

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 September 2014 at 12.00pm

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

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE069 – North Sydney - 292/13/2 - Section 96 modification to mixed use development - 220-235 Pacific Highway North Sydney as described in Schedule 1.

Date of determination: 11 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:



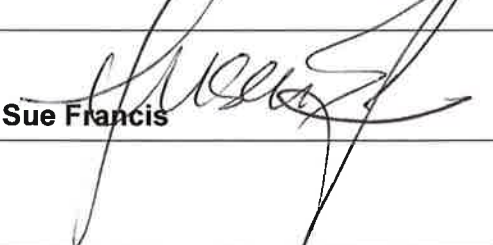
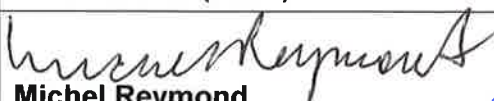

The Panel resolves unanimously to accept the recommendation in the council assessment report subject to the conditions recommended in the report. The Panel's reasons for approval are:

- a) The amended proposal is substantially the same as that approved previously.
- b) The modifications do not have additional impact.
- c) The Design Review Panel supports the new more linear appearance of the building.

Conditions:

As recommended in the assessment report except for Condition C34, in which the reference to the BASICS Certificate is updated.

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: 2014SYE069 – North Sydney - 292/13/2
2	Proposed development: Section 96 modification to mixed use development
3	Street address: 220-235 Pacific Highway North Sydney
4	Applicant/Owner: Alexander Rodakis - Greenland (Sydney) Pacific Highway
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 1 Objection ○ SEPP 55 – Contaminated Lands ○ SREP (2005) ○ North Sydney LEP 2013 (Zoning – B4 – Mixed Use) • 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: 1 September 2014 Written submissions during public exhibition: 1 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant – Nil
8	Meetings and site inspections by the panel: Briefing Meeting 19 August 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report

