

DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Friday, 7 June 2019
PANEL MEMBERS	Peter Debnam, John Roseth, Sue Francis, Linda McClure and Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 31 May 2019 and 7 June 2019.

MATTER DETERMINED

2018SNH002 – Willoughby City Council – DA2017/503 at 345 Victoria Avenue, 12-14 Malvern Avenue and 5-7 Havilah Street, Chatswood NSW 2067 – Demolition of 2 Commercial Buildings, Reconstruction and Expansion of Chatswood Chase Shopping Centre. (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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.






The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the Council Supplementary Report dated 30 May 2019.

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

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"> 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 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 Supplementary Report: 30 May 2019 Council Supplementary Report: 17 April 2019 Council assessment report: 7 December 2018 Applicant memo (response): 14 December 2018, 18 December 2018 Council memo (response): 18 December 2018 Written submissions during public exhibition: 17
8	PAPERS CIRCULATED ELECTRICALLY	<ul style="list-style-type: none"> Papers were circulated electronically between 31 May 2019 and 7 June 2019.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report.