Record of Kick-Off Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-325 - DA204/22 - 175 Ben Boyd Road and 16 Bydown Street, Neutral Bay
APPLICANT / OWNER	Department of Education
APPLICATION TYPE	Alterations and additions to Neutral Bay Public School (Crown Development)
REGIONALLY SIGNIFICANT CRITERIA	Clause 4, Schedule 7 of the Planning Systems SEPP
KEY SEPP/LEP	SEPP (Planning Systems) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Resilience and Hazards) 2021 SEPP (Biodiversity and Conservation) 2021 SEPP (Industry and Employment) 2021 NSLEP 2013
CIV	\$21,564,770.00 (excluding GST)
BRIEFING DATE	10 August 2022

ATTENDEES

APPLICANT	Rachel Faber, Thu Thanapalasuntheram, Janbry Nibbelink, Daniel Smith, Tom Oliver, Mel Krzus, Elyse Kenny, Aaron Moran
PANEL CHAIR	Brian Kirk (Chair)
COUNCIL OFFICER	Robin Pearson and Michael Stephens
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Alexandra Hafner, Cameron Brooks

DA LODGED: 23/02/2022

Tentative Panel Briefing Date: 20 October 2022

Tentative Panel Determination Date: 24 November 2022

Estimated Completed Assessment Report Date: 10 November 2022

ISSUES LIST

- Public exhibition is yet to occur.

- 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 North Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant

- Summary of pre-DA meeting and design changes.
- 2036 projection is for 860 students.
- Applicant to extrapolate information from business case to assist Council and the Panel to understand the future planning of the site.
- Key issues:
 - Proximity to neighbouring properties.
 - Minor over shadowing.
 - Height variation.

Council

- Exhibition ends 12th August.
- Referrals and Design Excellence Panel minutes received. RFI to be sent within 14 days.
- Preliminary key issues:
 - Bulk, scale and height.
 - Setback and landscaping.
 - Location of axillary buildings.
 - Height variation.
 - Southern overhang.
 - Master Plan and forward planning.
 - Clarification on student numbers.
 - Traffic impacts.