

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-363 – Camden – DA/2023/455/1 – 50 Heath Road
APPLICANT / OWNER	Applicant: PM Projects Owner: Anglican Schools Corporation
APPLICATION TYPE	Construction of a two (2) storey teaching facility, increased student and staffing numbers, civil and stormwater works, landscaping and associated site works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 13,936,000 (excluding GST)
BRIEFING DATE	23 October 2023

ATTENDEES

APPLICANT	Penny Smith, Nick Mentis, Michael Newton, Amy Cropley, Louise Popowitz, Dave Bryant
PANEL	Louise Camenzuli (Acting Chair), David Kitto,
COUNCIL OFFICER	Jamie Erken, Jessica Mesiti
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 28 August 2023

DAYS SINCE LODGEMENT: Fifty-six (56 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided a description of the proposed development and site context.
- Seeking to have the works completed by term one day one 2024 and outlined the school is under significant pressure to progress the application to meet this timeframe.
- The site is a part of a concept approval (DA/2015/502).
- Increase in children on site from 250 to 690 (40 in Pre-Kindergarten and 650 K-12)
- Increase in staff numbers from 23 to 54.
- A Bushfire Safety Authority is required under Section 100B of Rural Fires Act 1997.
- No changes to existing 71 car parking spaces (DCP compliant)
- Operational noise will not impact acoustic amenity.
- Three RFI's have been received from Council with the most recent letter currently being addressed.
- A Clause 4.6 variation is required for a minor breach to the 9m height limit (0.043m exceedance).
- A traffic management plan is currently being prepared by the applicant to respond to concerns raised by Council regarding increased vehicle movements.
- Working on providing a response and the relevant SIDRA data analysis to address increased vehicle movements because of the development.

Council

- Council would like to expedite the application to the best of their ability and aim for a determination in 2023.
- Once a response is received from the current request for information the assessment will be finalised.
- Council requested the applicant provide a response to the points raised in its letter if they're ready and this will assist in expediting the assessment. The SIDRA modelling can be provided to Council separately.
- Referral responses from Rural Fire Service and Transport for NSW will be followed up to ensure the assessment of the application progresses.
- On public notification and exhibition 12/09/2023 – 25/09/2023 - no submissions received to date.

Panel

- The panel queried how the kiss and ride will operate with the increased student numbers. The applicant advised they are increasing the timeframes for the kiss and ride by approximately 10 minutes in the afternoon.
- The panel outlined that a traffic management plan would need to be prepared to manage the ongoing increase in student and staff numbers.

- The panel queried the Transport for NSW referral response and the applicant advised Transport for NSW had requested SIDRA modelling to better understand the impact of the development on the nearby intersections.
- The panel requested the applicant and Council re-visit the concept approval to ensure the subject development remains consistent with the concept approval.
- The panel advised of the timeframes to meet to achieve a determination this year and that an assessment report would need to be provided by 4 December 2023.
- The Panel Chair outlined a tentative determination of the application for early December subject to referral responses from government agencies being received.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

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.