

**MINUTES OF THE SYDNEY EAST
JOINT REGIONAL PLANNING PANEL MEETING
HELD AT CHRISTIES CONFERENCE CENTRE
ON TUESDAY 15 JULY 2014 AT 11.00AM**

PRESENT:

Tim Moore	Chair
Stuart McDonald	Panel Member
Kara Krason	Panel Member
Gail Giles-Gidney	Panel Member
Linda McClure	Panel Member

IN ATTENDANCE

Noni de Carvalho Willoughby Council

APOLOGY: NIL

1. The meeting commenced at 11.06am

2. **Declarations of Interest -**

Nil

3. **Business Items**

ITEM 1 - 2014SYE010 – Willoughby - 2013/557 - Demolition of two storey arcade to Victoria Avenue and construction of a new five storey arcade to Westfield Shopping Centre and alterations and additions to the north-eastern part of the centre - 1 Anderson Street Chatswood

4. **Public Submission -**

Greg Woodhams on behalf of the elected Council	Addressed the panel with concerns for the item
Chris Barnett	Addressed the panel on behalf of the applicant
Stewart White	Addressed the panel on behalf of the applicant
Tim Rodgers	Addressed the panel on behalf of the applicant
Talia Keyes	Addressed the panel on behalf of the applicant

5. **Business Item Recommendations**

ITEM 1 - 2014SYE010 – Willoughby - 2013/557 - Demolition of two storey arcade to Victoria Avenue and construction of a new five storey arcade to Westfield Shopping Centre and alterations and additions to the north-eastern part of the centre - 1 Anderson 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 with the following modifications:

a) Modify deferred commencement condition 2 to read as follows:

"Lodgement with Council of the Development Application for alterations and additions to the Albert Avenue multi-deck public car park generally in accordance with the undertakings of Traffic Report date stamped 23 June 2014 lodged with this application and having regard to the relevant conditions in Schedule 2."

b) Modify Condition 2, 2 to read as follows:

"The Spectra Red Brass panels in Victoria Avenue are not approved. The external finishes are to have regard to and harmonise with the external finishes of the surrounding buildings. Further design development is to occur in consultation with the Environmental Services Director."

c) Modify Condition 2, 3 to read as follows:

"In Charlotte Lane the artistic façade is to be developed in consultation with the Environmental Services Director who will also consult with the Arts and Cultural Manager at Willoughby Council noting the contribution that the façade treatment will make to public art in the precinct."

d) Modify Condition 2, 5 to read as follows:

"Provision of a Sustainability Report that demonstrates that following the development, all new work will achieve a minimum 4.5 star NABERS rating. Any construction requirements arising from that report shall be incorporated into the Construction Certificate."

e) Delete Condition 9

f) Modify Condition 16 and 17 to specify measures to minimise disruption to Victoria Avenue during demolition and construction.

g) Modify condition 18 to read as follows:

"A minimum of 222 car parking spaces (in addition to replaced spaces) are required as a result of/in conjunction with this development and are to be provided generally in accordance with the undertakings of the Traffic Report by Colston Budd Hunt and Kafes date stamped by Council 23 June 2014."

The alterations and additions to be carried out by Westfield to satisfy the above requirement are to be undertaken at no cost to Council, to address the shortfall in car parking arising from this development."

Note:

The advice of RMS is noted that the applicant shall amend the Traffic Signal Plan for the intersection of Anderson Street and Albert Avenue to include the proposed left turn entry west of the intersection. The Traffic Signal Plan shall be drawn by a suitably qualified person and submitted to Roads and Maritime Services for approval prior to the issue of a Construction Certificate for the proposed new entry from Albert Avenue."

h) Modify condition 57 as follows:

Car Parking

"The car parking required by condition 18 is to be available and operational."

Note: the Car Park Management Agreement with Willoughby Council may need to be amended to provide for and address the matters arising from the additional car spaces (including but not limited to fees and charges) and removal of all long stay car parking that is subject to the Parking Space

2. The Panel notes that the traffic report prepared by Colston Budd Hunt and Kafes date stamped by Council 23 June 2014 proposes alterations and additions to the Albert Avenue multi-deck public car park (subject to a separate development application) and reconfiguration of car spaces on the roof of 28 Victor Street. In addition it requires the removal of all fencing and internal boom gates to remove all long stay car spaces located on Level 5. To provide for the required car parking all fencing and boom gates and long stay car parking on Level 6 will be removed to make all car spaces available for retail car parking that is exempt for the purposes of the *Parking Space Levy Act 2009*.

The Panel also notes that the provision of a minimum of 145 spaces on the roof of 1 Anderson Street shall be provided by removal of unauthorised structures obstructing car spaces. Should that not be achieved, spaces would be provided in the Albert Avenue car park.

3. The reasons for the Panel's decision are:
 - a) The non-compliance of the Victoria Street building with the height control is considered reasonable as the height is consistent with the commercial core and active retail setting and the non-compliance will not result in negative impact on the amenity of neighbouring properties;
 - b) The Panel is satisfied that parking is adequately addressed by the updated traffic report and the council assessment;
 - c) The proposal complies with all other planning controls and the proposal is consistent with the objectives of the B3 Commercial Core zone;
 - d) The proposal is in the public interest as it provides renewal of an established retail complex and overcomes existing accessibility constraints.

The meeting concluded at 1.41pm

Endorsed by



Tim Moore
Acting Chair, Sydney East
Joint Regional Planning Panel
15 July 2014

