

DATE OF DETERMINATION	19 March 2026
DATE OF PANEL DECISION	18 March 2026
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Sue Francis, Sue Weatherley
APOLOGIES	Mark McCrindle
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 10 March 2026.

MATTER DETERMINED

PPSSNH-765 – Hornsby – DA/850/2011/G at 330-334 Galston Road, Galston NSW 2159 – S4.55(2) Modification to seniors living development including multiple amendments to apartment buildings (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 and the matters listed at item 8 in Schedule 1.

Modification 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 below and in Council's Assessment Report.

This project was initially approved in 2012 and has been modified numerous times since 2021. This latest modification makes multiple changes to Apartment Buildings 1 and 2.

The Panel notes that **PPSSNH-750** was the original PPS case reference number, but this was returned to Council's LPP in the Planning Portal in error. At the Secretariat's request, Council resubmitted the modification application, and **PPSSNH-765** is now the allocated reference number for this matter.

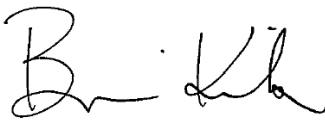
The Panel concurs with Council's assessment that the amendments would improve the quality of dwellings and result in a positive urban design outcome that would not impact the character and amenity of neighbours or the precinct. Additionally, the Panel agrees the proposal as amended would not result in an intensification of the approved use and will be substantially the same as the development originally approved.

Accordingly, the Panel believes the modification application warrants approval.

CONDITIONS

The Development Application was approved subject to the proposed modified conditions in Attachment A to Council's Assessment Report as uploaded by Council to the Planning Portal on 10 March 2026.

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Sue Francis	 Sue Weatherley

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-765 – Hornsby – DA/850/2011/G
2	PROPOSED DEVELOPMENT	Section 4.55(2) Modification to seniors living development including multiple amendments to apartment buildings.
3	STREET ADDRESS	330-334 Galston Road, Galston NSW 2159
4	APPLICANT/OWNER	Applicant: Nicole Lennon / Planik Pty Ltd. Owner: Galston Land Pty Ltd.
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	○ Environmental planning instruments: ○ State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 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 <i>Environmental Planning and Assessment Regulation 2021</i> ○ 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: 26 February 2026 ● Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	● Briefing to discuss Council's recommendation: 18 March 2026 ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Sue Francis, Sue Weatherley, ○ <u>Council assessment staff</u>: Madeleine Bayman, Cassandra Williams ○ Applicant representatives: ○ <u>Department staff</u>: Anaise Nagy, Nicole McNamara
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report as uploaded by Council to the Planning Portal on 10 March 2026