



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Tuesday 20 December 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis, Clare Brown, Gail Giles-Gidney, Linda McClure,
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre, 3 Spring Street Sydney on Tuesday, 20 December 2016, opened at 10.00 am and closed at Closing Time.

MATTER DETERMINED

2016SYE024 – Willoughby – DA2015-212 at 654 Pacific Highway, 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:






- The proposal complies with all relevant development standards.
- The minor variations of planning controls is justified.
- The widening of the roads, which is contingent on this application, will improve local traffic and parking.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- Deferred commencement conditions are to be incorporated into operational conditions and to be met prior to the issue of the first construction certificate
- Condition 12 - deleted
- Condition 22 – correction to state forty (40) adaptable residential units
- Condition 23 – deleted

- Condition 86 - deleted
- Condition 60 – deleted
- Condition 94 be amended and the site remediation and site validation are required to be met prior to the issue of any construction certificate for any above - ground works
- Condition 113 be amended to refer to Roads Act 1993

PANEL MEMBERS	
 <p>John Roseth (Chair)</p>	 <p>Sue Francis</p>
 <p>Clare Brown</p>	 <p>Gail Giles-Gidney</p>
 <p>Linda McClure</p>	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE024 – Willoughby – DA2015-212
2	PROPOSED DEVELOPMENT	Demolition of structures, tree removal and construction of 75 shop top apartments, basement parking, commercial floor space and associated works
3	STREET ADDRESS	654 Pacific Highway, 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood
4	APPLICANT/OWNER	JL Chatswood Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 65 – Design Quality of a Residential Apartment Development State Environmental Planning Policy (BASIX) State Environmental Planning Policy (Infrastructure) State Environmental Planning Policy (Sydney Harbour Catchment) State Environmental Planning Policy No.55 – Remediation of Land Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan 2012 Planning agreements: Nil <i>Environmental Planning and Assessment Regulation 2000</i>: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 2 December 2016 Written submissions during public exhibition: 12 Verbal submissions at the panel meeting: <ul style="list-style-type: none"> On behalf of the applicant –
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing Meetings: 2 March 2016 and 20 December 2016
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report