

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 18 July 2022, 10am-10.30am
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-227 – Blue Mountains – x/38/2022 – 168 Hawkesbury Road, Springwood – a two storey classroom building and demolition of 8 demountable blocks and a sport court, removal of 12 trees, associated landscaping and stormwater works, and upgrades to existing roads

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurrin, Louise Camenzuli and Romola Hollywood
APOLOGIES	Mick Fell
DECLARATIONS OF INTEREST	Louise Camenzuli: Louise declared that her firm acts for the Catholic Church, but not on this site

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Debbie Pinfold
DPE	George Dojas

KEY ISSUES DISCUSSED

- The primary issue discussed was the impact of the proposed new building on existing heritage items and their setting including canopy trees. In particular, the Panel is concerned to better understand the overall height of the proposed buildings in the context of the heritage items.
- Under consideration presently is whether the proposed development currently achieves an appropriate balance between heritage, bushfire and environmental matters, or could achieve an appropriate balance with modifications to the siting or design of the proposed building.
- A Clause 4.6 variation request to the Height of Buildings development standard under Blue Mountains LEP 2015 has been submitted, which will need to be carefully considered by the Panel.
- Council also noted that the adequacy of the Due Diligence Assessment in relation to Aboriginal Archaeology on the site, the adequacy of the revised conservation management plan and the adequacy of submitted landscaping and aboriginal information is being reviewed.
- Given that the site of Columbia's College and grounds is of very high heritage significance, the Panel will likely want to inspect the site prior to determination.

Planning Panels Secretariat

- As there has been no community objections, the matter may be suitable for electronic determination in due course.

TENTATIVE DETERMINATION DATE SCHEDULED FOR 26 September 2022

Planning Panels Secretariat

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