

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-356 – The Hills Shire – 1739/2022/JP - Red Gables Road, Gables
APPLICANT / OWNER	Stockland Development Pty Ltd/AW Bidco 4 Pty Ltd
APPLICATION TYPE	Construction of a Centre Based Child Care Facility for 130 Children on Proposed Lot 300 in a Subdivision of Lot 201 DP 1256554 Red Gables Road, Gables Pursuant to Development Consent 1099/2019/ZB
REGIONALLY SIGNIFICANT CRITERIA	Clause 5, Schedule 6 of the Planning Systems SEPP: Private infrastructure and community facilities over \$5 million
KEY SEPP/LEP	SEPP (Industry and Employment) 2021 SEPP (Transport and Infrastructure) 2021 SEPP (Resilience and Hazard) 2021 SEPP (Biodiversity and Conservation) 2021 The Hills LEP 2019
CIV	\$5,159,032.00 (excluding GST)
BRIEFING DATE	30 June 2022

ATTENDEES

APPLICANT	Sandy So, Matt Cooper, Matthew Hyams
PANEL	Abigail Goldberg (Chair), Roberta Ryan, Megan Munari, Janelle Atkins
COUNCIL OFFICER	Eamon Murphy, Paul Osborne, Cameron McKenzie
CASE MANAGER	George Dojas
PLANNING PANELS SECRETARIAT	Sharon Edwards, Jeremy Martin

ISSUES LIST

- Introductions
- Applicant summary
 - Overview of the DA and site context discussed. The land between the proposed public school and childcare centre was identified (Lot 10) for a future DA for a private NFP school for children with additional needs and learning difficulties.
 - Lot 11 (proposed childcare centre) is currently under assessment by Council and discussed below.
 - Proposed development details and referral reports were discussed at length.

- No submissions received.
- The applicant identified issues raised by Council in a RFI. Items raised were inclusive of the Operational Plan of Management, accessibility to water and waste water, setback compliance and consistency, and tandem carparking. The applicant advised changes are underway to respond to the RFI. The applicant advised that one tandem parking space has been removed, although in their view tandem parking is not prohibited.
- Council summary
 - Council stated there were no significant issues identified to date and Council are overall supportive of the application. Items to be addressed and clarified include landscaping, parking spaces and setbacks, outdoor unencumbered space exclusive of landscaping, acoustic fencing, and outdoor play times. Council advised tandem parking is considered as a singular space in their calculation of parking spaces.
- Chair/Panel comments
 - The Panel queried child safety in relation to busy adjoining roads, including Cataract Drive. The applicant advised that a 1.8m acoustic fence was proposed adjacent to the play space on the road edge.
 - The Panel queried solar access to and amenity of play spaces, noting that the largest of the play spaces appears to be largely south-facing. The applicant advised that they were aware of this and were considering ways of addressing solar access, noting however that shade structures are required should sun penetration be achieved. The applicant also noted that play space is also provided on the upper level which is north facing.
 - The Panel queried the rationale for the proposed parking in consideration of the anticipated demand. The applicant stated the rate of provision in The Hills LGA is higher than other areas. The Chair observed that the Panel anticipated Council would advise on this matter.
 - The Panel queried both acoustic impacts on residents in adjoining areas, as well as the impact from Cataract Drive upon the childcare centre. The applicant noted that acoustic fencing will be provided adjacent to ground level play spaces to shield adjoining areas from noise produced by the childcare facility. With regard to the impact of road noise on the childcare facility, the applicant took the query on notice and will provide a response in due course.
 - The Panel queried pedestrian accessibility. The applicant took the query on notice and will provide a response in due course.
 - The Panel noted the proposal is an important item of social infrastructure for a high growth area.
 - The Panel observed that an education precinct seems to be emerging in the locality.

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 Central City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

- Safety for play spaces.
- Solar access and amenity for play spaces.
- Acoustic impact of Cataract Road on the facility.
- Pedestrian access to the facility.
- Parking and circulation requirements still to be resolved with Council.

REFERRALS REQUIRED

Internal: None outstanding at present however when amended plans are submitted it will need to go back to Council's health and landscaping sections for review.

External: NSW RFS

TENTATIVE PANEL BRIEFING DATE: 17 November 2022 (if required)

TENTATIVE PANEL DETERMINATION DATE: 22 December 2022