

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 7 November 2022, 3:00pm to 3:30pm
LOCATION	Teleconference

BRIEFING MATTER(S)

PPSSWC-256 – Camden – DA/2022/760/1 – 347 Narellan Road, Currans Hill

Demolition of some existing structures, tree removal, construction of a three storey school building and a 'learning street', reconfiguration of a car park, courts and paths, display of signage, associated site works and increase in maximum school population from 850 to 1,410.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Louise Camenzuli, Ashley Cagney
APOLOGIES	Nicole Gurran, Lara Symkowiak
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Ryan Pritchard, Jessica Backo, Adam Sampson
DPE	George Dojas, Alexander Richard

KEY ISSUES DISCUSSED

- The school is set back some 543m from Narellan Rd and quite isolated. Access to the site is via an easement over an adjoining site.
- Currans Hill is to the west of the site and the Water NSW Upper Canal (being a State heritage item) is located to the east of the south. South-east of the site is Campbelltown Scenic Hills.
- There is an electricity transmission line which runs across the existing car park.
- In 2021 approval was granted to demolish buildings and construct a new building for K-2 learning.
- The subject DA is for next stage of school refurbishment. Specifically, demolition of school building no. 11, associated tree removal and construction of a new 3 storey building in its place up to 10.4m high. The DA also proposed to redevelop the courts and reconfigure and redesign car park, including under the transmission easement.
- The DA, if approved, would lead to an increase in students and staff from 850 to 1410. ie a 66% increase.
- The Panel noted that part of the new building, including three learning areas, is proposed to be subterranean. This may be okay depending upon actual proposed use, but the Panel would prefer to see a small height exceedance, given the isolated nature of the site, if this could improve the amenity of the affected learning areas to provide some level of solar access. Overshadowing caused by the building also needs to be considered.

Planning Panels Secretariat

- The Panel was informed that Transgrid has objected to car park works within the easement and that the Applicant is meeting with Transgrid to seek to resolve the objection. Reference to the terms of the easement would seem to be important in resolving the objection.
- The Panel presently sees no issue with the small height breach of 0.9m over the 9.5m maximum building height.
- The proposed school parking is compliant, but parking for the site's church must be addressed.
- Council advised that it is awaiting provision of additional contamination investigation, updated acoustic report and amended engineering plans. The DA has also been referred to TfNSW who requires more traffic modelling.

TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH 2023