

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	19 June 2026
DATE OF PANEL DECISION	19 June 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 June 2026.

MATTER DETERMINED

PPSSNH-762 – Northern Beaches – Mod2025/0717 at 181 Forest Way, Belrose NSW 2085 – Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of aged care facility (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 the briefing listed at item 8 in Schedule 1.

Development Application

The Panel determined to approve the modification application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

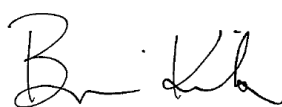
The Panel determined to approve the application for the reasons outlined in the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 27 May 2026.

CONDITIONS

The Modification Application was approved subject to the conditions attached to Council's Assessment Memorandum uploaded to the NSW Planning Portal on 17 June 2026.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered the written submission made during the public exhibition and considers that the concerns raised by the community member have been adequately addressed in Council's Assessment Report as uploaded by Council on 27 May 2026.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-762 – Northern Beaches – Mod2025/0717
2	PROPOSED DEVELOPMENT	Modification of Development Consent DA2018/1654 granted for Demolition works and Construction of aged care facility
3	STREET ADDRESS	181 Forest Way, Belrose NSW 2085
4	APPLICANT/OWNER	Applicant: Jessie Xie / Mecone / Regis Aged Care Pty Ltd. Owner: Regis Aged Care Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Housing) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Warringah Local Environmental Plan 2011 - Warringah Local Environmental Plan 2000 - Draft environmental planning instruments: Nil - Development control plans: - Warringah Development Control Plan 2011 - Planning agreements: Nil - Relevant provisions of the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2021, and the Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017 - 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 <i>Environmental Planning and Assessment Act 1979</i> or Regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council Assessment Report: 27 May 2026 - Final Draft Recommended Conditions of Consent: 17 June 2026 - Council Memorandum to SNPP (revised conditions): 17 June 2026
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing to discuss Council's final recommendation: 17 June 2026 <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis <u>Council assessment staff</u>: Thomas Burns <u>Department staff</u>: Nicole McNamara, Anaise Nagy
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the NSW Planning Portal on 1 June 2026, then reuploaded on 17 June 2026 as an attachment to Council's Assessment Memorandum to the SNPP