

DETERMINATION AND STATEMENT OF REASONS WILLOUGHBY LOCAL PLANNING PANEL

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| DATE OF DETERMINATION | 25 September 2018 |
| PANEL MEMBERS | Penny Holloway (Chair), Trevor Bly, John McInerney, Robert Freestone. |
| DECLARATIONS OF INTEREST | NIL |

Public meeting held at Willoughby City Council Chambers on 25 September 2018 opened at 2.06pm and closed at 2.32pm.

MATTER DETERMINED

DA-2012/181/B at 64 & 66 Chandos Street, ST LEONARDS NSW 2065 (as described in Schedule 1)

The following people addressed the meeting:

- 1) Peter Talbot of 1 Talbot St, Naremburn
- 2) Alan Waddington of 10 Darvall St, Naremburn
- 3) Phillip Smyth of 6 Darvall St, Naremburn
- 4) Mo Chehelnabi of Architecture Urbaneia Pty Ltd (on behalf of the 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 the meeting and the matters observed at the site inspection listed at item 8 in Schedule 1.

The Panel determined to **approve** the development application as described in Schedule 1 pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979*.



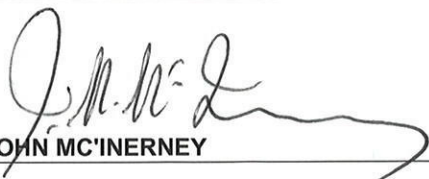

The decision was **unanimous**.

REASONS FOR THE DECISION

- A. Approve Section 4.55(2) Application DA-2012/181/B for internal and external changes, including raising the height of the approved shop-top housing development at 64-66 Chandos Street, St Leonards, subject to amended conditions contained in Attachment 1, for the following reasons:
- 1) The proposed changes do not compromise the objectives for 'Height of buildings' under Clause 4.3 of *WLEP 2012*.
 - 2) The proposed changes are consistent with the objectives of the B3 – Commercial Core Zone under *WLEP 2012*.
 - 3) The proposed changes will not have any additional impacts on traffic, streetscape or the residential amenity of neighbouring properties.
 - 4) The proposed changes are in keeping with the present and desired future character of the locality.

CONDITIONS

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

| PANEL MEMBERS | |
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|  PENNY HOLLOWAY (CHAIR) |  TREVOR BLY |
|  JOHN MC'INERNEY |  ROBERT FREESTONE |

| SCHEDULE 1 | | |
|-------------------|---|---|
| 1) | DA NO. | DA-2012/181/B |
| 2) | PROPOSED DEVELOPMENT | Internal and external changes, including raising the height of the approved shop-top housing development |
| 3) | STREET ADDRESS | 64 & 66 Chandos Street, ST LEONARDS NSW 2065 |
| 4) | APPLICANT/OWNER | Chadhawk Pty Ltd. |
| 5) | REASON FOR REFERRAL | Contentious Development – More than 10 submissions. |
| 6) | RELEVANT MANDATORY CONSIDERATIONS | <ol style="list-style-type: none"> 1) Environmental planning instruments: <ul style="list-style-type: none"> • <i>State Environmental and Planning Policy (Infrastructure 2007)</i>. • <i>SEPP 65 – Design Quality of Residential Apartment Development</i>. • <i>SEPP BASIX</i>. • <i>Sydney Regional Environmental Plan (Sydney and Middle Harbour Catchment)(Deemed SEPP)</i>. • <i>Willoughby Local Environmental Plan 2012</i>. 2) Development control plans: <ul style="list-style-type: none"> • <i>Willoughby Development Control Plan</i> • Sydney Harbour Foreshores and Waterways. 3) The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. 4) The suitability of the site for the development. 5) Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations. 6) 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 for meeting 25 September 2018. 2) Verbal submissions at the public meeting: <ul style="list-style-type: none"> • Object – Peter Talbot, Alan Waddington and Phillip Smyth • Support – Mo Chehelnabi |
| 8) | MEETINGS AND SITE INSPECTIONS BY THE PANEL | Site inspection and briefing meeting on 25 September 2018. |
| 9) | COUNCIL RECOMMENDATION | Approval. |