



DATE OF DEFERRAL	Wednesday 23 May 2018
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Linda McClure
APOLOGIES	None
DECLARATIONS OF INTEREST	Gail Giles-Gidney, Hugh Ericksson, Norma Shankie Williams all declared a conflict of interest as the land is owned by Willoughby Council.

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 23 May 2018, opened at 10.45am and closed at 12.35pm.

MATTER DEFERRED

2017SNH051 – Willoughby – DA2017/157 at 67 Albert Avenue Chatswood (AS DESCRIBED IN SCHEDULE 1)

REASONS FOR DEFERRAL

The Panel agreed to defer the determination of the Application and requires the following matters to be addressed before the Panel can be fully informed to make a determination.





1. A detailed approval history of the site and surrounding developments to clarify the prior intended function of the land on which the proposed building is to be built. Consideration of the implications of this analysis on the subject proposal. Clarification of the approved uses in the Sebel building is also required. The Panel requests the Council to assist the Applicant in this respect.
2. Clarification of the “existing ground level” of the site in respect of which the height of the building is determined. The maximum height of the building to be subsequently confirmed. A clause 4.6 Variation Request is required to justify any breach.
3. Clarification of the site area and the subsequent resulting proposed floor space ratio.
4. Provision of solar analysis to the Gardens of Remembrance at Winter and both equinoxes. Confirmation of how much solar access (hours) and what time of year that solar access occurs.
5. Clarification of the impact of the proposed or existing easements and surrounding uses (eg loading dock below the site). Further, was owner’s consent required and/or obtained from those who benefit from easement /right of way.
6. Provision of a wind analysis report.

Notwithstanding the above, the following design changes would be required:

1. Fixed external louvres on northern and eastern elevations (or alternative solution) to ensure no cross viewing to the adjacent buildings;
2. Achieve SEPP65 ADG separation; and
3. Comply with the maximum floor space ratio by lessening the view impact.

The planning assessment officer will provide a supplementary report to the Panel within four weeks of receipt of the information.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Linda McClure

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH051 – Willoughby – DA2017/157
2	PROPOSED DEVELOPMENT	The application includes demolition of the existing podium level, removal of 18 trees and construction of a new commercial tower and associated public domain improvements. The proposed new tower comprises a 16 storey commercial office with a lobby retail space level and 2 levels of existing basement car parking. The site is setback from the street and bounded by similar commercial buildings, Chatswood train station and Garden of Remembrance. The proposal is permissible in the B3 Commercial Core zoning and the proposal complies with WLEP 2012 height control of 80m, however, it exceeds the FSR control of 8:1. A Clause 4.6 variation request has been submitted with the application.
3	STREET ADDRESS	67 Albert Avenue, Chatswood NSW 2067
4	APPLICANT OWNER	CorVal Partners Limited (long-term lease holders) Willoughby City Council
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy Building Sustainability Index BASIX 2004 State Environmental Planning Policy No.65 Design Quality of Residential Apartment Development Sydney Regional Environmental Plan Sydney Harbour Catchment (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 2017 Chatswood Central Business District 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: 10 May 2018 Written submissions during public exhibition: 19 submissions and 3 petitions Verbal submissions at the public meeting: <ul style="list-style-type: none"> Object – Karl Baumgart, Roger Chen, Steve Haggerty, George Smith, Michael Thompson, David Grover, Andrew Hoschke, Yuan Han, Simon Smith, Mark Keegan On behalf of the applicant – Jane Fielding
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing meeting: 27 July 2018

		<ul style="list-style-type: none"> Final briefing meeting to discuss council's recommendation, 23 May 2018 at 10.00am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Linda McClure <u>Council assessment staff</u>: Ana Vissarion, Ritu Shankar.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report