

RSDA Kick-Off Record of Briefing Sydney Central City Planning Panel

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| PANEL REFERENCE, DA NUMBER & ADDRESS | PPSSCC-310 – The Hills - 1093/2020/JP/A 13 Red Gables Road & 9, 9A & 9B Janpieter Road, Gables |
| APPLICANT / OWNER | Malcom Smith on behalf of Luca Brazi Pty Limited, Julie- anne Cappello, John Cappello, Three Fratelli Pty Ltd |
| APPLICATION TYPE | Capital Investment Value > \$30M Division 8.2 Review, Environmental Planning and Assessment Act, 1979 |
| REGIONALLY SIGNIFICANT CRITERIA | State Environmental Planning Policy (State and Regional Development) 2011, Schedule 7, Clause 2 |
| KEY SEPP/LEP | State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development State Environmental Planning Policy – Building Sustainability Index (BASIX) 2009 State Environmental Planning Policy No. 55 – Remediation of Land The Hills Local Environmental Plan 2019 Sydney Region Environmental Plan No. 20 (Hawkesbury- Nepean River) No. 2 - 1997 |
| CIV | \$37,877,911.00 (Excl GST) |
| MEETING DATE | 21 December 2021 |

ATTENDEES

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| APPLICANT | Malcolm Smith – MS Pty Ltd Will Cappello -Zarazr |
| PANEL CHAIR | Abigail Goldberg |
| COUNCIL OFFICER | Robert Buckham Paul Osborne Cameron McKenzie |
| PLANNING PANELS SECRETARIAT | George Dojas and Cameron Brooks |

ISSUES

- Introductions
- Applicant summary
 - Previous issues in determination of refusal were mainly due to water and sewer services not having been resolved, recognised to be deficient by the applicant but now progressed.
 - Matter currently under appeal, however the appeal has been deferred until late February.
- Council summary
 - 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.
- Public Exhibition
 - 16 submissions received so far, mainly traffic related concerns.
- Next steps
 - Once exhibition has closed and Council's assessment completed, a public Panel meeting will be arranged as there are more than 10 submissions.

REFERRALS

INTERNAL

None to report at this stage, noting that engineering approval will be essential.

EXTERNAL

None to report at this stage.

RFI SUBMISSION DATE – Council is to advise the Planning Panels Secretariat within seven (7) days of the RFI being issued.

TENTATIVE PANEL ASSESSMENT BRIEFING – 24 February 2022

TENTATIVE PANEL DETERMINATION MEETING – 24 March 2022