

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 1 April 2015 at 2.30pm

Panel Members: John Roseth (Chair), David Furlong, Sue Francis

Apologies: Declarations of Interest: Michel Reymond, Melissa Clare

Determination and Statement of Reasons

2014SYE101 – North Sydney - DA 260/14 – Mixed use development at [106-108 Paraween Street, Cremorne] as described in Schedule 1.

Date of determination: 1 April 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report 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.



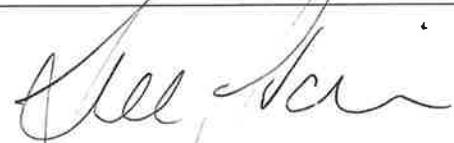
Reasons for the panel decision:

1. The provision of affordable housing, even for a period of less than 10 years, is in the public benefit.
2. Public open space, a community meeting room, the continuation of the early childhood health centre and a café, provided on the ground floor, are valuable amenities for the community.
3. The additional public parking provided by the proposal will strengthen Cremorne Centre.
4. The proposal complies with planning controls and guidelines, except for a minor variation in the building height, which has been justified under cl 4.6 of the North Sydney LEP 2013.

Conditions:

The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

		
John Roseth (chair)	David Furlong	Sue Francis

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference: 2014SYE101 LGA: North Sydney - Council Reference: DA260/14
2	Proposed development: 2014SYE101 North Sydney DA 260/14: Mixed use development - Demolish existing structures and public carpark. Construct three storey mixed use development consisting café/commercial/community health centre and affordable rental housing with basement parking.
3	Street Address: 106-108 Parraween Street, Cremorne
4	Applicant/Owner: St George Community Housing
5	Type of Regional development: Capital investment value > \$5M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development • Sydney Regional Environmental Planning Policy (2005) • North Sydney Local Environmental Plan 2013 • North Sydney Development Control Plan 2013 • Section 94 Contribution • 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: 20 March 2014 Written submissions during public exhibition: 8 Original Submissions, 4 Submissions to Amended Plans
8	Meetings and site inspections by the panel: 1 Final Briefing and 1 Public Meeting – 1 April 2015
9	Council recommendation: Approval
10	Draft conditions: As attached to assessment report