

## Record of Kick-Off Briefing Sydney Western City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-315 – Penrith – DA23/0076 – 72 Park Avenue, Kingswood
<b>APPLICANT / OWNER</b>	Applicant: Montessori Academy Owner: CCA Investments – Turramurra Pty Ltd
<b>APPLICATION TYPE</b>	Construction Of A Two Storey Child Care Facility Catering For 117 x Children With Basement Car Parking, Signage, Tree Removal & Associated Works
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$ 5,257,117 (excluding GST)
<b>BRIEFING DATE</b>	3 April 2023

### ATTENDEES

<b>APPLICANT</b>	Charles Assaf, Frank Sartor, Emma? Daniel Bloomfield
<b>PANEL</b>	Louise Camenzuli (Acting Chair), David Kitto, Carlie Ryan,
<b>COUNCIL OFFICER</b>	Pukar Pradhan, Gavin Cherry, Kate Smith
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Mary Francis

**DA LODGED & DAYS SINCE LODGEMENT:** 7 February 2023 (55 Days)

**TENTATIVE PANEL BRIEFING DATE:** TBD following response to Council's RFI

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 Day timeframe

## **ISSUES LIST**

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

### **Applicant**

- The applicant provided description of the subject site, site context, proposed development, design drivers and considerations and proposed operations.
- The applicant outlined compliance with prescribed building heights and setbacks and summarised justification for shortfall in car parking provision.
- The applicant advised that siting of play areas on eastern side was undertaken considering potential acoustic and visual/privacy impacts with the use of acoustic screens proposed to shield the development (both acoustically and visually) from surrounding land uses.

### **Council**

- Council noted that Penrith currently have a high number of childcare centre DAs and legal appeals in relation to childcare centres, with key issues identified including acoustic and privacy matters.
- Council noted the site has good potential for a child care facility, particularly noting it's proximity to the adjoining school.
- Council flagged potential issues, to be further described within the RFI currently under preparation. Issues included:
  - Removal of trees
  - Setbacks and incorporation of landscaping/tree retention
  - Car parking shortfall
- Council intend on issuing their RFI in the coming weeks.
- Notification concluded – no submission received.

### **Panel**

- The Panel noted the site is located between two sites containing RFBs and questioned what considerations have been made to avoid overlooking and acoustic impacts on residences.
- Panel queried waste management proposed (public or private)
- The Chair requested that Council and Applicant communicate the progress of the assessment with the secretariat to assist in determining the best time for further briefing of the matter to the Panel. The Panel will seek to convene to review following Council issue and Applicant response to RFI.

### **Note:**

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.