

RECORD OF DEFERRAL

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DEFERRAL	11 December 2025
DATE OF PANEL BRIEFING	4 December 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.

The Final Determination Briefing was held via videoconference on 4 December 2025,

Papers circulated electronically on 27 November 2025.

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 and briefings listed at item 8 in Schedule 1.

Given the very significant differences of opinion between Council and the Applicant regarding the acceptability of the design of the proposed stormwater system for this site, the Panel determined to defer the determination of this application to allow the Panel to obtain independent expert advice regarding the performance and adequacy of the proposed stormwater design. In particular, the proposed OSD and stormwater channel location and design.

Detailed engineering information from both parties has been provided with this application and additional information to the Panel which was extensively discussed at the briefing. Further submissions were submitted by both parties to the Panels' Secretariat following the briefing and these were considered by the Panel in coming to its decision to defer this matter.

Council stated to the Panel that its remaining concerns regarding ecology and trees would be reduced so that a conditional consent could be supported if the stormwater system design is found to be acceptable.

The decision to defer the matter was unanimous.

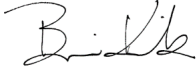
ACTIONS

To allow for the progression of the Development Application to determination, the Panel will engage, via the Panels' Secretariat, a suitably qualified and experienced civil engineer to advise the Panel and to undertake the following tasks:

1. Review the adequacy of the Applicant's stormwater system design, particularly the proposed stormwater channel and OSD design, having regard to Council's policies, controls and guidelines and industry standards and best practice.

2. Advise whether Council's desire for a 300 litre/sec maximum rate of discharge of stormwater from the site is necessary and achievable having regard to 1. above.
3. Recommend to the Panel if the Applicant's design can be supported or if found to be adequate subject to necessary changes, then recommend what changes are necessary and any appropriate conditions of development consent that may be needed.

The Panel will make best efforts to obtain this independent expert advice as soon as practicable and will then convene electronically to determine the application.

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 - Panel members: Cinnamon Dunsford (Chair), Scott Barwick, David Johnson, Jarrod Murphy, Brent Woodhams - Council assessment staff: 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 • Public Meeting - Deferral: 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 • Determination Briefing: 4 December 2025 ○ <u>Panel members</u>: Brian Kirk (Chair), Scott Barwick ○ <u>Council assessment staff</u>: Kristine McKenzie, Paul Osborne, Robert Buckham, Vidya Sivakumar, Sean Khoo, Craig Johnson, Angelo Berios, Sarah Lowe, Sophie Kim ○ <u>Applicant representatives</u>: Calum Ross, Nathan Donn, Chris Lam, Anna Johnston, Blair Keenan, Jake Schwebel, Luke Meredith, Andrew Rivett, Mal Brown, Stephen Fryer, Glenn Bird, Rebecca Hogan, Georgia Sedgmen, Robert Mahony, David Hellot, Mark Liebman • Panel Only Deliberations: 11 December 2025 ○ <u>Panel members</u>: Brian Kirk (Chair), Scott Barwick, David Johnson
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the council assessment report