

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 17 September 2014 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Michel Reymond and Veronique Marchandean

Apologies: Sue Francis - Declarations of Interest: Stuart McDonald

### Determination and Statement of Reasons

**2014SYE070 – North Sydney - 126/13/2 - Modification of approved mixed use development - 74-80 Alfred Street, Milsons Point as described in Schedule 1.**

**Date of determination:** 17 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.

The Panel notes that the applicant has negotiated with the representatives of Strata Plan 61694 (70 Alfred Street) and that these negotiations have been fruitful and resulted in the withdrawal of objections by the Strata Plan.

#### Reasons for the panel decision:

The principal reasons for the panel decision were:


- The amended proposal is substantially the same as the proposal originally approved.
- There are no adverse impacts as a result of the amendments.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report.

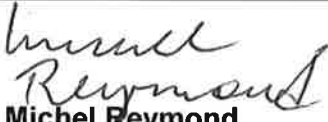
#### Panel members:



John Roseth (chair)



David Furlong



Michel Reymond



Veronique Marchandean

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE070 – North Sydney - 126/13/2
2	<b>Proposed development:</b> Modification of approved mixed use development
3	<b>Street address:</b> 74-80 Alfred Street, Milsons Point
4	<b>Applicant/Owner:</b> Bridge Hill Milsons Point Pty Ltd c/o -Urbis
5	<b>Type of Regional development:</b> s96 (2) modification
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>◦ <i>Environmental Planning &amp; Assessment Act 1979</i></li> <li>◦ SEPP (Infrastructure) 2007</li> <li>◦ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>◦ North Sydney LEP 2013</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: North Sydney DCP 2013</li> <li>• Planning agreements: Nil</li> <li>• Regulations: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 4 September 2014 Written submissions during public exhibition: 14 Verbal submissions at the panel meeting: Against- Geoff Davis and Graham Huxley; On behalf of the applicant- Murray Donaldson
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting 30 July 2014
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report