

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 18 August 2025, 10:45am -12:10pm
LOCATION	MS Teams videoconference

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, Christina Jamieson, Sam Stratikopoulos
APOLOGIES	Glennis James
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Diana Berro, Atalay Bas, Peter Oriehov, Michael Edwards
APPLICANT REPRESENTATIVES	Dennis Macan (Anglican Schools Corporation), Michele Benn (Principal, Danebank School), Oskar Pecyna (Head of Business Services, Danebank School), Sam Ibrahim (Property & Facilities Manager, Danebank School), Amy Cropley (Associate Planner, EPM Planning), Bhavna Arumugam (Senior Project Manager, EPM Projects), Danae Bain (Senior Associate, EPM Projects), Jo Simmons (Head of Design, Culture and Strategy Leaf Architecture), Chris Martin (Architect, Leaf Architecture), Russell Lee (Heritage Architect, Robert Lee Architects), Suyasha Khatri (Project Coordinator, EPM Projects)
DPHI	Tracey Gillett

KEY ISSUES DISCUSSED

The panel notes the Council's briefing note, 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 key issues that remain outstanding relate to urban design and heritage issues. In particular, the impact of the development on the setting of heritage items in the vicinity and the streetscape resulting from its front setback and two storey presentation. Council also raised concerns that the side setbacks should be increased to improve the relationship between the adjoining R2 zoned land to the south, respond to the pattern of setbacks in the street and provide landscaping.

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- The applicant raised concerns that further front and side setbacks sought by Council would impact on the size and functionality of the proposed science building. It considered the proposal was an appropriate heritage and urban design response.
- The panel recognised the constraints but recommended that the Applicant consider providing a ground level front setback that transitions between the adjoining buildings to the north and south and a greater first floor setback to enable the development to present as single storey with a recessive upper floor. The panel questioned whether further side setbacks were required given the impact on the development feasibility and the streetscape.

Next Steps

- Applicant to informally provide to Council any sketch plans which respond to the urban design/heritage issues by next week
- Applicant to lodge on the Planning Portal any amended application/information in response to Council's RFI by 8 September
- Tentative date for determination on 27 October 2025

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