

Record of Kick-Off Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	Kick off Briefing - PPSSNH-320 - DA/394/2015/E - 35 Pacific Highway Wahroonga 2076
APPLICANT / OWNER	Catholic Healthcare Limited
APPLICATION TYPE	Section 4.55(2) - modifications to Independent Living Units (Buildings A and B)
REGIONALLY SIGNIFICANT CRITERIA	S4.55(2) Modification Application
KEY SEPP/LEP	State Environmental Planning Policy (Housing) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Building and Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy 65 – Design Quality of Residential Flat Development Hornsby Local Environmental Plan 2013
CIV	\$108,216,000 (excluding GST)
BRIEFING DATE	10 August 2022

ATTENDEES

APPLICANT	David Krakowszky, Lisa-Maree Carrigan, Dan Brindle
PANEL CHAIR	Brian Kirk
COUNCIL OFFICER	Benjamin Jones, Rodney Pickles, Madeleine Bayman
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Alexandra Hafner, Cameron Brooks

DA LODGED: 27/06/2022

Tentative Panel Briefing Date: 20 October 2022

Tentative Panel Determination Date: 15 December 2022

Estimated completed assessment report date: 01 December 2022

ISSUES LIST

- Public exhibition is yet to occur.
- 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

Applicant

- Background, consultation insights, design principles and key metrics.
- Key issues
 - Acoustic impacts from Pacific Highway.
 - Retention of onsite trees.

Council

- Background and planning history.
- Design Excellence Panel meeting scheduled for 24th August. RFI to be sent once comments received.
- Traffic, waste management and stormwater referrals received.
- Key issues
 - Excess parking.
 - Waste management.
 - Additional OSD catchment details and hydraulic calculations.

Panel

- Key issues
 - Internal noise attenuation between neighbouring units, with particular focus on those units where a living / media room is adjacent to a bedroom on either side of an intertenancy wall – Part 4H of the ADG