

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 April 2025, 9:30am – 10:30am
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSSH-191 – SUTHERLAND – DA25/0080 - 2-6 Cross Road BURRANEER 2230 - St Aloysius Catholic College Alterations and Additions - Alterations & additions to St Aloysius Catholic College school building D, demolition of existing building A and construction of a new building A with associated landscaping and external works and partial demolition of existing building H with works to be done in 3 phases

PANEL MEMBERS

IN ATTENDANCE	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Diedree Steinwall
APOLOGIES	Carol Provan
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Benjamin Buchanan, Daniel Eves, Annette Birchall
APPLICANT REPRESENTATIVES	Abbie Cogill (Willowtree Planning), Mikaela Heidrich (Currie & Brown), Giorgia Howard (Sydney Catholic Schools), Sam de Jongh (Woods Bagot)
DPHI	Tracey Gillett, Nikita Lange

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 proposed development is permissible in the SP2 zone Infrastructure (Educational Establishment) zone.
- Proposal allows for 1080 students (increase of 666 from 414) and 66 staff (increase of 16 from 50). The college will transition to a Year 7 to 12 (6-stream), with the increase in student numbers staggered over a number of years.
- The applicant advised that there is no cap on student numbers under existing consents and they are not seeking approval for increased student or staff numbers. The panel notes that the impacts of the development are based on the proposed student/staff numbers and the applicant/council should consider whether these need to be part of the application/conditioned.
- The proposal provides 17 additional spaces in the onsite carpark for staff parking. The existing pick up and drop off arrangements for students in Cross Street will be retained to cater for the increased student numbers. A bus service is being considered and further information regarding service times and access along the existing road system would be required

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- The panel requests a plan of management, including (but not limited to) management of parking, traffic, pick up and drop off, and bus accessibility.
- Applicant has provided a view impact assessment which indicates impacts to the two affected properties are negligible and not as a result of the non-compliance with the building height standard. Council notes that the view analysis will be reviewed with inspections of the affected properties.
- The application seeks the removal of 8 trees, with 32 proposed for replacement.
- Council advised that:
 - the public exhibition concluded 28 March; 7 submissions were received. Key concerns include road network and parking capacity for proposed student and staff increase, as well as safety and hazards. The redacted submissions will be available within a couple of days
 - External referrals to Ausgrid and TfNSW
 - Internal referrals are underway with preliminary advice and assessment indicating that issues include traffic and parking from increased student numbers; further information, including details of the proposed hydrant design and potential impact on trees; whether aboriginal heritage items located on the site; pick up and drop off arrangements, including bus services.

Next Steps

- Council to provide redacted submissions to the applicant
- Site inspection to be held 19 May on site
- Council assessment planners are preparing an RFI which is expected to be issued by 19 May, which will include a more detailed assessment of the issues
- 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 assessment, and therefore future comments will not be limited to matters raised in this briefing.

TENTATIVE DETERMINATION DATE SCHEDULED FOR BEFORE NOVEMBER 2025

Planning Panels Team

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