

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-256 – DA/2022/760/1 – 347 Narellan Road, Currans Hill
APPLICANT / OWNER	Applicant: David Chehade DFP Planning - Mount Annan Christian College Ltd Owner: Mount Annan Church
APPLICATION TYPE	Demolition of some existing structures, tree removal, construction of a three storey school building and a 'learning street', reconfiguration of a car park, courts and paths, display of signage, associated site works and increase in maximum school population from 850 to 1,410
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	Education SEPP
CIV	\$16,106,189.00 (excluding GST)
BRIEFING DATE	15 August 2022

ATTENDEES

APPLICANT	David Chehade DFP Planning - Mount Annan Christian College Ltd, Dave Bryant, David Kettle
PANEL CHAIR	Justin Doyle
COUNCIL OFFICER	Ryan Pritchard, Jessica Backo and Jamie Erken
CASE MANAGER	Stuart Withington
PLANNING PANELS SECRETARIAT	Alexander Richard

DA LODGED: 9/8/22

RFI SUBMISSION DATE: TBC

TENTATIVE PANEL BRIEFING DATE: 14 November 2022

Exhibition dates: 17/08/2022 to 31/08/2022

TENTATIVE PANEL DETERMINATION DATE: 13 March 2023

Estimated completed assessment report date (usually 14 days prior to determination): 27 February 2023

ISSUES LIST

The Chair introduced the Kick-Off meeting process.

Applicant summary

- Proposal described as essentially a 3 storey building for years 7 to 12, a reconfiguration of carparking arrangements, and an increase in student and staff numbers from 850 to 1410.
- A clause 4.6 for a height variation has been provided.

Council summary

- Application to go on exhibition shortly.
- Traffic impacts associated with the increase in student numbers is likely to be the main assessment issue.

Panel comments

- The Chair noted the request for a variation to the height standard and considered this likely to be supportable noting the context of the development and its use.
- The Chair noted the applicant's comment that construction was not likely to be undertaken in 2023, however requested that this come to the full Panel for a briefing in November 2022, with a determination date to be set for March 2023 at the latest to ensure that reasonable timeframes for determination were met.
- 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.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Traffic impacts, variation to height standard.