

## COUNCIL ASSESSMENT REPORT

Panel Reference	2018SNH002
DA Number	2017/503
LGA	WILLOUGHBY
Proposed Development	DEMOLITION OF 2 COMMERCIAL BUILDINGS, RECONSTRUCTION AND EXPANSION OF CHATSWOOD CHASE SHOPPING CENTRE.
Street Address	345 Victoria Avenue, 12-14 Malvern Avenue and 5-7 Havilah Street, CHATSWOOD NSW 2067
Applicant/Owner	Vicinity Centres PM Pty Limited
Date of DA lodgement	21-DEC-2017
Number of Submissions	17
Recommendation	APPROVAL
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	YES
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>relevant environmental planning instruments</li> <li>relevant development control plan</li> </ul>
List all documents submitted with this report for the Panel's consideration	Attachment 1 – DA conditions
Report prepared by	MARK BOLDUAN
Report date	24/05/2019

### Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

N/A

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

N/A

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not Applicable

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

No

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

### Conditions

Have draft conditions been provided to the applicant for comment?

Yes

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*

## **SNPP SUPPLEMENTARY REPORT**

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**345 Victoria Avenue, 12-14 Malvern Avenue and 5-7 Havilah Street, CHATSWOOD NSW 2067**

**SNPP NO:** 2018SNH002  
**COUNCIL** WILLOUGHBY CITY COUNCIL  
**ADDRESS:** 345 VICTORIA AVENUE, 12-14 MALVERN AVENUE  
AND 5-7 HAVILAH STREET, CHATSWOOD NSW 2067  
**DA NO:** DA-2017/503  
**PROPOSAL:** DEMOLITION OF 2 COMMERCIAL BUILDINGS,  
RECONSTRUCTION AND EXPANSION OF  
CHATSWOOD CHASE SHOPPING CENTRE.  
**ATTACHMENTS :** 1. SCHEDULE OF CONDITIONS  
**RESPONSIBLE OFFICER:** RITU SHANKAR (TEAM LEADER)  
**AUTHOR:** MARK BOLDUAN (DEVELOPMENT CONSULTANT)  
**DATE:** 24-MAY-2019

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**LOCATION:** 345 VICTORIA AVENUE, 12-14 MALVERN AVENUE AND  
5 HAVILAH STREET, CHATSWOOD NSW 2067  
**OWNER:** OWNERS CORP STRATA PLAN 36362 AND CC NO 1  
PTY LTD AND CC NO 2 PTY LTD  
**APPLICANT:** VICINITY CENTRES PM PTY LIMITED  
**DATE OF LODGEMENT:** 21-DEC-2017

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### **1. PURPOSE OF REPORT**

The purpose of this report is to:

- Advise the Sydney North Planning Panel (SNPP) of the progress of matters subsequent to the SNPP meeting on 30 April 2019; and
- Recommend approval of the application; and
- Provide the SNPP with a set of agreed conditions.

### **2. BACKGROUND**

On 30 April 2019, SNPP ordered that:

- The applicant amend its plans and elevations so as to be consistent with the street elevations and graphic elevations provided to Council;
- The applicant clarify the plans indicating awnings and pedestrian accessibility in the relevant locations; and
- Council and the applicant agree on a revised set of agreed conditions, incorporating various amendments recommended by the applicant and a new Condition 32(f) requiring consultation with neighbours regarding the Construction Traffic Management Plan.

### **3. REVISED CONDITIONS**

Council and the applicant have carried out the SNPP's instructions as set out above and agreed on a revised set of plans and conditions. The finalised conditions are attached at Attachment 1.

### **4. COUNCIL OFFICER'S RECOMMENDATIONS**

**THAT the Sydney North Planning Panel (SNPP) approve the development subject to the attached conditions and issue consent for the application DA 2017/503 for the 'demolition of two commercial buildings, reconstruction and expansion of Chatswood Chase Shopping Centre' at 345 Victoria Avenue, 5-7 Havilah Street and 12-14 Malvern Avenue, Chatswood.**