

<b>DATE OF DEFERRAL</b>	Tuesday 30 April 2019
<b>PANEL MEMBERS</b>	Peter Debnam (Chair), John Roseth, Sue Francis, Gail Giles-Gidney, Linda McClure
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Willoughby City Council Coachwood Room 31 Victor Street Chatswood on 30 April 2019, opened at 12.55pm and closed at 1.55pm.

#### **MATTER DEFERRED**

2018SNH002 – Willoughby – DA2017/503 at 345 Victoria Avenue, 12-14 Malvern Avenue and Havilah Street, Chatswood (as described in Schedule 1)

#### **REASONS FOR DEFERRAL**

The Panel unanimously agreed to defer the application to allow all plans, including elevations and landscape, to be updated to be consistent with the street perspectives and graphic elevations provided to Council dated 26 April 2019.

Further, clarification shall be shown in the plans in respect of awnings and pedestrian accessibility in those locations.

In relation to the proposed draft conditions, the Panel is minded to accept the red amendments provided to the Panel in the Supplementary Report, Attachment 4 letter dated 11 April 2019, except for the proposed amendments to conditions 4(b), 13, 33, 38 and the references to “generally”. The Panel is also minded to incorporate a new conditions 32(f) which seeks consultation on the CMP with surrounding neighbours, including Mercy College and childcare centre.






Following this, the Panel requests the council submit a supplementary report and a revised set of agreed conditions. The Panel will then determine the application by communicating by electronic means, unless the Chair believes that a further public meeting is necessary

Accordingly, the Panel unanimously agreed to defer the determination of the matter until the information requested above is provided.

The decision to defer the matter was unanimous.

#### **CONSIDERATION OF COMMUNITY VIEWS**

The Panel heard from the neighbouring Mercy College in regard to traffic management concerns. The applicant acknowledged that consultation with Mercy College and other neighbouring properties will be undertaken as part of the Construction Management Plan.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH002 – Willoughby – DA2017/503
2	PROPOSED DEVELOPMENT	Demolition of 2 commercial buildings, reconstruction and expansion of Chatswood Chase Shopping Centre.
3	STREET ADDRESS	345 Victoria Avenue, 12-14 Malvern Avenue and 5-7 Havilah Street, Chatswood
4	APPLICANT/OWNER	Vicinity Centres PM Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>State Environmental Planning Policy No.55 – Remediation of Land</li> <li>Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>Willoughby Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Willoughby Development Control Plan</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 7 December 2018</li> <li>Applicant memo (response): 14 December 2018, 18 December 2018</li> <li>Council memo (response): 18 December 2018</li> <li>Written submissions during public exhibition: 17</li> <li>Verbal submissions at the public meeting 19 December 2018: <ul style="list-style-type: none"> <li>In objection – Steve Wu, Howard Sandler, Roger Donnelley</li> <li>Council assessment officer – Ian Arnott, Mark Bolduan</li> <li>On behalf of the applicant – Jacqueline Parker, Tracey Willis, Vince Russo, David Waldren</li> </ul> </li> <li>Verbal submissions at the public meeting 30 April 2019: <ul style="list-style-type: none"> <li>In objection – Kedar Ballurkar on behalf of Mercy Catholic College</li> <li>Council assessment officer – Ian Arnott, Mark Bolduan</li> <li>On behalf of the applicant – Jacqueline Parker, Louise Collier, Simon Lincoln, James Chase, Paul Neilsen, Mark Kelley</li> </ul> </li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Briefing: 23 May 2018, 5 September 2018</li> <li>Final briefing to discuss council's recommendation, 19 December 2018 at 3pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney, Linda McClure</li> <li><u>Council assessment staff</u>: Pooja Chugh, tim Keith, Ana Vissarion, Joseph Bazergy, Gordon Farrelly, Scott Kavanagh, Ian Arnott, Mark Bolduan</li> </ul> </li> <li>Final briefing to discuss council's recommendation, 30 April 2019 at 12pm. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney, Linda McClure</li> </ul> </li> </ul>

		○ <u>Council assessment staff</u> : Scott Kavanagh, Ian Arnott, Mark Bolduan
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report