

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Tuesday 9 September 2014 at 12.00pm

Panel Members: John Roseth (chair), David Furlong, Michel Reymond and Melissa Clare

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE066 – North Sydney - DA93/14 - Mixed Use Building - 20 Atchison Street, St Leonards as described in Schedule 1.

Date of determination: 9 September 2014

Decision:

The panel determined to approve the development application as described in Schedule A 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:

The panel resolves unanimously to approve the application for the following reasons:

The proposal is generally consistent with the Stage 1 approval previously granted by the Panel and has no additional impacts.

- a) The approval is subject to the conditions recommended in the assessment report, except as follows; Condition C1 is deleted, on the basis of the applicant's submission that there is an existing business operating on the site, which is proposed to be retained. Condition 1, if retained, would significantly reduce the parking now available to this business.
- b) Condition C2, first paragraph, is amended to read "The rooftop level 15 (labelled rooftop and garden) shall be allocated as part communal area available for all residents and part residential. The terrace, swimming pool and habitable room to the north of the lift core shall be used as communal area." The Panel agreed to this amendment on the basis of the applicant's submission. While this will allow some of the space on level 15 to be residential, it would also provide a swimming pool and communal space for the use of the residents.
- c) Condition C3, first sentence, is amended to read "The use of the childcare centre on Level 7 (ground) is not approved under this development consent." This change makes it clear that only the childcare centre needs further approval.
- d) Condition C6 part 2 is deleted on the grounds that the Panel does not wish to be involved in the details of the security arrangements for the future running of the building.
- e) Condition C28 is amended by the insertion of a second sentence after the first: "Any existing overhead lines and cables fronting the site are to be removed and/or replaced as the case may be in accordance with the requirements of the relevant authorities. This sentence was added with the agreement of the applicant.

Panel members:


John Roseth (chair)


David Furlong


Michel Reymond


Melissa Clare

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE066 – North Sydney - DA93/14
2	Proposed development: Mixed Use Building
3	Street address: 20 Atchison Street, St Leonards
4	Applicant/Owner: Arkhouse Group Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ <i>Environmental Planning & Assessment Act 1979</i> ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Design Quality of Residential Flat Development ○ SREP (2005) – Sydney Harbour Catchment ○ North Sydney LEP 2013 • Draft environmental planning instruments: Nil • Development control plans: North Sydney DCP 2013 • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 22 August 2014 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Stephen White
8	Meetings and site inspections by the panel: Briefing Meeting 17 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report