

Record of Preliminary Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-490 – The Hills Shire – 418/2024/JP - 4 Acres Road, Kellyville
APPLICANT / OWNER	Applicant: Montessori Group Developments Pty Ltd Owner: Peninsula Group Projects Pty Ltd
APPLICATION TYPE	Demolition of Existing Structures and Construction of a Centre Based Child Care Facility for 123 Children.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 5,627,381 (excluding GST)
BRIEFING DATE	2 November 2023

ATTENDEES

APPLICANT	Jason Huynh, Scott Barwick, Stuart Gordon, Frank Sartor, Daniel Bloomfield, Alastair Walker, Fiona Robbe, Lex Atkins, Hannah Wilkes
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Brent Woodhams, Jarrod Murphy
COUNCIL OFFICER	Madison Morris, Paul Osborne
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Tim Mahoney, Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 25 September 2023 (38 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The applicant advised that an RFI has been received. Matters raised include:
 - Waste management
 - Traffic
 - Trees and Landscaping

Council

- Council confirmed that they have provided an RFI to the applicant and noted their commitment to working with the applicant to assist in reaching resolution of outstanding matters. The applicant's response is due by 19 November 2023.
- Application has been referred to TfNSW – awaiting response.
- Notification concluded – less than 10 submissions received.

Panel

- The Panel chair outlined the Panel's role in the RSDA process and advised that the Panel does not arbitrate in negotiations between Council and the Applicant on issues raised during the assessment, including in relation to internal and external referrals.
- 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.