

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

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

### ATTENDEES

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