

Record of Briefing Sydney North Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSNH-634, DA/509/2025, [REDACTED]
APPLICANT OWNER	Applicant: [REDACTED] CPS Planning Owner: [REDACTED]
APPLICATION TYPE	Development application
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	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 Hornsby Development Control Plan 2013
CIV	\$6,610,000.00 (exl. GST)
BRIEFING DATE	24 September 2025

ATTENDEES

APPLICANT	Lachlan Mass, Daniel Grovers, Angela Whitby, Patrick Ainsworth, John Clark, Tim Curran,
PANEL MEMBERS	Peter Debnam, Brian Kirk, Stephen O'Connor, Mark McCrindle
COUNCIL OFFICER(S)	Tim Buwalda, Katherine Vickery, Rodney Pickles, Cassandra Williams, Matthew Miles
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS TEAM	Anaise Nagy

DA LODGED: 6 May 2025

DAYS SINCE LODGEMENT: 141 days

TENTATIVE PANEL DETERMINATION DATE: 12 November 2025

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:

- Permissibility issue has been resolved
- New definition of transitional group home in the LEP was made last week that adds clarity. The proposal is consistent with the new definition. An updated SEE within the next week will address this.

NEXT STEPS

- Council's assessment report to be uploaded by 22 October 2025 (3 weeks prior to determination).

Notes:

Some information in this document has been redacted in the public interest.

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