

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	31 October 2025
DATE OF PANEL DECISION	31 October 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Mark McCrindle, Sue Weatherley
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis

Papers circulated electronically on 22 October 2025.

MATTER DETERMINED

PPSSNH-634 – Hornsby – DA/509/2025 at [REDACTED] – Transitional group home (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 listed at item 8 in Schedule 1.

DEVELOPMENT APPLICATION

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was 3:1 in favour, with Mark McCrindle dissenting.

REASONS FOR THE DECISION

The Panel Majority determined to approve the application for the reasons below and in Council's original and supplementary Assessment Reports.

Over recent months, the Panel received several briefings from Council and Applicant and also extensively discussed community concerns with both parties. The community submissions raised a number of significant concerns in both written and verbal submissions, which have been canvassed comprehensively in the two Council Assessment Reports.

The Panel notes the issue of permissibility in particular has been carefully considered and the Panel Majority concurs with Council's assessment.

The location of the facility was a matter of some community concern with the site located within the RU4 Primary Production Small Lots pursuant to Clause 2.2 of the HLEP. However, having discussed the choice of location, the design and operation of the proposed development and planned support infrastructure with the Applicant and Council, the Panel Majority agrees the site is suitable.

In summary, the Panel Majority believes the proposal has been thoroughly and properly assessed against relevant planning controls, is suitable for the site and will provide a much needed community facility.

Accordingly, the Panel Majority believes the proposal warrants support.

Mark McCrindle disagreed with the majority decision for the following reasons:

"Notwithstanding the comprehensive work of the applicant and council in assessing this proposal, and the importance of this social provision to our community, the number of community objections and the cogent

points they made, particularly highlighting the unsuitability of the site and location to me were compelling. I recognise the majority view of the panel, but in my view the issues of location, access, the site itself and the lack of community support were insurmountable”.

CONDITIONS

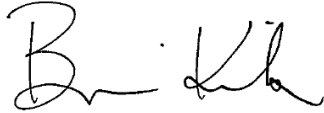
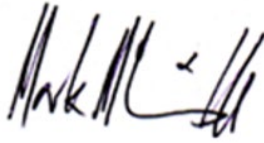
The Development Application was approved subject to the amended conditions (Conditions 52 and 67 amended for clarity) uploaded to the portal on 29th October.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and notes issues of concern included:

- Permissibility
- Inconsistent streetscape
- Lack of public transport
- Safety concerns
- Community infrastructure
- Consultation
- Increased traffic
- Emergency service access
- Environmental impacts
- Loss of amenities
- Stormwater and flooding
- Light pollution

The Panel considers that the concerns raised by the community during the public exhibition and the late written submissions received, have been adequately addressed in the Assessment Reports and by the amended conditions of development consent.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Weatherley	 Mark McCrindle

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-634 – Hornsby – DA/509/2025 – Transitional Group Home
2	PROPOSED DEVELOPMENT	Construction of eight Transitional Group Homes, a communal core building, car park and ancillary landscaping.
3	STREET ADDRESS	
4	APPLICANT/OWNER	Applicant: C/-CPS Planning
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ Hornsby Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: ○ Hornsby Development Control Plan 2024 • Planning agreements: Nil • Relevant provisions of the Environmental Planning and Assessment Regulation 2021 • 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 Environmental Planning and Assessment Act 1979 or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Preliminary Briefing Report: 7 July 2025 • Council Assessment Report: 22 October 2025 • Council Supplementary Assessment Report: 24 October 2025 • Written submissions during public exhibition: 43 • Late written submissions received between 23 October 2025 and 29 October 2025
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Preliminary briefing: 9 July 2025 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis ○ <u>Council assessment staff</u>: Tim Buwalda, Cassandra Williams, James Farrington, Rodney Pickles ○ <u>Applicant representatives</u>: Daniel Grovers, Lachlan Maas, Patrick Ainsworth, Angela Whitby, Nick Barker, Ashleigh Cook, Matthew Miles ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman • Council and Applicant briefing: 24 September 2025 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Stephen O'Connor, Mark McCrindle ○ <u>Council assessment staff</u>: Tim Buwalda, Katherine Vickery, Rodney Pickles, Cassandra Williams, Matthew Miles ○ <u>Applicant representatives</u>: Lachlan Mass, Daniel Grovers, Angela Whitby, Patrick Ainsworth, John Clark, Tim Curran

		○ <u>Department staff</u>: Lillian Charlesworth, Anaise Nagy • Final briefing to discuss council's recommendation: 29 October 2025 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Mark McCrindle, Sue Weatherley ○ <u>Council assessment staff</u>: Tim Buwalda, Katherine Vickery, Cassandra Williams, Rodney Pickles ○ <u>Applicant representatives</u>: Lachlan Mass, Daniel Grovers, Angela Whiteby, Patrick Ainsworth, John Clark, Ashleigh Cook, Tim Curran ○ <u>Department staff</u>: Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report