

MINUTES OF THE SYDNEY EAST REGION PLANNING PANEL MEETING HELD AT WILLOUGHBY CITY COUNCIL ON WEDNESDAY, 21 APRIL 2010 AT 6:00 PM

PRESENT: Dr John Roseth Chair
David Furlong Panel Member
Mary-Lynne Taylor Panel Member
Steven Head Panel Member

IN ATTENDANCE

Noni de Carvalho Town Planner Willoughby City Council

APOLOGY: Patrick Reilly

The meeting commenced at 6.20 pm. The Chair welcomed everyone to the meeting of the Panel.

1. **Declarations of Interest**

Nil

2. **Business Items**

ITEM 1 - *2010SYE010 – Willoughby – DA 2010/34 – Demolition of existing motor show room and construction of new Toyota Showroom, 728 Pacific Highway, Chatswood*

3. **Public Submission**

- Ms Catherine Twyman addressed the panel requesting a condition for a higher wall at the rear of her yard and a condition limiting noise to the level of background noise (not 5 decibels above as is the State standard).
- Mr William Vahl and Mr Michael Waterhouse requested conditions that limit truck movements during school arrival and departure hours.
- Mr Ian Arnott addressed the panel in support of conditions suggested by the elected council.
- Mr Dan Brindle and Mr Graham Pindar addressed the panel on behalf of the applicant outlining their objections to certain conditions.

4. Business Item Recommendations

2010SYE010 – Willoughby – DA 2010/34 – Demolition of existing motor show room and construction of new Toyota Showroom, 728 Pacific Highway, Chatswood

- **The Sydney East Joint Regional Planning Panel resolved unanimously to accept the planning assessment report' recommendation to grant consent to the application subject to the conditions in the report, as amended below:**
 - a) Condition 4(a) to be amended by deleting "2.4 metres height above the floor level of the proposed showroom building" and inserting instead ""to the height of the existing wall behind 25 James Street" and by adding "Any resident wishing to have a lower wall may negotiate with the applicant".
 - b) Condition 4(b) to be amended by adding "The lift overrun shall not exceed the height of the building".
 - c) Condition 4(e) to be retained as drafted in the assessment report.
 - d) Proposed Condition 4(f) in the assessment report to be deleted.
 - e) Proposed Council condition 4(g) to be deleted.
 - f) Point 5 of the amendments to the Landscape Plan required by Condition 4 to be deleted as the additional height of the fence now proposed makes the requirement redundant.
 - g) Condition 15 to be amended by adding "All construction access to and from the site must be supervised by an authorised traffic controller".
 - h) Condition 16 to be retained as drafted in the assessment report.
 - i) Condition 18 be retained as drafted in the assessment report.
 - j) Condition 53 to be retained as drafted in the assessment report.
 - k) Condition 98 in the assessment report to be amended by adding "No vehicle carrier shall enter or leave the site between 8.00 am and 9.30 am or 2.30 pm and 4.00 pm on school days".
 - l) Proposed Council Condition 49A to be added to condition 15.
 - m) Proposed Council Condition 123 is accepted and added to the conditions in the assessment report.
 - n) Proposed Council Condition 124 is accepted and added to the conditions in the assessment report.
 - o) Proposed Council Condition 125 is accepted and added to the conditions in the assessment report.
 - p) Proposed Council "Replace" condition 53 is not accepted.

The meeting concluded at 8.40pm.

MOTION CARRIED

Endorsed by

John Roseth
Chair, Sydney East Region Planning Panel
23 April 2010