

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	14 August 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Steve Kennedy, Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 7 August 2020.

MATTER DETERMINED

PPSSNH-104 – Northern Beaches – MOD2020/0256 at 169 Forest Way Belrose for modifications to an approved development (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 and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.55 of the Environmental Planning and Assessment Act 1979.

The decision was unanimous.

REASONS FOR THE DECISION

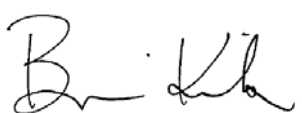
The panel determined to the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Annelise Tuor
 Steve Kennedy	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-104 – Northern Beaches – MOD2020/0256
2	PROPOSED DEVELOPMENT	Modification of Development Consent DA2017/0237 granted for demolition of existing structures excavation and site works and construction of a Residential Aged Care Facility.
3	STREET ADDRESS	Lot 8 DP 737255, 51 Childs Circuit, Belrose (Previously known as 169 Forest Way, Belrose)
4	APPLICANT/OWNER	Japara Property Holdings Pty Ltd (Owner) Thomson Adsett (NSW) Pty Ltd (Applicant)
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ◦ Warringah Local Environmental Plan 2000 • Draft environmental planning instruments: Nil • Development control plans: Nil • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 7 August 2020 • Written submissions during public exhibition: not exhibited
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report