

DETAILS OF SITE INSPECTION

DATE	Monday, 25 November 2024 – 10:30am to 12:00pm
LOCATION	346-350 Old Northern Road, Castle Hill

SUBJECT MATTER(S)

PPSSCC-592 – The Hills Shire – 101/2025/JP – 346-350 Old Northern Road, Castle Hill - Demolition of Existing Structures and Construction of a Seniors Living Development including 229 Independent Living Units, Clubhouse and Administration and Basement Parking.

PANEL MEMBERS

PANEL IN ATTENDANCE	Brian Kirk, Scott Barwick, David Johnson
APOLOGIES	NIL
DECLARATIONS OF INTEREST	The panel chair declared a blanket conflict of interest for all state members being Abigail Goldberg, David Ryan and Steve Murray due to all due to their involvement with the Rezoning Review for the site.

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Paul Osborne (Manager Development Assessment), Kristine McKenzie (Principal Co-Ordinator Development Assessment), Brent Woodhams, (Principal Co-Ordinator Forward Planning
APPLICANT	Christopher Lam (Senior Development Manager, Levande) Nathan Donn (Regional Development Manager, Levande)

DISCUSSION POINTS

The Panel inspected the whole site and observed the significant changes in levels and the proposed changes to site entry points. The Applicant explained various aspects of the proposed development in light of Council's comprehensive RFI, including:

- Construction staging
- Earth shaping and extent of cut and fill, as well as control of potential landslip
- Vehicular and pedestrian access from Old Northern Road and Palisander Place (pre and post construction)
- Stormwater
- Landscaping and open space
- Accessibility and way through
- Parking
- Building height and density

Planning Panels Secretariat

Both the Panel and Council requested the Applicant prepare and submit to Council a draft Construction Traffic Management Plan for review.

Target date for determination remains March 2025. Council to confirm with the Secretariat early in the New Year. The Panel noted that the Applicant is finalising a response to the matters listed in the RFI and subject to Council's review, renotification of the application may be necessary.

Planning Panels Secretariat

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