

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 3 December 2024, 12:30pm – 1:30pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-172 – Sutherland Shire Council – DA24/0346 - 35A Waratah Road, Engadine - Alterations and additions to existing school, increase student capacity, and temporary relocation of demountable classrooms.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Carol Provan, Fiona Prodromou
APOLOGIES	Glennis James
DECLARATIONS OF INTEREST	Jared Phillips

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Evan Philips, Sue McMahon, Slavco Bujaroski
APPLICANT REPRESENTATIVES	Andrew Pigott (Willowtree Planning), Giorgia Howard (Sydney Catholic Schools Trust), Greg Isaac (Fulton Trotter Architects), Manesha Ravji (Urbis), Scott Harrison (Currie Brown)
DPHI	Joel Burgess

KEY ISSUES DISCUSSED

Response to RFI

- Applicant provided information in response to RFI on 15 November 2024, including a proposed 26 space on site staff carpark and deletion of relocation of demountables from the DA. The information has been referred and is being assessed by Council.

Amendments to DA 13-1167 (Original Consent)

- Applicant advised intention to submit an application to modify the Original Consent to council in the next couple of weeks, in order to remove some components, yet to be commenced, from the Original Consent, which it intends not to proceed with.
- Council advised that if considerable changes are proposed to the Original Consent it may not be substantially the same and may not be able to use the Mod pathway.
- Council advised that it could consider a condition under s4.17 of The EPA Act to amend the Original Consent. This will require an assessment of the impacts of the changes to the Original Consent.
- Panel notes that both a Mod or a s4.17 condition would require similar information and assessment of the merits of the items to be deleted (especially the carpark). However, the Mod pathway may delay

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determination of this application, as approval of the Mod would need to be completed concurrently or ahead of this application.

- The Panel flags that changes to the Original Consent should be limited to only include items essential for this application. If there are amendments that the applicant would like to make to the Original Consent that are non-essential or unrelated it could be considered in a separate modification application.
- The applicant and council need to discuss the appropriate pathway to amend the Original Consent.

Student and staff numbers

- Original Consent does not include limitation on student numbers. DA seeks to increase from 920-1260.
- Panel notes reduction in staff numbers originally proposed in this DA (139) and discrepancies between POM and other documentation.
- Applicant commented that increase in staff numbers is lower than originally forecast and this has resulted in a reduction in the demand for car parking. It confirms that there would be an increase of 20 EFT staff to a total of 107, not 139 as originally proposed.

Car Park

- Applicant has provided updated parking assessment and proposes to provide a carpark on site with 26 parking spaces.
- The total parking on site would be 64 spaces for 107 staff, which equates to a carparking rate of 0.6 per EFT staff member.

Plan of Management

The POM requires more detail to address matter such as: operational noise; traffic; drop off and pickups; waste; staffing and complaint handling mechanism.

Relocation Demountables

- Applicant advised that relocation of demountables has been removed from the scope of the DA. The works have been undertaken as Exempt Development under the (Transport & Infrastructure) SEPP.

Next Steps

- Applicant and Council to discuss pathway and requirements for amending the Original Consent either via a mod or through s4.17;
- Plan of management to be further updated to include more details.
- Council to respond to the applicant's information provided in response to its RFI in the next couple of weeks (before Christmas).

TENTATIVE DETERMINATION DATE SCHEDULED FOR: Before 17/4/2024

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