

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	9 April 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Julie Savet Ward, Michel Reymond, Veronique Marchandeanu
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a conflict as her firm is acting on behalf of the applicant.

Electronic meeting held between 3 April 2018 and 9 April 2018.

MATTER DETERMINED

2017SNH085 – North Sydney - DA327/15/8 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 4.55 (previously section 96) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




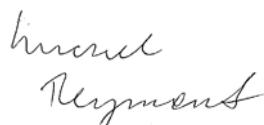

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The amended proposal is substantially the same as the original approved and any external impacts are minor.
- The change in apartment mix responds to demand and results, on balance, in improved internal amenity.
- There were no objections

CONDITIONS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Julie Savet Ward	 Michel Reymond
 Veronique Marchandeanu	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH085 – Willoughby – DA327/15/8
2	PROPOSED DEVELOPMENT	To modify Consent 327/15 for the construction of a 4-6 storey mixed use building, in respect of the number, mix and configuration of apartments, and construction of new awnings and façade changes.
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 4.55(1) 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 (BASIX) 2004 ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) ○ 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: 3 April 2017 • Written submissions during public exhibition: nil <ul style="list-style-type: none"> ○
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 15 March 2018
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report