

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSWC-345 – Liverpool – DA-398/2023 – 195 Heathcote Road, Holsworthy
<b>APPLICANT / OWNER</b>	Applicant: Barker Ryan Stewart/Sydney Catholic Early Childhood Services Ltd Owner: Trustees of the Roman Catholic Church for the Archdiocese of Sydney
<b>APPLICATION TYPE</b>	Demolition of existing parish office and presbytery, construction of new centre-based childcare facility including parish centre and associated landscaping.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	CIV > \$5M - Private infrastructure and community facilities
<b>CIV</b>	\$6,385,691 (excluding GST)
<b>BRIEFING DATE</b>	31 July 2023

### ATTENDEES

<b>APPLICANT</b>	Rob Chan, Dave Tordoff, Nicholas Fenech, Ashlee Ryan
<b>PANEL</b>	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Karress Rhodes, Ned Mannoun
<b>COUNCIL OFFICER</b>	Nabil Alaeddine, Eunice Pedrosa
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney

**DA LODGED & DAYS SINCE LODGEMENT:** 12 July 2023 (19 days)

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

**TENTATIVE PANEL DETERMINATION DATE:** December 2024

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

### **Applicant**

- The applicant provided description of proposed development, site context, built form and proposed materials and finishes.
- The applicant advised that parking provision is proposed in excess of Council's DCP requirements.
- The applicant indicated shaded outdoor play spaces are proposed within the development.
- The applicant indicated the location of the return and earn kiosk on the neighbouring site

### **Council**

- Council noted the proximity of the proposed development to the return and earn at an adjoining property. The applicant has provided an air quality assessment report, which is under assessment within Council
- Council confirmed that complaints have been received regarding traffic congestion in this precinct.
- Council noted that further information is required on proposed business identification signage including materials, finishes, elevation plan, illumination and location on site.
- Council advised they are awaiting the return of referrals from Jemena and TfNSW.
- Council advised that notification of the proposal is set to commence in the coming days.

### **Panel**

- The Panel suggested that the proposal would need to be compliant with respect to solar access requirements in the context of national regulations and guidelines for childcare facilities.
- The panel enquired as to what ecological sustainability infrastructure is proposed – including solar panels, possible electric vehicle charging points, and water sensitive design measures (while noting that other buildings within the school grounds were already fitted with solar panels).
- The panel requested that Council consider the design of drop off and pick up provisions in the context of the broader area as an education precinct and associated existing traffic congestion.
- The panel targets determination of RSDAs within 250 days. The chair noted that given the relative simplicity of the DA that the Panel would like to have the matter presented for determination this year and has set a tentative determination date for December 2024.

### **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.