

## Record of Preliminary Briefing Sydney North Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-623 – DA/254/2025 – 1-17 Barrett Avenue, Hornsby
<b>APPLICANT OWNER</b>	Sean Carty / Link Wentworth, Homes NSW
<b>APPLICATION TYPE</b>	Development application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Crown related development above \$5 million
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Housing) 2021 Hornsby Local Environmental Plan 2013
<b>CIV</b>	\$20,384,355.00 (ex GST)
<b>BRIEFING DATE</b>	12 March 2025

### ATTENDEES

<b>APPLICANT</b>	Sean Carty, Amber Greenhalgh, Jason O’Keefe, Rodney Pickles, Jillian Sneyd, Nicolas Grimes, Anton Van Heerdan, Catherine Tat, Carolyn Howell
<b>PANEL MEMBERS</b>	Peter Debnam, Brian Kirk., Sue Francis
<b>COUNCIL OFFICER(S)</b>	Tim Buwalda, Cassandra Williams
<b>CASE MANAGER</b>	Lillian Charlesworth
<b>PLANNING PANELS TEAM</b>	Jade Buckman

**DA LODGED:** 4 April 2025

**DAYS SINCE LODGEMENT:** 75 days

**TENTATIVE PANEL BRIEFING DATE:** TBD in consultation with council

**TENTATIVE PANEL DETERMINATION DATE:** Within the 275-day timeframe

### **KEY MATTERS DISCUSSED**

The Panel notes the applicant's presentation and matters discussed with the applicant and council during the briefing. In particular, the Panel notes:

- A clause 4.6 application has been submitted for FSR non-compliance
- Bus stop relocation needs approval from the local traffic committee – the applicant is willing to submit a clause 4.6 application in relation to bus stop distances if required
- 2 submissions received re rear setback, sunlight access, bulk and scale
- There are no DCP controls specific to 2 storey RFBs

### **NEXT STEPS**

- The DA will be reported to Council tomorrow
- Council and applicant will meet next week
- Council will be requesting amended plans and additional information next week
- The applicant estimates 3 weeks to provide an RFI response
- Draft conditions will be forwarded to applicant (Crown) for agreement as early as possible
- Further Panel briefing to be held on 6 August
- Tentative Panel determination in mid-September (3 months)

### **Note:**

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.