



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Thursday 14 February 2018
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, Linda McClure, Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Christie Conference Centre 100 Walker Street North Sydney on 14 February 2018, opened at 2.30pm and closed at 2.35pm.

MATTER DETERMINED

2017SNH068 – Willoughby – DA2016/18/A 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 96 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

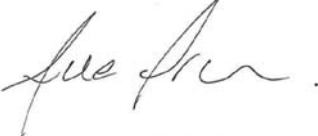
REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The modified proposal is substantially the same as the original proposal.
- The modified proposal complies with all major relevant planning controls, as did the original proposal.
- The modifications do not have any additional environmental impact.
- While there were three objections to the modification application, the assessment report has adequately addressed them. There were no objectors at the public meeting.
- The Panel notes the benefits of the inclusion of more three bedroom units in the development.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report as modified on 8 February 2018.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SNH068 – Willoughby – DA2016/18/A
2	PROPOSED DEVELOPMENT	S96 modification seeking alterations to the building envelope, addition of two adaptable units at level 10 of building A, addition of bedrooms, changes to basement level 3 and associated internal and external changes to the approved shop-top housing development.
3	STREET ADDRESS	654-666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood
4	APPLICANT/OWNER	Altus Group Consulting/JL Chatswood Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development - State Environmental Planning Policy (BASIX) - State Environmental Planning Policy (Infrastructure) - State Environmental Planning Policy No.55 Remediation of Land - Sydney Regional Environmental Plan (Sydney Harbour Catchment) (Deemed SEPP) - Willoughby Local Environmental Plan 2012 - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council assessment report: 14 February 2018 - Draft conditions dated 8 February 2018 - Written submissions during public exhibition: 3 - Verbal submissions at the public meeting: - On behalf of the applicant – Michael Rowe, Jolina Matthew
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	- Final briefing meeting to discuss council's recommendation, 14 February 2018. Attendees: <u>Panel members</u>: Peter Debnam (Chair), John Roseth, Sue Francis, Linda McClure, Gail Giles-Gidney <u>Council assessment staff</u>: Ian Arnott, Pooja Chugh
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report