

Record of Preliminary Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-583 – Mod2024/0550 – 181 Forest Way, Belrose
APPLICANT OWNER	Mecone Regis Aged Care
APPLICATION TYPE	Modification application
KEY SEPP/LEP	State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Housing) 2021
CIV	\$289,300.00 (excluding GST)
BRIEFING DATE	12 March 2025

ATTENDEES

APPLICANT	Vee Chin, Gemma Bassett
PANEL MEMBERS	Peter Debnam, Brian Kirk
COUNCIL OFFICER(S)	Kye Miles
PLANNING PANELS TEAM	Nikita Lange, Jade Buckman

DA LODGED: 22 October 2024

DAYS SINCE LODGEMENT: 141 days

TENTATIVE PANEL DETERMINATION DATE: 16 April 2025

KEY MATTERS DISCUSSED

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

- All outstanding issues have been resolved
- GTA's from RFS have been received
- That the Council should address cl. 4.56 (1a) of the *Environmental Planning and Assessment Act 1979* and consider the court judgement (specifically with regard to paragraph 5 onwards) as part of their assessment
- That the modification to the building height is a result of the acoustic conditions from the court approval
- 2 submissions were received

The Panel will remain the consent authority for this application

NEXT STEPS

- Applicant to provide conditions and consent from the court approval. These should be uploaded to the NSW planning portal
- Council to upload assessment report by 2 April 2025

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.