

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT WILLOUGHBY COUNCIL ON THURSDAY, 12 DECEMBER 2013 AT 2.30PM

## PRESENT:

John Roseth	Chair
Tim Moore	Panel Member
Julie Savet Ward	Panel Member
Steven Head	Panel Member
Pat Reilly	Panel Member

## IN ATTENDANCE

Noni de Caralho	Willoughby Council
Ana Vissairon	Willoughby Council

## APOLOGY: NIL

1. The meeting commenced at 2.30pm.

## 2. Declarations of Interest -

Nil

## 3. Business Items

***ITEM 1 - 2013SYE060 – Willoughby - 2013/309 - Demolition of existing structures and construction of a mixed use development - commercial/retail, shop top housing and seniors housing - 28 - 36 Anderson Street, 2A McIntosh Street and 1 Help Street Chatswood***

## 4. Public Submission -

Richard Lambert	Addressed the panel <b>against</b> the item
Soo K Tan	Addressed the panel <b>against</b> the item
Colin Anderson	Addressed the panel <b>against</b> the item
Trevor DeWaal	Addressed the panel on behalf of the applicant
Drew Dickson	Addressed the panel on behalf of the applicant

## 5. Business Item Recommendations

***ITEM 1 - 2013SYE060 – Willoughby - 2013/309 - Demolition of existing structures and construction of a mixed use development - commercial/retail, shop top housing and seniors housing - 28 - 36 Anderson Street, 2A McIntosh Street and 1 Help Street Chatswood***

- 1) The Panel resolves by majority decision (for: John Roseth, Tim Moore, Julie Savet-Ward and Stephen Head; against: Pat Reilly) to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the

conditions recommended in the report with an additional condition requiring consolidation of allotments before Occupation Certificate.

- 2) The Panel has heard the objectors' concerns generally about the impact of high density development in Chatswood. The Panel notes that the Floor Space Ratio of this application complies with the permissible Floor Space Ratio of the planning controls. As for the variation of the height standard, the Panel accepts that the proposal with a non-complying height has a lesser impact on its neighbours than would a proposal of the same density with a complying height.
- 3) Councillor Reilly voted against approval on the grounds that the traffic impact of the proposal was unacceptable.

## 6. Business Items

***ITEM 2 - 2013SYE035 – Willoughby - da-2013/142 - Demolition of existing buildings & construction of 3 mixed use buildings containing retail, child care centre, serviced apartments, medical practice - 36-44 Hercules Street, Chatswood***

## 7. Public Submission -

John Radovanic  
Alison McCabe

Addressed the panel **against** the item  
Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

***ITEM 2 - 2013SYE035 – Willoughby - da-2013/142 - Demolition of existing buildings & construction of 3 mixed use buildings containing retail, child care centre, serviced apartments, medical practice - 36-44 Hercules Street, Chatswood***

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report, except for Conditions 87 and 140.
- 2) Condition 87 is to require undergrounding of services along the Hercules Street frontage of the site and bundling of services along the Albert Avenue frontage, all at full cost to the applicant.
- 3) Condition 140 is amended to enable removal of those trees identified on approved plans for removal.
- 4) The Panel notes the concerns of the owner of the isolated site at 17 Albert Avenue. The Panel believes that a better result for that site would be achieved if it were amalgamated with the subject site; however, it accepts that negotiations to amalgamate have not been successful. The Panel also notes that the proposal allows for reasonable further development of 17 Albert Avenue.

The meeting concluded at 4.30pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
12 December 2013