

DATE OF DETERMINATION	6 August 2020
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Linda McClure, Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 30 July 2020.

MATTER DETERMINED

PPSSNH-76 – Willoughby – DA2017/181/F at 989-1015 Pacific Highway Roseville for modifications to an approved 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



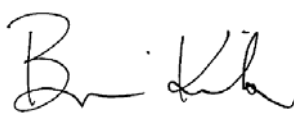
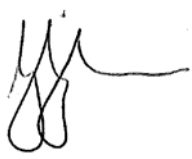

The panel determined to approve the application for the reasons outlined in the council assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-76 – Willoughby – DA2017/181/F
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 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.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 – Land Remediation Sydney Regional Environmental Plan (Sydney Harbour Catchmen) (Deemed SEPP) Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Council assessment report: 27 July 2020 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 8 July 2020 <ul style="list-style-type: none"> Panel members: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Linda McClure, Gail Giles-Gidney Council assessment staff: Mark Bolduan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report