

DATE OF DEFERRAL	25 June 2025
PANEL MEMBERS	Peter Debnam (Chair), Brian Kirk, Tanya Taylor, Robert Freestone
APOLOGIES	James Harrison
DECLARATIONS OF INTEREST	Sue Francis

Papers circulated electronically on 18 June 2025.

MATTER DEFERRED

PPSSNH-433 – Willoughby – DA-2023/256 at 629-639 Pacific Highway, Chatswood – Demolition of existing structures and construction of shop top housing development comprising 53 residential units; 5 level basement with 42 car parking spaces, strata subdivision, landscaping and associated works, Nominated Integrated Development - Water Management Act 2000 s90 (WaterNSW) (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Council’s draft reasons for refusal were discussed extensively and it became apparent to the Panel that further communication between Council and Applicant may resolve the outstanding issues.

Consequently, the Panel resolved to defer the determination of the matter to allow additional time for discussions, provision of additional information and further assessment.

The decision to defer the matter was unanimous.

ACTIONS

To allow progression of the Development Application to determination:

1. The Applicant and Council are to urgently meet in the next week to resolve the reasons for refusal
2. The Applicant is to submit to Council amended plans and any additional information required
3. Council is to upload a Supplementary Assessment Report and revised Draft Conditions as quickly as possible thereafter
4. The Panel will hold a Determination Briefing on 30 July 2025

PANEL MEMBERS	
 Peter Debnam (Chair)	 Brian Kirk
 Robert Freestone	 Tanya Taylor

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-433 – Willoughby – DA-2023/256
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of shop top housing development comprising 53 residential units; 5 level basement with 42 car parking spaces, strata subdivision, landscaping and associated works, Nominated Integrated Development - Water Management Act 2000 s90 (WaterNSW)
3	STREET ADDRESS	629-639 Pacific Highway, Chatswood
4	APPLICANT/OWNER	Polytec Australia Four 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 (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (BASIX) 2004 ○ SEPP No 65 - Design Quality of Residential Apartment Development and NSW Apartment Design Guide (ADG) ○ 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 • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 18 June 2025 • List any clause 4.6 variation requests here • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Preliminary Briefing: 28 February 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk ○ <u>Council assessment staff</u>: Patrick Williams, Ritu Shankar ○ <u>Applicant representatives</u>: Richard Kinninmont, Kenny Ji, Hector Valderrama, Eddie Tran ○ <u>Department staff</u>: George Dojas, Adam Iskander, Suzie Jattan • Preliminary Briefing: 29 January 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Nicole Gurrán, James Harrison ○ <u>Council assessment staff</u>: Ritu Shankar, Wil Robertson, Peter Wells, Clare Woods, Will Kennedy

		<ul style="list-style-type: none"> ○ <u>Applicant representatives</u>: Richard Kinninmont, Hector Valderrama, Eddie Tran ○ <u>Department staff</u>: Lillian Charlesworth ● Final briefing to discuss council’s recommendation: 25 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Peter Debnam (Chair), Brian Kirk, Robert Freestone, Tanya Taylor ○ <u>Council assessment staff</u>: Ritu Shankar, Wil Robertson, Peter Wells, Clare Woods, Will Kennedy, Timothy Keith, Tam Scipio ○ <u>Applicant representatives</u>: Richard Kinninmont, Hector Valderrama, Eddie Tran, Tina Christy, Ken Hollyoak, Kenny Ji, Mark Wu, Hannah Wilkes, Michael Barnett, Paul Buljevic ○ <u>Department staff</u>: Lillian Charlesworth, Jade Buckman
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Attached to the Council Assessment Report