

<b>DATE OF DETERMINATION</b>	19 April 2023
<b>DELEGATED DECISION MAKER</b>	Rod Pickles (Manager, Development Assessments)

Decision made on 19 April 2023

**MATTER DETERMINED**

PPSSNH-361 - Hornsby - DA/153/2018/B) at 589-591 & 593 Old Northern Road, Glenhaven for modifications to approved DA/153/2018 (as described in Schedule 1)

This decision was made under the delegation of the Sydney North Planning Panel made on 15 March 2023.

**CONSIDERATION AND DECISION**

The decision maker 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**

It was determined to approve the development application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

**REASONS FOR THE DECISION**

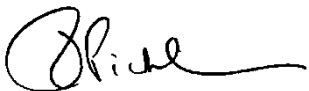
It was determined to approve the application for the reasons outlined in the council assessment report.

**CONDITIONS**

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

**CONSIDERATION OF COMMUNITY VIEWS**

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

PANEL DELEGATE
 <p>Rod Pickles (Manager, Development Assessments)</p>

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-361 - Hornsby - DA/153/2015/B
2	PROPOSED DEVELOPMENT	Section 4.56 application to modify staging of approved Seniors Housing Development
3	STREET ADDRESS	Lot 2 and 3 DP 225754 and Lot 1 DP 135398, No. 589-591 & 593 Old Northern Road, Glenhaven
4	APPLICANT/OWNER	Anglicare Retirement Villages
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
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 (Housing) 2021</li> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Precincts Central River City) 2021</li> <li>State Environmental Planning Policy (Primary Production) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 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 2023</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil</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: <b>12 April 2023</b></li> <li>Council's Kick Off Presentation: <b>8 March 2023</b></li> <li>Written submissions during public exhibition: Nil</li> <li>Total number of unique submissions received by way of objection: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Kick-off Briefing: 8 March 2023 <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Nicole Gurrán, [Panel Member]</li> <li><u>Council assessment staff</u>: Madeleine Bayman</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report