

**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY NORTH PLANNING PANEL

<b>DATE OF DETERMINATION</b>	20 June 2025
<b>DATE OF PANEL DECISION</b>	20 June 2025
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), Brian Kirk, Sue Francis, Sue Weatherley, Mark McCrindle
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically on 10 June 2025.

**MATTER DETERMINED**

PPSSNH-520– Hornsby - DA/820/2024 - 4773 Old Northern Road, Maroota – Establishment and operation of a sandstone quarry (as described in Schedule 1).

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings 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 below and in Council's Assessment Report.

While the application is Integrated Development requiring a Water Management Work Approval, Water NSW determined no further investigation is required unless groundwater is encountered during the development and requires removal and dewatering.

The 23.33hectare site consists of two lots including an unnamed Crown Road reserve, which the development will upgrade and use as an access road. The applicant received the necessary landowner's consent of the Crown.

The Panel had the benefit of multiple briefings with council and the applicant and extensively discussed the key issues as outlined in the Assessment Report and the draft conditions with both parties.

The Panel notes the impact of the proposal on the surrounding environment has been minimised through management plans and conditions. Specifically, the Panel notes the extraction area is appropriately setback from property boundaries to protect the natural environment and minimise visual and acoustic impacts. Additionally, the access road follows an existing fire trail, is setback more than 800m from Old Northern Road and the adjoining Marramarra National Park would have very limited views of the access road.

The Panel notes the site is suitable for the development and the proposal has been properly assessed under relevant planning controls and found satisfactory. Consequently, the Panel believes approval of the development is warranted.

## CONDITIONS





The Development Application was approved subject to the conditions attached to Council's amended Assessment Report dated 2 June 2025.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Traffic Management Plan
- Dust from traffic movements and impact to dams
- Noise

The Panel considers that concerns raised by the community have been adequately addressed in the amended Assessment Report.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	 Mark McCrindle

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-520– Hornsby - DA/820/2024
2	PROPOSED DEVELOPMENT	Establishment and operation of a sandstone quarry
3	STREET ADDRESS	Lots 1 and 2 DP 609224, No. 4773 Old Northern Road, Maroota Crown Road reserve
4	APPLICANT/OWNER	Central Civil (NSW) Pty Ltd / Crown Lands and Public Spaces
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - extractive industry
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and hazards) 2021</li> <li>State Environmental Planning Policy (Resources and Energy) 2021</li> <li>State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>Hornsby Local Environmental Plan 2013</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Hornsby Development Control Plan 2024</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report: 2 June 2025</li> <li>Written submissions during public exhibition: 3</li> <li>Total number of unique submissions received by way of objection: 3</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Preliminary Briefing: 6 November 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurran</li> <li><u>Council assessment staff</u>: George Papworth, Cassandra Williams</li> <li><u>Department staff</u>: Adam Iskander</li> </ul> </li> <li>Assessment briefing: 2 April 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Mark McCrindle</li> <li><u>Council assessment staff</u>: George Papworth, Cassandra Williams</li> <li><u>Applicant representatives</u>: Sarkis Elias, Greg Banks, Mitchell Bland, Sam Rosek</li> <li><u>Department staff</u>: Lillian Charlesworth, Jade Buckman</li> </ul> </li> <li>Council and applicant briefing: 21 May 2025 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Sue Weatherley, Mark McCrindle</li> <li><u>Council assessment staff</u>: George Papworth, Cassandra Williams</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Applicant representatives:</u> Mitchell Bland, Sam Rosek, Greg Banks, Sarkis Elias</li> <li>○ <u>Department staff:</u> Nikita Lange, Jade Buckman</li> <li>• Final briefing to discuss council's recommendation: 18 June 2025 <ul style="list-style-type: none"> <li>○ <u>Panel members:</u> Peter Debnam (Chair), Brian Kirk, Sue Francis, Sue Weatherley, Mark McCrindle</li> <li>○ <u>Council assessment staff:</u> George Papworth, Cassandra Williams, Rodney Pickles</li> <li>○ <u>Applicant representatives:</u> the Applicant was not required to attend</li> <li>○ <u>Department staff:</u> Lillian Charlesworth, Jade Buckman</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to Council's amended Assessment Report dated 2 June 2025