

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-420 – The Hills - 1118/2023/JP – Fontana Drive and Red Gables Road, Gables
<b>APPLICANT / OWNER</b>	Stockland Development Pty Ltd/ AW Bidco 4 Pty Ltd
<b>APPLICATION TYPE</b>	Concept Development Application for The Gables Town Centre and Stage 1 Works for Subdivision of the Site into Four Lots.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7 of the SRD SEPP: General Development over \$30 Million
<b>CIV</b>	\$63,300,000 (excluding GST)
<b>BRIEFING DATE</b>	6 April 2023

### ATTENDEES

<b>APPLICANT</b>	Zack Wilson, Jake Boydell, Dino Delotavo, Dylan Bull, Morgan Jones, Peter Lawrence, Sandy So
<b>PANEL CHAIR</b>	Abigail Goldberg (Chair), David Ryan, Steve Murray, Megan Munari, Cynthia Dugan
<b>COUNCIL OFFICER</b>	Robert Buckham
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards

**DA LODGED & DAYS SINCE LODGEMENT:** 16 January 2023 (80 days)

**TENTATIVE PANEL BRIEFING DATE:** Requirement not currently anticipated

**TENTATIVE PANEL DETERMINATION DATE:** Within 250 day target

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

#### **Applicant**

- The applicant provided description of The Gables suburb and town centre, the history of the site, spatial planning and site context and proposed concept plan, development and subdivision.
- The applicant provided explanation in response to the panel's query with regard to proposed walkways and plantings.
- The applicant advised that design of the town centre has been undertaken to take advantage of the interface of the north east façade of the development in relation to the lake and parkland.

#### **Council**

- Council has provided preliminary comments to applicant to be addressed.
- Council is seeking to understand in particular the pad sites proposed in the concept plan and parking implications of the projected developments on these sites (for example a childcare centre).

#### **Panel**

- The panel enquired as to the design and internal/external nature of walkways and plantings.
- The panel made a general comment requesting confirmation that activation of the frontage of the town centre in relation to the parkland and lake area was being addressed.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or to provide additional information required by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

#### **Note:**

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.