

DETERMINATION AND STATEMENT OF REASONS
WILLOUGHBY LOCAL PLANNING PANEL

DATE OF DETERMINATION	27 March 2018
PANEL MEMBERS	Abigail Goldberg (Chair), Julie Savet Ward, James Harrison, Robert Wilson
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

Public meeting held at Willoughby City Council Chambers on 27 March 2018 opened at 2:45pm and closed at 3:15pm.

MATTER DETERMINED

DA-2017/155 at 20 Selwyn Street, ARTARMON NSW 2064. (AS described in Schedule 1)

The following people addressed the meeting:

- 1) Camille Fayle – Submitter
- 2) Luke Fayle – Submitter
- 3) Clare Carter – Applicant
- 4) Wesley Wong – Applicant
- 5) Cindy Wong – Applicant

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 80 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.





REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- 1) The proposed development addresses the reason for refusal of the original application by deleting the front carport forward of the building line.
- 2) The revised proposal is in keeping with the desired character of the locality of Artarmon Heritage Conservation Area.
- 3) The revised proposal is not considered to cause unreasonable external impacts on adjoining properties in terms of loss of privacy, overshadowing and visual intrusion.
- 4) The revised proposal addresses the difficulty of side access as a result of the width and slope of that access, and safety considerations related to this.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment.

PANEL MEMBERS	
 ABIGAIL GOLDBERG (CHAIR)	 JULIE SAVET WARD
 JAMES HARRISON	 ROBERT WILSON

SCHEDULE 1		
1	DA NO.	DA-2017/155
2	PROPOSED DEVELOPMENT	S82A Review - Alterations and additions to dwelling, construction of swimming pool and associated works.
3	STREET ADDRESS	20 Selwyn Street, ARTARMON NSW 2064.
4	APPLICANT/OWNER	Mr W S L Wong
5	REASON FOR REFERRAL	Original DA was determined by Ward Councillors.
6	RELEVANT MANDATORY CONDITIONS	<ol style="list-style-type: none"> 1) Environmental planning instruments: <ul style="list-style-type: none"> • Willoughby Local Environmental Plan 2012 2) Development control plans: <ul style="list-style-type: none"> • Willoughby Development Control Plan 2016 3) Section 94A Plan 4) The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality 5) The suitability of the site for the development 6) Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations 7) The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ol style="list-style-type: none"> 1) Council assessment report dated 27 March 2018 2) Verbal submissions at the public meeting.
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Site inspection and briefing meeting dated 27 March 2018.
9	COUNCIL RECOMMENDATION	Approval