

#### BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	Wednesday 7 October 2020
<b>LOCATION</b>	Teleconference

#### BRIEFING MATTER(S)

PPSSNH-122 – Hornsby – DA509/2020

423-521 Old Northern Road, Castle Hill

This application relates to 423-521 Old Northern Road, Castle Hill (the site). The proposal seeks to develop a new 'Innovation Hub' building on the norther boundary of the site. The proposed Innovation Hub is focused on science, technology, and engineering activities. The proposed works are defined as 'alterations and additions' to the existing school on the site. The proposal also seeks consent for the demolition of the Wagan building and Mutien buildings.

#### PANEL MEMBERS

<b>IN ATTENDANCE</b>	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, David White, Ross Walker
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

#### OTHER ATTENDEES

<b>COUNCIL ASSESSMENT STAFF</b>	Ben Jones
<b>OTHER</b>	Sharon Edwards – Panel Secretariat

#### KEY ISSUES DISCUSSED

- Overview of application
- Privacy issues for neighbours and houses
- Ceremonial access way to be maintained.
- Masterplan
- acoustic report to be amended in regard to machinery
- Clause 4.6 inadequate
- Loss of car spaces
- Bulk, height & privacy considerations
- Potential to Setback top floor
- Northern bulk
- New documents – Consolidated building footprint to be uploaded for panel to review.

#### SUBMISSIONS

- 60 submissions received; unique issues raised include:
  - Noise and privacy impacts, especially to properties in Armidale Crescent
  - Traffic Impacts to the local road network.
  - Bulk and scale
  - Heritage Impact.

#### ASSESSMENT REPORT & TENTATIVE DETERMINATION DATE: Late November / Early December 2020

- Panel request that Council actively engage with the applicant to have conditions agreed prior to submission of the Assessment Report. Any unresolved conditions to be noted in the assessment report.
- Subject to re-exhibition of the application, Council have nominated the application be determined electronically. The Panel have agreed to this.

#### Planning Panels Secretariat