

**Record of Kick-Off Briefing  
Sydney North Planning Panel**

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSNH-361- DA/153/2018/B, Hornsby, 589-591 Old Northern Road, Glenhaven, 593 Old Northern Road, Glenhaven, Section 4.56 - To modify the staging of approved seniors development
<b>APPLICANT / OWNER</b>	Applicant – Joe Baynie – Anglican Community Services Owner - Anglican Community Services
<b>APPLICATION TYPE</b>	Modification Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	S4.56 Modification Application
<b>KEY SEPP/LEP</b>	Hornsby Local Environmental Plan 2013
<b>CIV</b>	\$0
<b>BRIEFING DATE</b>	8 March 2023

**ATTENDEES**

<b>APPLICANT</b>	Not present
<b>PANEL</b>	Peter Debnam (Chair), Nicole Gurran
<b>COUNCIL OFFICERS</b>	Madeleine Bayman, Cassandra Williams
<b>CASE MANAGER</b>	Carolyn Hunt
<b>PLANNING PANELS SECRETARIAT</b>	Louisa Agyare, Suzie Jattan

- Introduction
  - 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.
- Council Summary –
  - The original Development Application was determined in 2018 in 5 stages. This modification seeks to amend the staging and minor internal changes to villas.
- Hornsby Shire Council have requested delegation for the determination of this application.

## **KEY ISSUES IDENTIFIED FOR CONSIDERATION**

- The Panel have reviewed the proposal and are supportive of the requested delegation to Hornsby Shire Council for determination of the subject modification and future non contentious modification for the subject development.

Note: Delegation is not granted to Hornsby Council for other developments. Delegation for other developments will be considered by Panel on individual application basis.

- Given the panel decision, a kick off briefing with the application is not required. Hornsby Shire is to liaise with the applicant to progress the application to determination.
- Council is required to determine the application as if it is the North Sydney Planning Panel and fill out a Determination and Statement of Reasons (DSOR), using DPE templates. The DSOR is to be published on the Planning Portal along with the delegation.
- Applicant presentation was not required by the Panel, given the proposed delegation to Council.

## **REFERRALS REQUIRED**

- All referrals received internally and there are no outstanding issues.
- Transport for NSW are satisfied with Construction Traffic Management Plan condition

**DA LODGED:** 14 October 2022

**TENTATIVE DETERMINATION DATE:** Not Applicable