

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 11 March 2015 at 3:30 pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Gail Giles-Gidney and Peter Rowan

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE135 Willoughby DA 2014/430 [at 126 Greville St and 23 & 25 Millwood Ave, Chatswood West] as described in Schedule 1.

Date of determination: 11 March 2015

Decision:

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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.

Reasons for the panel decision:

In the Panel's opinion, the adaptive re-use of the existing laboratory building is the best future use of the site. The Panel notes that, as evidenced during the earlier public hearing relating to the re-zoning of this site, this view is also shared by most of the community.

Note: The Panel recommends that Council investigate the opportunity to provide replacement parking in the location of the existing bus stop for the on-street spaces lost due to the new bus stop layby.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting, ie:


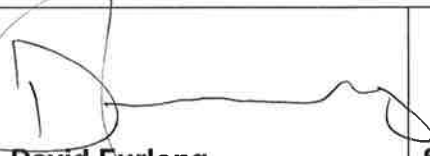
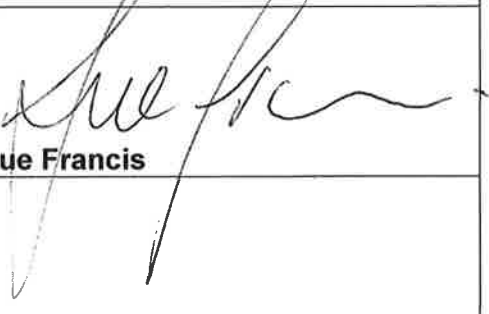


Condition 69 is amended to enable hours of operation to extend to 9.30pm and all staff (other than security staff and cleaners) to vacate the premises by 10 pm.

Condition 76 is amended to reflect the hours of operation specified in Condition 69.

A new condition is added: "That the applicant prepare and submit an Operational Plan of Management for approval by council before the issue of any Occupation Certificate, that addresses the following:

- Number and scheduling of buses after 6 pm;
- Maximum number of people congregating within the layby/waiting area;
- Name and contact details for objections/concerns;
- Register to be maintained of any complaints received and available to Council for review, including actions taken in response to complaints; and
- Review mechanisms to occur on annual basis."

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Gail Giles-Gidney	 Peter Rowan	

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE135 Willoughby DA 2014/430
2	Proposed development: Adaptive reuse of the former National Laboratory and Ultrasonic Institute building: alterations and additions to existing building for ecclesiastical management, theological studies and church activities. Demolition of one dwelling and construction of a bus layover and pedestrian access path, and use of the adjoining dwelling as a caretakers cottage.
3	Street address: 126 Greville St and 23 & 25 Millwood Ave, Chatswood West
4	Applicant/Owner: Church of Scientology Australia C/- Urbis Pty Ltd
5	Type of Regional development: Private infrastructure and community facilities over \$5 million (place of public worship)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Willoughby Local Environmental Plan (WLEP) 2012 • SEPP 55 – Remediation of Land • SEPP (Infrastructure) 2007 • SREP (Sydney Harbour Catchment) 2005 • Willoughby Development Control Plan (WDCP) • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 25 February 2015 Written submissions during public exhibition: 12 Verbal submissions at the panel meeting: Against- Simon Pereira and Valentina Joseph; On behalf of the elected Councillors of Willoughby Council: Jeff Ellis; On behalf of the applicant- Tim Blythe, Vicki Dunstan and Thomas Taylor
8	Meetings and site inspections by the panel: Briefing Meeting on 15 December 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report