

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	20 October 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, James Harrison, Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 8 October 2021.

MATTER DETERMINED

PPSSNH-250 - Willoughby – DA-2013/147/F at 2-14 Northcote Street, Naremburn – Modification of existing consent for staged concept approval regarding change to approved nominated land use replacing child care centre with commercial premises and shop top housing and alterations to building envelope regarding setbacks and height and related alterations at 2-14 Northcote Street, Naremburn NSW 2065 (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.

Modification Application

The Panel determined to approve the Modification Application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The Panel's decision was unanimous.

REASONS FOR THE DECISION


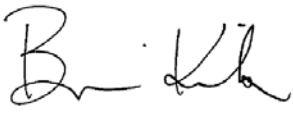
The Panel were briefed by Council Officers on their Assessment Report and sought confirmation that approval of this modification of the Staged Concept Approval would not conflict with the original Consent Authority's reasons for approval. Council's email of 20th October confirmed there would be no conflict. The Panel then resolved to approve the Modification Application for the reasons detailed in Council's Assessment Report.




CONDITIONS

The Modification Application was approved subject to the conditions in Council's Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered 5 written submissions made during public exhibition. Issues included stages, height, construction hours, child-care centre, heritage and loss of privacy. The Panel believes these concerns were adequately addressed in Council's Assessment Report.

PANEL MEMBERS	
Peter Debnam (Chair) 	 Brian Kirk

<p>Julie Savet Ward</p> 	<p>James Harrison</p> 
<p>Gail Giles-Gidney</p> 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-250 - Willoughby – DA-2013/147/F
2	PROPOSED DEVELOPMENT	Modification of existing consent for staged concept approval regarding change to approved nominated land use replacing child care centre with commercial premises and shop top housing and alterations to building envelope regarding setbacks and height and related alterations at 2-14 Northcote Street, Naremburn NSW 2065
3	STREET ADDRESS	2 Northcote Street, Naremburn
4	APPLICANT/OWNER	Platform Project Services
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development • Willoughby LEP 2012 • Willoughby DCP
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 8 October 2021 • List any council addendum report received: 20 October 2021 • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 7 September 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, James Harrison, Gail Giles-Gidney ○ <u>Council assessment staff</u>: Mark Bolduan, Ian Arnott, Ritu Shankar • Site inspection: Panel members visited the site individually on different days due to Covid-19 precautions. • Applicant Briefing: 7 September 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, James Harrison, Gail Giles-Gidney ○ <u>Applicant representatives</u>: Joanne McGuinness, Adam Arias, Ben Pomroy, Michael Clark, Matthew Billing • Final briefing to discuss council's recommendation: 20 October 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, James Harrison, Gail Giles-Gidney ○ <u>Council assessment staff</u>: Mark Bolduan, Ian Arnott, Ritu Shankar ○ <u>Applicant representatives</u>: Joanne McGuinness, Adam Arias, Ben Pomroy, Michael Clark, Matthew Billing
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report