

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	20 November 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Gail Giles-Gidney, Linda McClure
APOLOGIES	None
DECLARATIONS OF INTEREST	Sue Francis declared a non-pecuniary conflict of interest having provided advice to the applicant on the original application.

Papers circulated electronically between 14 November 2019 and 20 November 2019.

MATTER DETERMINED

2019SNH009 – Willoughby – DA2017/181/C at 989-1015 Pacific Highway, Roseville for modifications to an approved development application (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 observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development 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.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

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	 John Roseth
 Gail Giles-Gidney	 Linda McClure

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019SNH009 – Willoughby – DA2017/181/C
2	PROPOSED DEVELOPMENT	S4.55(2) modification seeking internal and external alterations to the approved mixed use building including lift access to the roof top level communal open space and modification to Condition 25 relating to number of adaptable units.
3	STREET ADDRESS	989-1015 Pacific Highway, Roseville
4	APPLICANT/OWNER	KECO City Developments Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No.65 Design Quality of Residential Apartment Development and ADG - State Environmental Planning Policy (BASIX) - State Environmental Planning Policy (Infrastructure) - State Environmental Planning Policy No.55 Remediation of Land - Sydney Regional Environmental Plan (Sydney Harbour Catchment) (Deemed SEPP) - Willoughby Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - Willoughby Development Control Plan 2016 - 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	- Council assessment report: 13 November 2019 - Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	- Briefing: 3 April 2019 - Panel members: Peter Debnam (Chair), John Roseth, Gail Giles-Gidney, Linda McClure - Council assessment staff: Pooja Chugh - Papers were circulated electronically between 14 November 2019 and 20 November 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report