



BRIEFING DETAILS

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| BRIEFING DATE / TIME | Monday, 25 August 2025, 1pm – 2pm |
| LOCATION | MS Teams videoconference |

BRIEFING MATTER(S)

PPSSSH-212 - CANTERBURY-BANKSTOWN – DA-599/2025 - 3A-5 Haig Avenue GEORGES HALL 2198 - Georges River Grammar School - Development of part of an existing school site for an Educational Establishment comprising a two-storey school building to include classrooms, administration and a 40-place centre-based child care centre (pre-school) as a separate 'Pre-School to Year 2 campus' to the existing Georges River Grammar School.

PANEL MEMBERS

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

OTHER ATTENDEES

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| COUNCIL ASSESSMENT STAFF | George Telo, Stephen Arnold |
| APPLICANT REPRESENTATIVES | Mike Besley (Director, ICR Design), Peter Fryar (Director, Key Urban Planning), David Puleo (Director, Nettleton Tribe Architects), Daniel Terry (Architect, Nettleton Tribe Architects), Ben Haeusler (Principal, Georges River Grammar), David McGregor (Board Member, Georges River Grammar) |
| DPHI | 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 development site is a separate lot to the existing school. The site is currently used as a play area for the existing school, which was approved under a development consent in June 2024.
- The development will relocate existing K to Y2 classes from the existing school and provide a pre-school. A total of approx. 360 students, 14 FTE teachers and 17 car spaces are proposed and it would operate as a stand-alone campus that is independent of the existing school.
- The existing school is capped at 930 students by the Canterbury Bankstown Airport Facility Guidelines. It is proposed that, overtime, the existing school will operate at this number.
- The proposed height exceeds the 9m LEP height standard (10.8m proposed) where it adjoins residential properties to the west. A cl 4.6 objection has been lodged.

- Council/Panel noted that further clarification may be required in relation to the independent operation of the different campuses, particularly in relation to drop off, pick up and parking. This should be detailed in the proposed Plan of management for the development.
- Council/applicant should also clarify whether the existing consent on the site needs to be surrendered or amended.

Next steps

- The DA has been referred and notified, including to TfNSW, which is due on 4 September. Council expects to issue its RFI approximately 1 week following TfNSW response.
- The Panel will undertake a site visit on 8 September.

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.

TENTATIVE DETERMINATION DATE TO BE SCHEDULED BEFORE MARCH 2026

Planning Panels Team

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