

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Friday 2 March 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Linda McClure, Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held between 27 February 2018 and 2 March 2018.

MATTER DETERMINED

2017SNH044 – Willoughby – DA2017/132 at 1 Broadcast Way 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 4.55 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 serves an important public purpose.




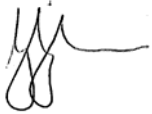

The proposal is consistent in scale and character with its surroundings as well as with the intended future character of the area.

The proposal complies with most planning controls except FSR and site coverage the variation for which has been justified under cl 4.6 of the LEP.

In assuming the Director General's concurrence to the variation, Panel has considered that no State or regional policies have been impacted and that the variation does not affect the public interest.

CONDITIONS

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

PANEL MEMBERS		
 Peter Debnam (Chair)	 John Roseth	 Sue Francis
 Gail Giles-Gidney	 Linda McClure	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH044 – Willoughby – DA2017/132
2	PROPOSED DEVELOPMENT	Development of public utility comprising of ten (10) storey premises consisting of sub-station, depot, offices, warehouse, car parking, landscaping and ancillary and associated works.
3	STREET ADDRESS	1 Broadcast Way Artarmon
4	APPLICANT/OWNER	Ausgrid / Alpha Distribution Ministerial Holding Corporation
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 (Infrastructure) 2007 State Environmental Planning Policy No.55 Remediation of Land Sydney Regional Environmental Plan Sydney Harbour Catchment 2005 (Deemed SEPP) Willoughby Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Willoughby Development Control Plan S94A Plan 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: 23 March 2017 Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 26 July 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report