

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	21 May 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney, Linda McClure
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 20 May 2019 and 21 May 2019.

MATTER DETERMINED

2019SNH015 – Willoughby - DA2017/257/A – 151-161 Mowbray Road Willoughby for modifications to Willoughby Public School (as described in Schedule 1)

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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION




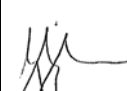

The panel determined to approve the application for the reasons outlined in the council assessment report

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

No submissions received during public exhibition period.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Sue Francis
 John Roseth	 Gail Giles-Gidney
 Linda McClure	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2019SNH015 – Willoughby – DA2017/257/A
2	PROPOSED DEVELOPMENT	Modifications to approved Willoughby Public School upgrade including, increase in height of 3 storey mixed use building, window design changes, changes to colour schedule, extension of communal hall roof, changes to boundary fencing, changes to landscaping layout and function, tree removal and extension to finishing hours of construction work on Saturday from 12pm until 5pm and associated works.
3	STREET ADDRESS	151-161 Mowbray Road, Willoughby
4	APPLICANT/OWNER	NSW Department of Education and Communities C/-RPS AUSTRALIA ASIA PACIFIC
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 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 Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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: 8 May 2019 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Briefing: 3 April 2019 Papers were circulated electronically between 20 and 21 May 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report