

# SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 11 March 2015 at 11:00am

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

**2014SYE147 North Sydney DA 239/13/2 [at 144-154 Pacific Highway and 18 Berry Street North Sydney] as described in Schedule 1.**

**Date of determination:** 11 March 2015

**Decision:**

The panel determined to accept the recommendation of the assessment report to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**


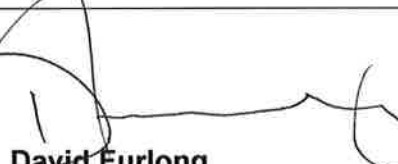
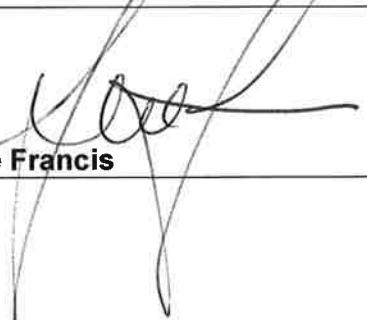


The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

1. The modification application is substantially the same development as approved.
2. The modifications do not create additional impacts on the surroundings.
3. The change in dwelling mix is acceptable.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting, ie  
Condition G9 is amended by deleting the words "through site" from the heading and by adding the words at the end of the first sentence "and a right of way at the corner of Berry Street and Pacific Highway at ground level as shown on the submitted plan (DA2100.K)". In the second sentence the words "the easement is" are changed to "the easements are".  
In Condition H1: add after the words "10 non-residential spaces" the words "(including 1 disabled space)".

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Sue Francis</b>
 <b>Michel Reymond</b>	 <b>Melissa Clare</b>	

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE147 North Sydney DA 239/13/2
2	<b>Proposed development:</b> Section 96(2) modification to mixed use development: To modify Consent No.239/13 with regard to new design for multi level mixed use building involving modifications to building envelope and facade design and increase in apartment numbers from 181 to 230.
3	<b>Street address:</b> 144-154 Pacific Highway and 18 Berry Street North Sydney
4	<b>Applicant/Owner:</b> Fu Ji (North Sydney) Pty Ltd
5	<b>Type of Regional development:</b> S 96(2) modification application for development approved by the Sydney East Joint Regional Planning Panel
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• North Sydney LEP 2013 – Zoning – B4 Mixed Use</li> <li>• North Sydney DCP 2013</li> <li>• S94 Contribution</li> <li>• SEPP 55 – Contaminated Lands</li> <li>• SREP (2005)</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: 23 February 2015 Written submissions during public exhibition: 18 Verbal submissions at the panel meeting: On behalf of the applicant- Ben Craig
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 29 January 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report