

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	9 December 2019
PANEL MEMBERS	Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney
APOLOGIES	None
DECLARATIONS OF INTEREST	Linda McClure declared a non-pecuniary conflict of interest as her brother lives in the same street as the development.

Papers circulated electronically 9 December 2019.

MATTER DETERMINED

PPSSNH-9 – Willoughby – DA2014/430/F at 126 Greville Street Chatswood for modifications to an approved development (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.

Development application

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 supplementary assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition.

The panel considers that concerns raised by the community have been adequately addressed in the assessment report.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-9 – Willoughby – DA2014/430/F
2	PROPOSED DEVELOPMENT	Modify Condition 77 to enable closing/opening of Greville Street gates and modify Condition 83 regarding public access to bushland trails.
3	STREET ADDRESS	126 Greville Street Chatswood & 23-25 Millwood Avenue Chatswood West
4	APPLICANT OWNER	Urbis Church of Scientology Australia
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 – Sydney Harbour Catchment 2005 State Environmental Planning Policy No.55 – Remediation of Land 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: 5 November 2019 Written submissions during public exhibition: 6 Council supplementary report: 6 December 2019 Applicants submission: 11 Nov 2019 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Council assessment officer - Ana Vissarion, Ian Arnott On behalf of the applicant – Audrey Chee, Vicki Dunstan, Glen Hayward, Matt Debay
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Electronic Briefing: 10 September 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney Final briefing to discuss council's recommendation, 13 November 2019 at 9.30am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Sue Francis, John Roseth, Gail Giles-Gidney <u>Council assessment staff</u>: Ana Vissarion, Ian Arnott
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	None provided