

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 19 February 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Gail Giles-Gidney, Linda McClure
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Willoughby City Council on 19 February 2020, opened at 2.34pm and closed at 2.39pm.

MATTER DETERMINED

PPSSNH-23 – Willoughby – DA2018/273/A at 3 Broadcast Way Artarmon 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 modification application generally meets the desired outcomes of Council's planning controls and is satisfactory having regard to the matters for consideration under section 45 of the *Environmental Planning and Assessment Act 1979*.



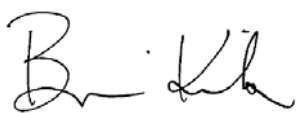
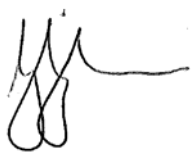

CONDITIONS

The development application was approved subject to the conditions in the council assessment report, and amended as per Council Memo received 6 February 2020, and with the following amendment:

- Condition 1, table 2, is amended to include reference to drawing type Finishes & materials Schedule, Plan No. EXFB, Revision / Issue No Revision B.

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 (Chair)	 Julie Savet Ward
 Brian Kirk	 Gail Giles-Gidney
 Linda McClure	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-23 – Willoughby – DA2018/273/A
2	PROPOSED DEVELOPMENT	Section 4.55 - Changes to floor space ratio, building footprint, internal and external alterations, landscaping and associated works.
3	STREET ADDRESS	3 Broadcast Way, Artarmon
4	APPLICANT/OWNER	Lindsay Bennelong Development Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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.55-Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No.33 – Hazardous and Offensive Development Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 Willoughby Local Environmental Plan 2013 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan 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: 5 February 2020 Council memo (conditions); 6 February 2020 Written submissions during public exhibition: nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> Council assessment officer – Chi Kong On behalf of the applicant – Nathaniel Murray
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Electronic Briefing: 3 December 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney, Linda McClure Site inspection: 19 February 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Save Ward, Brian Kirk (note panel members Linda McClure and Gail Giles-Gidney are familiar with the site having visited for previous development applications. Final briefing to discuss council's recommendation, 19 February 2020 at 2pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Gail Giles-Gidney, Linda McClure <u>Council assessment staff</u>: Chi Kong, Ian Arnott
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report