

## RSDA Kick-Off Briefing Agenda Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-262 – Hornsby – DA/1024/2021 - 284 Castle Hill Road, Castle Hill
<b>APPLICANT / OWNER</b>	David Kettle and Joe Baynie on behalf of Anglican Community Services
<b>APPLICATION TYPE</b>	Capital Investment Value > \$30M
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 2, Schedule 7, State Environmental Planning Policy (State and Regional Development) 2011
<b>KEY SEPP/LEP</b>	<p>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</p> <p>State Environmental Planning Policy (Koala Habitat Protection) 2021</p> <p>State Environmental Planning Policy No. 55 – Remediation of Land</p> <p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</p> <p>State Environmental Planning Policy (Building Sustainability Index) 2004</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</p> <p>Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River No. 2 (1997)</p> <p>Draft State Environmental Planning Policy (Environment)</p> <p>Draft Remediation of Land State Environmental Planning Policy</p> <p>Draft Housing State Environmental Planning Policy</p> <p>Draft Design and Place State Environmental Planning Policy</p> <p>Hornsby Local Environmental Plan 2013</p>
<b>CIV</b>	\$81,995,000.00 (excluding GST)
<b>BRIEFING DATE</b>	19 October 2021

### ATTENDEES

<b>APPLICANT</b>	David Kettle and Joe Baynie on behalf of Anglican Community Services
<b>PANEL</b>	Peter Debnam (Chair), Julie Savet Ward (State member)

<b>COUNCIL OFFICER</b>	Ben Jones, Caroline Maeshian, Cassandra Williams
<b>CASE MANAGER</b>	Stuart Withington
<b>RSDA TEAM</b>	Sharon Edwards, Angela Kenna

## **ISSUES DISCUSSED**

- Design informed by separate previous s.34 proceedings.
- Additional access onto Old Northern Road is not proposed.
- Stormwater easement requires discussion with TfNSW
- Ground floor apartment amenity
- Re-use of fill on-site
- WSUD considerations
- Public exhibition is yet to occur.
- Council is yet to undertake a complete assessment of the application; the application is yet to be considered by the Panel and therefore future comment will not be limited to the detail contained below.

## **KEY ISSUES IDENTIFIED BY COUNCIL FOR CONSIDERATION**

- Height of buildings adjacent to boundaries does not comply with the SEPP Seniors development standard. Clause 4.6 variation request submitted.
- Tree and vegetation removal
- Heritage

## **REFERRALS REQUIRED**

### Internal

- Full internal referrals underway

### External

- TfNSW- Sydney Metro – excavation proposed within easement
  - design considerations in relation to stormwater easement
  - Traffic generating development and easement relocation.

## **DATES**

DA Lodgement: 1/10/21

Exhibition: 19/10/21 – 5/11/21

TENTATIVE PANEL BRIEFING: 1 December (TBC)

TENTATIVE PANEL DETERMINATION: Early 2022 (TBC)