

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically on Monday 2 March 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Gail Giles-Gidney and Linda McClure

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE126 – Willoughby – DA 2013/309/B [at 28-36 Anderson Street, 1 Help Street, 2A McIntosh Street, Chatswood] as described in Schedule 1.**

**Date of determination:** 2 March 2015

**Decision:**

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

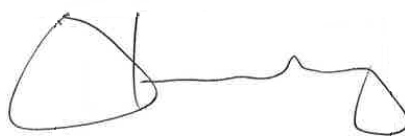
- The proposed modifications do not increase the height or FSR of the proposal
- The proposed modifications are minor and cause no additional impact
- The change in unit mix is a function of market demands and the external consequences relate to parking provision only which is addressed
- The impact on traffic generation would be negligible.

**Conditions:** The modification application was approved subject to the conditions of the existing consent, amended as proposed by Council in the attachment to the Council Assessment Report.

**Panel members:**



**John Roseth (chair)**



**David Furlong**



**Sue Francis**



**Gail Giles-Gidney**



**Linda McClure**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE126 – Willoughby – DA 2013/309/B
2	<b>Proposed development:</b> Mixed Use Development - 96 - Modify original proposal to include changes to internal layout, unit mix, part reduction in height, external changes, communal areas re-configured and associated works.
3	<b>Street address:</b> 28-36 Anderson Street, 1 Help Street, 2A McIntosh Street, Chatswood
4	<b>Applicant/Owner:</b> Toga Building Company Pty Ltd in conjunction with Reyhoda Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Willoughby Local Environmental Plan (WLEP) 2012</li> <li>• SEPP 55 Remediation of Land</li> <li>• SEPP 65 Design Quality of Residential Flat development</li> <li>• SEPP (Building Sustainability Index: BASIX) 2004</li> <li>• SREP/SEPP (Sydney Harbour Catchment) 2005</li> <li>• Draft SEPP 65</li> <li>• Willoughby Development Control Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 20 February 2015 Written submissions during public exhibition: nil
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 19 November 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Council's assessment report proposed amendments to the conditions of the existing consent.