

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-482 – The Hills Shire – 103/2024/JP – Fontana Drive, Gables
APPLICANT / OWNER	Applicant: Stockland Development Pty Limited Owner: AW Bidco 4 Pty Ltd
APPLICATION TYPE	Medical Centre and Centre Based Child Care Facility for 102 Children on Proposed Lot 62 (proposed under Development Application 1118/2023/JP). The proposal is defined as Integrated Development under the Provisions of Clause 4.46 of the Environmental Planning and Assessment Act, 1979 as the proposal requires approval from the Rural Fire Service under the Rural Fires Act, 1997.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$15,300,000 (excluding GST)
BRIEFING DATE	2 November 2023

ATTENDEES

APPLICANT	Dylan Bull, Phil Newton, Peter Lawrence, Sandy So, Daniel Covarrubias
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy
COUNCIL OFFICER	Robert Buckham, Paul Osborne, Cameron McKenzie
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 27 July 2023 (98 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Early 2024

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant provided description of the proposed development and site context. The applicant outlined the reliance of this DA on a separate DA for a masterplan for the site currently before the panel and under assessment by Council (PPSSCC-420).

Council

- Council advised that an RFI was provided to the applicant in September 2023, with response received October 2023. Council have re-referred the matter internally and are awaiting sign off from acoustics and engineering.
- Council confirmed the reliance of this DA upon the masterplan DA for the site. Council advised they are tentatively targeting determination of this matter in early 2024.
- Notification concluded - no submission received.

Panel

- The panel advised that requirement for further briefing on this matter is not currently anticipated.
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information required by Council to allow them to complete their assessment. The panel may 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.