

DATE OF DEFERRAL	17 October 2025
DATE OF PANEL MEETING	16 October 2025
PANEL MEMBERS	Brian Kirk (Acting Chair), David Johnson, Scott Barwick
APOLOGIES	None
DECLARATIONS OF INTEREST	The panel chair declared a blanket conflict of interest for all state members, Abigail Goldberg, David Ryan and Steve Murray due to their involvement with the Rezoning Review for the site.

Public meeting held videoconference on 16 October 2025, opened at 1:00pm and closed at 1:50pm.

MATTER DEFERRED

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.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

Council's comprehensive Assessment Report and recommended reasons for refusal, along with the additional expert reports submitted by the Applicant on 15 October 2025, were discussed extensively during the public meeting on 16 October 2025.

The issues that remain unresolved come under the broad headings of ecology, hydrology and arboriculture. The Council is of the view that it is feasible to reach agreement with the Applicant on satisfactory solutions to these issues.

The Panel resolved to defer the determination of this application to allow time for the Council to properly review the information submitted on 15 October and advise the Applicant on any remaining required information needed to satisfy Council that the application can be supported, subject to conditions. The Council will then provide a Supplementary Assessment Report for Panel Determination.

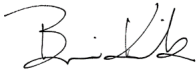
The decision to defer the matter was unanimous.

ACTIONS

To allow progression of the Development Application to determination:

1. The Council is to provide the Applicant and the Panel with a summary list of required outstanding information by 17 October 2025.
2. The Council and the Applicant are to confer, as necessary, to agree on how best to resolve outstanding issues by 24 October 2025.
3. The Applicant is to provide all necessary outstanding information to Council by 7 November 2025 and upload all relevant documentation to the Planning Portal.

4. Council is requested to then provide a Supplementary Assessment Report, and the Panel will convene a Determination Briefing with Council and Applicant on 27 November 2025 to determine the matter.

PANEL MEMBERS	
Brian Kirk (Acting Chair) 	David Johnson 
Scott Barwick 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-592 – The Hills Shire – 101/2025/JP
2	PROPOSED DEVELOPMENT	Demolition of Existing Structures and Construction of a Seniors Living Development including 229 Independent Living Units, Clubhouse and Administration and Basement Parking.
3	STREET ADDRESS	346-350 Old Northern Road, Castle Hill
4	APPLICANT/OWNER	Applicant: File Planning Owner: Levande Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Housing) 2021 - The Hills Local Environmental Plan 2019 - Draft environmental planning instruments: Nil - Development control plans: - The Hills Development Control Plan 2012 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil - Coastal zone management plan: Nil - The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality - The suitability of the site for the development - Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 2 October 2025 - Clause 4.6 variation requests: Height of Buildings, Car Parking - Written submissions during public exhibition: 24 - Verbal submissions at the public meeting: - Alexandra Saad, Bruce Barr, Sue Witham - Council assessment officer – Kristine McKenzie, Paul Osborne, Angelo Berios, Natalie Edmonds, Sophie Kim - On behalf of the applicant – Christopher Lam, Calum Ross, Nathan Donn, Anna Johnston, Blair Keenan, Stephanie Edmondson, Rebecca Hogan, Georgia Sedgmen, Matthew Hyde, Gary Kordic, Jake Schwebel, Jake Boydell, Josh Milston, Andrew Jackaman, Andrew Rivett, Luke Meredith - Total number of unique submissions received by way of objection: 20
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 5 September 2024 <u>Panel members</u>: Cinnamon Dunsford (Chair), Scott Barwick, David Johnson, Jarrod Murphy, Brent Woodhams <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Cameron McKenzie

		○ <u>Applicant representatives</u>: Anna Johnston, Calum Ross, Ramin Jahromi, Rory Brady, Nathan Donn, Michael File, Chris Lam, Megan McBride • Briefing: 31 July 2025 ○ <u>Panel members</u>: Brian Kirk (Chair), Scott Barwick, David Johnson ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Cameron McKenzie ○ <u>Applicant representatives</u>: Calum Ross, Nathan Donn, Chris Lam, Anna Johnston, Blair Keenan • Site Inspection: 25 November 2025 ○ <u>Panel members</u>: Brian Kirk (Chair), Scott Barwick, David Johnson ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Brent Woodhams ○ <u>Applicant representatives</u>: Nathan Donn, Chris Lam • Final briefing to discuss council's recommendation: 16 October 2025 ○ <u>Panel members</u>: Brian Kirk (Chair), Scott Barwick, David Johnson ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Cameron McKenzie
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report