

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL CITY PLANNING PANEL

DATE OF DETERMINATION	3 November 2025
DATE OF PANEL DECISION	31 October 2025
DATE OF PANEL MEETING	30 October 2025
PANEL MEMBERS	Abigail Goldberg (Chair), Natasha Harras, David Johnson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held videoconference on 30 October 2025, opened at 1:30pm and closed at 2:20pm.

MATTER DETERMINED

PPSSCC-605 – The Hills – 366/2025/JP - 1/28 Garthowen Crescent, Castle Hill - Demolition of Existing Structures and Construction of Residential Flat Building Development and Shop Top Housing containing 253 Units, a Hotel Building containing 143 Rooms, Associated Basement Parking and Landscaping.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report. The panel observations included that:

- The application has been through an iterative process including design review, which has resulted in refinements to the proposal
- The application in its current form is compliant with council's requirements, including in relation to height
- The proposed uses, including the hotel, are permissible in terms of the zoning of the location
- Traffic has been modelled and reviewed and assessed as acceptable, with local traffic management interventions required to be implemented
- There is recognition in the planning of the site of the heritage item 'Garthowen House'.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from those wishing to address the panel. The panel noted that issues of concern included:

- Traffic congestion
- Insufficient street parking
- Height
- Overshadowing and loss of light

- Privacy and noise impacts
- Impact on neighbourhood character
- Impact on heritage item
- Landscaping
- Inappropriateness of a hotel use in the location.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and through conditions as put forward by council.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Natasha Harras 
David Johnson 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-605 – The Hills – 366/2025/JP
2	PROPOSED DEVELOPMENT	Demolition of Existing Structures and Construction of Residential Flat Building Development and Shop Top Housing containing 253 Units, a Hotel Building containing 143 Rooms, Associated Basement Parking and Landscaping.
3	STREET ADDRESS	1/28 Garthowen Crescent, Castle Hill
4	APPLICANT/OWNER	Applicant: Nicholas Turner Pty Limited Owner: Garth 2 Pty Ltd, 377 Galston Pty Ptd
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: 16 October 2025 • Written submissions during public exhibition: 26 • Total number of unique submissions by way of objection: 26 • Verbal submissions at the public meeting: ○ Yvonne Kavagnah, Sarah Ferguson ○ Council assessment staff - Paul Osborne ○ On behalf of the applicant – Stephen Cox, Robert Varga
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Final briefing to discuss council's recommendation: 30 October 2025 ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Johnson, Natasha Harras ○ <u>Council assessment staff</u>: Sanda Watts, Paul Osborne
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report