

DATE OF DETERMINATION	7 August 2017
PANEL MEMBERS	Deborah Dearing (Chair), Julie Savet Ward, John Roseth, Michel Reymond, Veronique Marchandean
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 1 August 2017 and 7 August 2017.

MATTER DETERMINED

2017SNH037 – North Sydney - DA327/15/5 at 101-111 Willoughby Road Crows Nest (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 the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

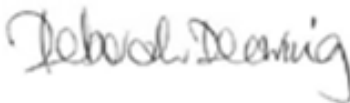


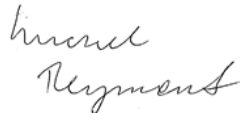

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The amended application continues to comply with the relevant planning controls; and
2. The amended application does not result in any material additional impacts.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment.

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Julie Savet Ward	 Michel Reymond
 Veronique Marchandean	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH037 – North Sydney – DA327/15/5
2	PROPOSED DEVELOPMENT	To modify consent DA327/15 for a 4 to 6 storey mixed use development with regard to new commercial space on mezzanine and upper ground floor converting balconies to wintergardens, faced changes, level changes, unit layout changes and carpark modifications.
3	STREET ADDRESS	101-111 Willoughby Road Crows Nest
4	APPLICANT OWNER	Ionic Management Pty Ltd CN Plaza No.1 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development State Environmental Planning Policy (Infrastructure) 2007 North Sydney Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> North Sydney Development Control Plan 2013 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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	<ul style="list-style-type: none"> Council assessment report: 1 August 2017 Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 19 July 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report