

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

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-283 – Hornsby - DA/484/2011/K - 392 Galston Road, Hornsby
<b>APPLICANT / OWNER</b>	Ivy Wang on behalf of 392 Galston Pty Ltd
<b>APPLICATION TYPE</b>	S4.56 Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Environmental Planning and Assessment Act, 1979, Section 4.56
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 Hornsby Local Environmental Plan 2013
<b>CIV</b>	\$23,792,750.00 (excluding GST)
<b>MEETING DATE</b>	14 December 2021

### ATTENDEES

<b>APPLICANT</b>	Ivy Wang on behalf of 392 Galston Pty Ltd
<b>PANEL</b>	Peter Debnam, Chair Julie Savet Ward, State member Brian Kirk, State member
<b>COUNCIL OFFICER</b>	Ben Jones and Cassandra Williams
<b>PLANNING PANELS SECRETARIAT</b>	Stuart Withington, Alexandra Hafner, Cameron Brooks and Suzie Jattan.

## **ISSUES LIST**

- Introductions.
- Council summary.
- Applicant summary.
- Exhibition is underway and due for completion on 17 December 2021. No submissions have been received.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney North Planning Panel and therefore future comment will not be limited to the detail contained within.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- Decreased setback. The quality and functionality of landscaping should be improved as a result of the modification.
- Amenity impact to adjoining rural residential property.
- Changes to internal circulation.

## **REFERRALS REQUIRED**

### Internal

- Engineering and
- Environmental Protection.

**RFI SUBMISSION DATE** – Council is to advise the Planning Panels Secretariat within 7 days of the RFI being issued to the Applicant.

**TENTATIVE PANEL DETERMINATION DATE** - 16 February 2022

Nb. Council will decide in January whether to combine the two modification applications relating to the site, or not, for the February determination.