

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-366 – Camden – DA/2023/521/1 – 9 Gregory Hills Drive, Gledswood Hills
APPLICANT / OWNER	Applicant: Damian O'Toole Town Planning Pty Ltd Owner: Soma Precinct Pty Ltd
APPLICATION TYPE	Construction of a two storey centre-based child care centre for 197 children aged 0 to 5 years including car parking, drainage, retaining walls, landscaping, signage and associated site works.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$ 7,751,804 (excluding GST)
BRIEFING DATE	23 October 2023

ATTENDEES

APPLICANT	Damian O'Toole, Satwant Calais, Ben Rainsford
PANEL	David Kitto, (Acting Chair), Louise Camenzuli
COUNCIL OFFICER	Annabelle Jones, Jamie Erken
CASE MANAGER	Kate McKinnon,
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney
APOLOGIES	Justin Doyle, Lara Symkowiak, Ashleigh Cagney

DA LODGED: 15 September 2023

DAYS SINCE LODGEMENT: Thirty-eight (38 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated.

TENTATIVE PANEL DETERMINATION DATE: Within 250-day target

The Chair welcomed everyone and explained the purpose of the preliminary briefing.

The **Applicant** made a presentation on the DA, including the strategic context.

Council has:

- Put the DA on exhibition until 30 October 2023, and has not received any submissions yet.
- Referred the DA to Transport for NSW (TfNSW), Sydney Water, Endeavor Energy and NSW Police for comment, but has not received any comments yet.
- Referred the DA internally and is still waiting for some responses. While no major issues have been identified yet, Council will issue an RFI shortly seeking additional information on a range of matters, including waste collection, colour palettes and landscaping.

Key issues

- **Modification to Concept Plan DA:** The site forms part of a broader precinct, which is subject to an approved Concept Plan DA. Under the concept plan, the site was approved for large format retail development. Given this DA must be consistent with the Concept Plan DA, the Applicant has concurrently sought approval for a modification of the Concept Plan DA. Council is the consent authority for the modification application and plans to determine the application before it sends the DA to the Panel for determination.
- **Traffic:** Several developments have been approved and built since the Concept Plan DA was approved. Council is seeking updated traffic modelling that incorporates the traffic from these developments. The key issue is the performance of the Gregory Hills Drive/Central Hills Drive intersection and ensuring vehicles can enter and exit the new child care centre during peak periods without adversely affecting the performance of the intersection or causing excessive queuing on Gregory Hills Drive.

Next steps

- Council to send out RFI by end of November 2023
- Applicant to respond to RFI as quickly as possible
- Council to notify the Panel if any major issues arise
- Tentative determination date – February 2024.

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