

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 4 March 2025, 9am – 10am Site inspection undertaken after briefing
LOCATION	Briefing: Hybrid: In person and via MS Teams Videoconference Site Visit: on site at 42A Beale Street GEORGES HALL 2198

BRIEFING MATTER(S)

PPSSSH-186 – CANTERBURY-BANKSTOWN - DA-2/2025 - 42A Beale Street GEORGES HALL 2198 - Construction of a Two Storey Classroom - Demolition of Block D and associated tree removal, construction of new Block F (two-storey classroom building) with associated landscaping and site infrastructure, increase student numbers to 400 and staff to 33, and installation and removal of portable classroom building during demolition and construction periods.

PANEL MEMBERS

IN ATTENDANCE	Briefing: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Khal Asfour Site Visit: Annelise Tuor (Chair), Penelope Holloway, Glennis James
APOLOGIES	Karl Saleh
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Briefing: Sophie Griffiths, Bob Steedman, George Telo Site Visit: Sophie Griffiths, Bob Steedman,
APPLICANT REPRESENTATIVES	Briefing: Alex Chow (HopePoint Christian School), Daniel Smith (Leaf Architecture), Joe Britton (HopePoint Christian School), Stephen Earp (EPM Projects), Jennifer Preston (JPA&D), Lucia Uribe (Leaf Architecture) Site Visit: Alex Chow (HopePoint Christian School), Joe Britton (HopePoint Christian School), Lucia Uribe (Leaf Architecture)
DPIE	Briefing: Nikita Lange, Tracey Gillett Site Visit: Nikita Lange

KEY ISSUES DISCUSSED

The panel notes the applicant's presentation, and the matters discussed with the applicant and council during the briefing. In particular, the panel notes:

- The development will increase student capacity from 215 students to 400 students
- The presence of a state heritage item on the site. The development is classified as Integrated development and Council is awaiting GTA's from Heritage NSW
- 100 car parks are located on site, the school employs 33 staff members
- A dedicated drop off zone is located off Ashcroft Street
- 1 submission received during exhibition, concerns relate to traffic and noise

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- Council have received most Internal and external referrals, awaiting response from Heritage NSW and Council's urban forest team. Concerns raised from Council's traffic team
- Two large Moreton figs may be impacted by the proposal, awaiting advice from Council's urban forest team, but extent of pruning of the trees and impact on significance needs to be considered

Next Steps

- Council issue an RFI to the applicant once all referrals are received
- Once the applicant has responded to the matters raised in the RFI, a further assessment briefing will be held with the Panel, if required. Alternatively, and if appropriate, the matter will proceed to electronic determination by the panel
- DPHI will follow up GTAs with Heritage NSW
- Council/Applicant to check previous development consent to ensure consistency with any approval of this DA

TENTATIVE DETERMINATION DATE SCHEDULED FOR BEFORE OCTOBER 2025

Planning Panels Team

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