

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-375 – The Hills Shire – 2058/2022/JP – 18 Red Gables Road, Gables
<b>APPLICANT / OWNER</b>	AW Bidco 4 Pty Limited
<b>APPLICATION TYPE</b>	Seniors Living Development Comprising 231 Independent Living Units, a Sales and Community Management Office and Temporary Use of 8 Homes as Exhibition Homes. The proposal is defined as Integrated Development under Clause 4.46 of the Environmental Planning and Assessment Act, 1979 as approval is required from the Rural Fire Service under the Rural Fires Act, 1997.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Development with a CIV over \$30 million
<b>CIV</b>	\$101,744,809.00 (excluding GST)
<b>BRIEFING DATE</b>	4 August 2022
<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-375 – The Hills Shire – 2058/2022/JP – 18 Red Gables Road, Gables

### ATTENDEES

<b>APPLICANT</b>	Ken Franklin, Matt Cooper, Benjamin Vella, Sam Johns
<b>PANEL</b>	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Cynthia Dugan
<b>COUNCIL OFFICER</b>	Robert Buckham, Paul Osborne,
<b>CASE MANAGER</b>	Stuart Withington
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Alexander Richard

**DA LODGED: 16 June 2022**

**RFI SUBMISSION DATE: TBC**

**TENTATIVE PANEL BRIEFING DATE: TBC**

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 days of lodgement – 16 February 2023

**Estimated completed assessment report date:** 14 days prior to determination - 2 February 2023

## **ISSUES LIST**

The Chair introduced the Kick-Off meeting process.

### **Applicant Summary**

- Introduced the seniors housing manufactured home estate proposal within Stockland's Gables master planned community
- Noted the location near the future town centre and broader context of the site.
- Noted dependencies on other DAs for earthworks and subdivision, both under assessment.
- Applicant noted another update could be given after receipt of the RFI.

### **Council Summary**

- The public exhibition has concluded, Council noted that no submissions have been received to date.
- Council noted the requirement of further detail as the lodged documents were conceptual and noted the landscape plans that Council would need to check that detail was satisfactory.
- Council noted that the applicant had addressed initial issues with access and interfacing during pre-DA meetings.
- Further highlighted there was potential for delays due to sequencing of other approvals i.e. subdivision and earthworks.

### **Chair Comments**

- 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 sought clarification that road designs were of appropriate width, applicant noted they were in accordance with DCP.
- The Panel sought clarification on how the manufactured home requirements would be met. The applicant noted the Housing SEPP requirements for seniors housing and the process for approval of manufactured homes under the Local Government Act section 68 approval with a further approval required under Section 82 to allow on site construction of the manufactured homes.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

A procedurally complex application due to other DA dependencies and interlink of Local Government Act approvals.

## **REFERRALS REQUIRED**

Internal: Engineering

External: RFS

