

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at electronically between 23 March 2016 and 30 March 2016

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

2016SYE003 – Willoughby - 2014/445/B - Modifications to approved plans, including built forms, apartment layouts, apartment numbers, increase in Floor Space, and changes to building façade - 36 38 Hercules Street, 250 -260 Victoria Ave Chatswood as described in Schedule 1.

**Date of determination:** 30 March 2016

**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:**


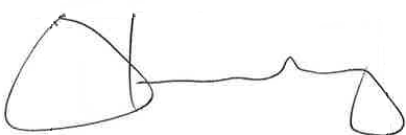



The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the application is considered to be substantially the same development as that which was originally approved. The application is not considered to diminish the heritage significance of the heritage item, which will continue to be retained and adaptively reused within the development. The application will result in an increase in the number of 2, 3 and 4 bedroom units, thereby improving the dwelling mix of the proposed development.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report.

**Panel members:**

 <p><b>John Roseth (chair)</b></p>	 <p><b>David Furlong</b></p>	 <p><b>Sue Francis</b></p>
 <p><b>Linda McClure</b></p>	 <p><b>Gail Giles-Gidney</b></p>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2016SYE003 – Willoughby - 2014/445/B
2	<b>Proposed development:</b> Modifications to approved plans, including built forms, apartment layouts, apartment numbers, increase in Floor Space, and changes to building façade
3	<b>Street address:</b> 36 38 Hercules Street, 250 -260 Victoria Ave Chatswood
4	<b>Applicant/Owner:</b> Chatswood Place Pty Ltd c/- Platino Properties/Oscar Pty Ltd & Hercules Thirty Six Pty Limited
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>• WLEP 2012;</li> <li>• SEPP State and Regional Development 2011 (SRD SEPP);</li> <li>• Deemed SEPP Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>• SEPP 55;</li> <li>• SEPP Building Sustainability Index: BASIX 2004 (The BASIX SEPP);</li> <li>• SEPP 65; Residential Flat Design Code; Draft WLEP;</li> <li>• Draft Apartment Design Guide (Draft ADG); WDCP</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, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 18 March 2016 Written submissions during public exhibition: 0
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting was held electronically
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report