

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 6 November 2014 at 11.30am

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE067 - North Sydney - DA167/14 [at 7-19 Albany Street, St Leonards] **as described in Schedule 1.**

Date of determination: 6 November 2014

Decision:

The panel determined 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:

The Panel approved the application because it complied with the controls of the planning proposal that preceded it, except for a minor variation to the non-residential floor space. The proposal also complies with the desired future character of the site.

Conditions:

The Panel approved the conditions recommended in the assessment report except:

- The amendments agreed on by the council and the applicant listed in the council's memo of 5 November.
- Condition C1 is deleted. (Michel Reymond and Melissa Clare abstained on the amendment of Condition C1 with the other 3 members voting for it.)
- In Condition C29 Road works in Pole Lane, (k) "as follows" in the first paragraph and the second paragraph are deleted.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Michel Reymond	 Melissa Clare	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE067 - North Sydney - DA167/14
2	Proposed development: Construction of a new mixed use building
3	Street address: 7-19 Albany Street, St Leonards
4	Applicant/Owner: Austino St Leonards Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney LEP 2013 • SEPP 55 – Remediation of Land • SEPP 65 – Design Quality of Residential Flat Development • SREP (2005) – Sydney Harbour Catchment • North Sydney Development Control Plan 2013 • Voluntary Planning Agreement (attached to council assessment report) • 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: 28 October 2014 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: On behalf of the applicant- Peter Mayoh and Mo Chehelnabi
8	Meetings and site inspections by the panel: Briefing Meeting on 17 June 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report