

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically on Monday 16 February 2015

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE146 North Sydney DA65/13/2 [at 10 Falcon Street and 34-43 Alexander Street, Crows Nest] as described in Schedule 1.**

**Date of determination:** 16 February 2015

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 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 proposed amendments are:

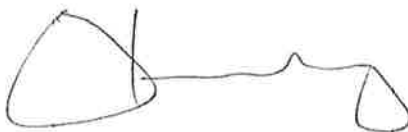
- minor in nature;
- will result in a development which is substantially the same as the approved development application for the site;
- will not reduce access to the site;
- they will not reduce the development's level of compliance with the requirements of the relevant Planning Framework; and
- they have no detrimental environmental impact.

**Conditions:** The development application was approved subject to the conditions attached to the Council Assessment Report.

#### Panel members:



**John Roseth (chair)**



**David Furlong**



**Sue Francis**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE146 North Sydney DA65/13/2
2	<b>Proposed development:</b> Modification of consent pursuant to S.96(2) for demolition of existing structures and construction of a 6 level mixed use building to contain a public car park, supermarket, arcade, specialty stores and substations and erection of signage
3	<b>Street address:</b> 10 Falcon Street and 34-43 Alexander Street, Crows Nest
4	<b>Applicant/Owner:</b> Fabcot Pty Ltd / Fabcot Pty Ltd and North Sydney Council
5	<b>Type of Regional development:</b> Capital Investment Value > \$5M on Council owned land
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• North Sydney LEP 2013 <ul style="list-style-type: none"> <li>○ Zoning – B3 Commercial Core</li> <li>○ In Vicinity of Item of Heritage – Yes (adjoins Crows Nest Hotel, 1 Willoughby Road, Crows Nest)</li> <li>○ Height – 19.15m</li> </ul> </li> <li>• S94 Contribution</li> <li>• Environmental Planning &amp; Assessment Act 1979</li> <li>• SEPP No. 55 - Contaminated Lands</li> <li>• SEPP No. 64 - Advertising Signs</li> <li>• SEPP (Infrastructure) 2007</li> <li>• SREP (Sydney Harbour Catchment)</li> <li>• Local DevelopmentThe 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: 12 February 2015 Written submissions during public exhibition: none (zero)
8	<b>Meetings and site inspections by the panel:</b> electronic discussion on 16 February 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report