

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 24 March 2025, 10:40am – 11:40am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-187 – GEORGES RIVER – DA2024/0609 - 83 The Avenue HURSTVILLE 2220 - Alterations and additions to existing school - Demolition of existing demountable buildings and construction of a new two storey science laboratory building with associated landscaping and site infrastructure.

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Christina Jamieson, Sam Stratikopoulos
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Patrick Santos, Nicole Askew, Carine Elias
APPLICANT REPRESENTATIVES	Dennis Macan (Anglican Schools Corporation), Emma Burgess (Danebank School), Oskar Pecyna (Danebank School), Sam Ibrahim (Danebank School), Amy Cropley (EPM Planning), Bhavna Arumugam (EPM Projects), Danae Bain (EPM Projects), Suyasha Khatri (EPM Projects), Jo Simmons (Leaf Architecture), Chris Martin (Leaf Architecture), Russell Lee (Robert Lee Architects)
DPHI	Amanda Moylan, Tracey Gillett

KEY ISSUES DISCUSSED

The panel notes the presentation provided by the applicant and the matters discussed with the applicant and council assessment planners during the briefing. In particular, the panel notes:

- The application is currently undergoing public exhibition with no submissions received to date
- Council is awaiting responses to internal referrals
- While a detailed assessment of all issues has not been undertaken, the relationship of the proposal to its heritage context is a key consideration for the development
- The applicant is of the view that the proposal appropriately responds to its heritage setting by adopting a setback at ground level that is consistent with the prevailing setbacks of the heritage buildings near the site, and that the upper level is recessive through its setback, materiality and design. Council's heritage advisor has recommended the ground level setback be increased to adopt a similar or same setback to existing building on the site and the adjoining heritage item at 81 The Avenue, and the

second storey setback be increased to align with the ridge height of the second storey addition at 81 The Avenue.

- Council noted that its preliminary assessment indicated that it required further information, including elevational shadow diagrams and details of overshadowing to the private open space of each dwelling in the adjoining dual occupancy at 81 The Avenue. The panel encouraged the applicant and council to further investigate ways to access details of the use of rooms potentially impacted by increased overshadowing to windows at 81 The Avenue.
- Whilst the panel acknowledged the operational constraints relating to the development of the site, it also noted Council's initial concerns regarding the relationship of the proposal within its heritage streetscape, particularly its setback at the second storey level, and encouraged the applicant to look at options to reduce the impact of the second storey and give greater consideration to the relationship of the development to the adjoining and nearby heritage items in the surrounding streetscape
- The panel requested the applicant consider consistency with any prior consents and confirm if any earlier consents would require amendment through any approval of the current application.

Next Steps

- Council assessment planners are preparing an RFI which is expected to be issued in about three weeks, which will include a more detailed assessment of the issues raised above.
- The panel will hold a further assessment briefing once the applicant has had the opportunity to respond to the information request.

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.

Planning Panels Team

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels