

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-323 – Campbelltown – 4606/2022/DA-C – 381 St Andrews Road, Varroville
<b>APPLICANT / OWNER</b>	Applicant: BKA Architecture Pty Ltd Owner: Serbian Orthodox Diocese Aged Care and Education Property Fund Ltd
<b>APPLICATION TYPE</b>	Staged Development - Construction of an educational facility, new driveway, carparking, landscaping and removal of trees
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$ 15,001,743 (excluding GST)
<b>BRIEFING DATE</b>	24 April 2023

### ATTENDEES

<b>APPLICANT</b>	Mark Khoury
<b>PANEL</b>	Justin Doyle, David Kitto (Acting Chair), Louise Camenzuli, Karen Hunt, George Brticevic
<b>COUNCIL OFFICER</b>	Melanie Smith
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 23 November 2022 (152 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** End of July 2023

The chair reviewed attendance and introduced the Kick Off Briefing purpose and process.

### **Applicant**

- The applicant provided a description of the proposed development, the development site and proposed staging, as well as design drivers and intent.
- The applicant outlined community consultation activities undertaken to date.
- The applicant advised it will address additional trees and landscaping around the carpark and playing fields, and rooftop solar panels and location and the distribution of amenities within its additional information package.

### **Council**

- Council's issues include:
  - Bushfire hazard (RFS have issued GTA) – the proposed APZ is presently shown to cross the site boundary.
  - Potential conflict with existing easements to be addressed – noting that carpark is located over an easement
  - Stage 1 appears to be complete, and it appears that the proposal involves 4 stages rather than 5, such that revision of the description seems to be required.
  - Proposed breach of height limit – Clause 4.6 under assessment
  - Referral made to APA Group (Gas pipeline provider) – with no concerns raised to date, and conditions recommended.
  - Referrals have been made to Jemena, WaterNSW and TfNSW.
  - Council's engineering section will require further information on drainage, carpark and driveway design, and swept path information.
  - The proposed site compound is to be included in the arboricultural assessment
  - Further wastewater report information is required.
- Council is preparing an RFI, which is likely to be provided next week. A 30 day response period will be nominated.
- Notification is complete with no submissions received.

### **Panel**

- The Panel would like to encourage tree planting and/or landscaping within the carpark, driveway and around playing fields, provision of solar panels on proposed rooftops and the provision of electric vehicle parking.
- The panel queried proposed student numbers and would like clarification on the amount of amenities proposed and their proximity to classrooms.

### **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.