

DETERMINATION AND STATEMENT OF REASONS

WILLOUGHBY LOCAL PLANNING PANEL

DATE OF DETERMINATION	ELECTRONIC DETERMINATION dated 14 April 2020
PANEL MEMBERS	Abigail Goldberg (Chair), Trevor Bly, Julie Savet Ward and Philippa Hayes
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 8 April 2020 and 14 April 2020.

MATTER DETERMINED

DA-2020/18 at 1 Frederick Street, ARTARMON NSW 2064. (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7 in Schedule 1 of this Determination and Statement of Reasons and determined this electronically.

The Panel is satisfied that:

- a) the development is in the public interest because it is consistent with the objectives for development in the IN1 zone; and
- b) the concurrence of the Secretary has been assumed.

Development application

The Panel determined to **approve** the development application pursuant to section 4.16 (previously section 80) of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION


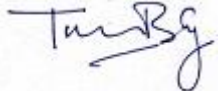


The reasons outlined in the Council assessment report dated 6 April 2020 and electronic communication between the Panel and Council staff between 8 April and 14 April 2020.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

The application was advertised and no submissions from the public were received.

PANEL MEMBERS	
 ABIGAIL GOLDBERG (CHAIR)	 TREVOR BLY
 JULIE SAVET WARD	 PHILIPPA HAYES

SCHEDULE 1		
1)	DA NO.	DA-2020/18
2)	PROPOSED DEVELOPMENT	Fitout and installation of signage (internal) for BBQ Galore at tenancy LG3 on the lower ground floor.
3)	STREET ADDRESS	1 Frederick Street, ARTARMON NSW 2064.
4)	APPLICANT/OWNER	Barbeques Galore / Willoughby City Council.
5)	REASON FOR REFERRAL	Conflict of Interest: <ul style="list-style-type: none"> • Council owns the building.
6)	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ <i>Willoughby Local Environmental Plan 2012.</i> • Draft environmental planning instruments:- Nil • Development control plans: <ul style="list-style-type: none"> ○ <i>Willoughby Development Control Plan</i> • Planning agreements:- Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>:- Nil • The likely impacts of the development, including environmental impacts on the 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 - Nil • 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: 6 April 2020. 2) Clause 4.6 variation requests: Nil 3) Written submissions during public exhibition: Nil
8)	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Site inspections were undertaken individually by Panellists at their discretion due to COVID-19 precautions. • Panel Members: Abigail Goldberg (Chair), Trevor Bly, Julie Savet Ward and Philippa Hayes • Council Assessment Staff: Chi Kong and Ritu Shankar
9)	COUNCIL RECOMMENDATION	Approval
10)	DRAFT CONDITIONS	Attached to the Council assessment report