

## Record of Preliminary Briefing Sydney Central City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSCC-592 – The Hills Shire – 101/2025/JP – 346-350 Old Northern Road, Castle Hill
<b>APPLICANT / OWNER</b>	Applicant: File Planning Owner: Levande Pty Ltd
<b>APPLICATION TYPE</b>	Demolition of Existing Structures and Construction of a Seniors Living Development including 229 Independent Living Units, Clubhouse and Administration and Basement Parking.
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>CIV</b>	\$237,196,053 (excluding GST)
<b>BRIEFING DATE</b>	5 September 2024

### ATTENDEES

<b>APPLICANT</b>	Anna Johnston, Calum Ross, Ramin Jahromi, Rory Brady, Nathan Donn, Michael File, Chris Lam, Megan McBride
<b>PANEL</b>	Cinnamon Dunsford (Chair), Scott Barwick, David Johnson, Jarrod Murphy, Brent Woodhams
<b>COUNCIL OFFICER</b>	Kristine McKenzie, Paul Osborne, Cameron McKenzie
<b>CASE MANAGER</b>	Kate McKinnon
<b>PLANNING PANELS SECRETARIAT</b>	Sharon Edwards, Tim Mahoney, Rachael Harlock

**DA LODGED:** 23 July 2024

**DAYS SINCE LODGEMENT:** 44 days

**TENTATIVE PANEL DETERMINATION DATE:** March 2025

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

### **Applicant**

- The applicant provided a description of the proposed development and site context.
- The applicant advised:
  - A site specific DCP applies to the site which includes the endorsed Master Plan. The proposed development is generally consistent with the DCP master plan, subject to design refinements.
  - Reference within the proposal to “staging” is intended to refer to construction staging, it is not proposed to stage the development approval.
  - The applicant is close to finalising a response to the geotechnical issued raised by Council.
  - A view analysis report has been conducted and the applicant encouraged a site visit from the panel
  - Extensive community engagement has taken place.

### **Council**

- DA has been notified, and there were several submissions, including positive submissions
- Issues raised from submissions include
  - Traffic impacts
  - Consistency with character
  - Impact on built and natural environment
  - Suitability of site for the development
- DA is required to have a new exhibition period until 11 Oct as part of the integrated development requirements (DA has been referred to Water NSW).
- DA referred to public authorities. Comments provided from TfNSW who have asked for additional information.
- Some internal referrals have been received - of these some have requested additional information. Once complete a consolidated request for additional information will be issued to the applicant.

### **Panel**

- The panel queried if the applicant had received a copy of the TfNSW referral to which the applicant advised it was being reviewed. The applicant confirmed with the panel they're meeting with TfNSW next week to cover off the issues raised.
- The panel requested an explanation for the height variations. The applicant gave an overview of the clause 4.6 variations to building height being requested advising the development is not seeking additional storeys.
- 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 will determine development in the form it is presented at or prior to 250 days.
- March 2025 was agreed as a tentative determination timeframe.

**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.