

Record of Kick-Off Briefing Sydney South Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSSH-116 – Sutherland Shire Council (DA22/0643), 1 Pitt Street Loftus
APPLICANT / OWNER	Schools Infrastructure NSW C/- BRS
APPLICATION TYPE	Cook School - Construction of educational facilities to accommodate 21 additional students and construction of an 11 space car park
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
CIV	\$ 8,754,693.38 (excluding GST)
BRIEFING DATE	30 August 2022

ATTENDEES

APPLICANT	Tracey Mulherin, Lisa Wrightson, Nicholas Lau, Sam Rigoli, Dean Slattery, Christopher Young, Amanda Hill
PANEL	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Kent Johns, Carol Provan
COUNCIL OFFICER	Thomas Mithen, Beth Morris, Amanda Treharne, Vivian Tran, Medha Trivedi, Alec Richardson
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Sharon Edwards, Carolyn Hunt

- Introduction
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 South Planning Panel and therefore future comment will not be limited to the detail contained within.

- Applicant introduction of proposal
The proposal provides a dedicated facility for ED and BD students. The proposed development involves the following works:
 - construction of four single storey modular classrooms with a shared roof designed to function as an integrated building with common circulation areas and access points;
 - construction of an at -grade parking area comprising 11 car spaces; and

- earthworks and associated drainage and landscaping
- the capacity of the school will increase by 21 students from years 7 to 12
- a maximum building height of 8.5m applies to the site under SSLEP 2015. The proposed development will have a height of 4.65m, which complies with the maximum building height
- there is no FSR development standard applicable to the site

KEY ISSUES IDENTIFIED FOR CONSIDERATION

There is shared administration with the existing Primary school. It is based on standard design single storey development but modified for Supported Learning ED and BD school requirements. Key considerations include:

- level access,
- clear separate entry point for new school from primary school
- clear sightlines for supervision
- Accommodation includes administration/clerical building, 3 general learning spaces around a student learning commons, 3 technical learning spaces around a student learning commons and a Multipurpose space
- All spaces connected by undercover access and break out areas
- Materials: CFC in muted colours

Other considerations:

- Demonstrate alignment with GANSW 'Design Guide for Schools' 7 key principles and Environmental Design Guide for Schools to optimise ESD opportunities
- Connecting with Country principles to be explored eg landscape design and plant selection

REFERRALS REQUIRED

Internal

- Preliminary hydraulic assessment to be prepared by a suitably qualified hydraulic engineer to confirm compliance with the *Fire safety guideline – Access for fire brigade vehicles and firefighters*

External

- The proposal does not trigger referral or concurrence requirements to external government agencies under the relevant statutory legislation.

RFI SUBMISSION DATE: Council is to notify the Planning Panels Secretariat within 7 days of an RFI being issued to the Applicant.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Only one submission was received from Council's Open Space Assets Unit, noting that the land to the south currently used by Wollongong University is under the care and control of Council. The submission requested the land not be used during the construction phase for storage of any materials, bins or other works.

DA LODGED: 20 July 2022

TENTATIVE PANEL BRIEFING DATE: 28 October 2022

TENTATIVE PANEL DETERMINATION DATE: 29 November 2022