

BRIEFING DETAILS

BRIEFING DATE / TIME	Friday, 1 May 2026, 1:00pm to 2:00pm
LOCATION	MS Teams

BRIEFING 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

IN ATTENDANCE	Brian Kirk (Chair), Scott Barwick, David Johnson
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

INDEPENDENT CONSULTANT	Louise Collier
OTHER	Sharon Edwards

KEY ISSUES DISCUSSED

- The Panel discussed the draft Peer Review of stormwater related aspects of this project and had the advantage of, and was grateful for, a verbal briefing by the author of the report, Louise Collier of Rhelm Pty Ltd.
- Multiple stormwater issues, including ongoing maintenance of stormwater structures, were discussed. The Panel paid particular attention to the management of stormwater given the proposed sensitive land use and the severity and extent of flooding in a significant rain event. The protection of people and property is paramount.
- Potential biodiversity impacts that may need further investigation were briefly discussed; along with possible architectural design changes that may be necessary.
- In essence, the Panel is of the view that more work needs to be done with regard to stormwater related aspects of this project, including progress towards ensuring the coordination of all necessary consultant inputs.
- The Panel has asked that the draft Peer Review be finalized with the findings to be presented as a list of requirements that both the Applicant and Council can work with as a “way forward”.

- The Panel anticipates that the Applicant will require approximately 3 months (until 31 July 2026) to finalise all necessary revised plans and documentation and to submit to Council (via the Portal).
- The Panel strongly recommends that the Applicant and Council communicate on a regular basis during this period to ensure that issues are resolved quickly.
- The Council is to advise the Panel Secretariat as soon as possible after the submission of the Applicant's further information in final form when a supplementary report will be provided to the Panel for determination of this application.
- The Panel has requested that personnel from Rhelm be available to meet at least once to discuss any aspect of the requirements within the Peer Review with both the Applicant and Council (either separately or together) to ensure consistency in understanding of what is required.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels