

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday 26 July 2017
PANEL MEMBERS	Deborah Dearing (Chair), Sue Francis, John Roseth
APOLOGIES	None
DECLARATIONS OF INTEREST	Linda McClure declared a conflict as her firm was the consultant planner for Willoughby City Council. Gail Giles-Gidney declared a conflict as Council is the landowner.

Panel meeting held at Willoughby City Council at 31 Victor Street Chatswood on 26 July 2017, opened at 4:20 pm and closed at 4:40 pm.

MATTER DETERMINED

2017SNH003 – Willoughby – DA2016/526 at 1 Frederick Street Artarmon (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 Panel notes that the project was relatively minor in consideration to scale and will have no adverse effects on the industrial area in which it is located.
- The proposed new buildings are free standing and are subordinate to the heritage item
- The development provides activation to the precinct

CONDITIONS

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

PANEL MEMBERS	
 Deborah Dearing (Chair)	 John Roseth
 Sue Francis	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH003 – Willoughby – DA2016/526
2	PROPOSED DEVELOPMENT	Construction of two new buildings to existing premises ground floor car parking level, landscaping, signage and associated works.
3	STREET ADDRESS	1 Frederick Street Artarmon
4	APPLICANT OWNER	Nix Anderson Pty Ltd Willoughby City Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 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.55 Land Remediation 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 Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: 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: 19 April 2017 Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing meeting to discuss council's recommendation, 26 July 2017 at 4:10 pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Deborah Dearing (Chair), Sue Francis, John Roseth <u>Council assessment staff</u>: Ian Arnott, Pooja Chugh, Ana Vissarion, Dimitri Gotsis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report