

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-254 – Camden – DA/2022/742 - GREGORY HILLS DRIVE GREGORY HILLS 2557
APPLICANT / OWNER	Applicant: Shay Bergin – DFP Planning Owner: Minister for Education and Early Childhood Learning
APPLICATION TYPE	DA - Staged construction of the Gregory Hills temporary primary school and associated site works
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Crown Development
KEY SEPP/LEP	Camden Local Environmental Plan 2010
CIV	\$5,654,081.00(excluding GST)
BRIEFING DATE	15 August 2022

ATTENDEES

APPLICANT	Shay Bergin, Natasha Bartley – DFP Planning, Marcus Trimble, Sarah Kelly, Nick Marcovich, Luke Denmeade, Michael Ashe,
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Ryan Pritchard, Jamie Erken, Ante Perica, Jessica Backo
CASE MANAGER	Stuart Withington
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 4/8/22

TENTATIVE PANEL BRIEFING DATE: 29 August 2022

Exhibition dates: 15/8/22 – 29/8/22

TENTATIVE PANEL DETERMINATION DATE: 26 September 2022

Estimated completed assessment report date: 19 September 2022 (7 days before Panel determination).

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

Applicant summary

- Introduced the proposal.
- Noted the high demand for schools in the area.
- Approval sought for temporary school for up to 300 students while approval and construction of permanent school progressed separately.
- Proposed layout of temporary classroom/office structures separates temporary school from construction site for permanent school.
- School entry, parking and drop off/pick up to be from local road.
- Department of Education traffic specialists in discussion with Council traffic engineers to resolve traffic issues.
- Department of Education to use interagency working group to assist in expediting referrals.
- Imperative for school to begin operations from start Term 1 2023. Approval required by October 2022.

Council summary

- Application currently on notification.
- Council understand urgency of application and are working to expedited timeframe.
- Council to raise urgency of referral response with TfNSW, RFS referrals noting that Department of Education Working Group includes TfNSW.

Panel comments

- It was clarified that the drainage basin on the western margin of the temporary school would not intercept flows from construction site.
- The Chair raised the potential to condition any approval with a 2-3 year time limit to provide certainty to local residents on the permanent school being constructed.
- The Chair noted the imperative to have the temporary school operational for the start of Term 1 2023 and encouraged council and Schools Infrastructure to work to ensure that a completed report be provided to the Panel for determination by the end of September 2022.
- The Chair noted the application was in the early stages and this was a 'Kick-Off' meeting providing preliminary advice and feedback only.

- The Chair clarified that with less than 10 submissions there may not be a public meeting and an electronic determination by the Panel may be possible.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Traffic, parking, acoustic/construction impacts on school.
- 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.

REFERRALS REQUIRED

Internal

Traffic engineers

External

RFS

TfNSW

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION - TBA