

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 14 May 2015 at 10:30 am

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Michel Reymond and Melissa Clare

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE149 North Sydney 443/14 [at 100 Miller St, North Sydney] as described in Schedule 1.

Date of determination: 14 May 2015

Decision:

The panel determined to accept the recommendation of the planning assessment report to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. (The Panel notes that certification from the Secretary of the Department of Planning and Environment has been issued.)

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:

On balance, the proposed additions and alterations result in the improvement of the development of a prominent site with additional facilities, such as a hotel, a supermarket, restaurants and bars resulting in after-hour activation of the North Sydney CBD. There is also public benefit in the provision of through-site links.

Conditions: The development application was approved subject to the amended conditions dated 14 May 2015, except as follows:

1. The heading to Section B of the Conditions is to change to "Matters to be Completed before the Lodgement of an Application for a Construction Certificate".
2. Conditions C1 and C2 are to be renumbered B2 and B3, with the last sentence in each condition to be amended by replacing "Certifying Authority" with "Council" and replacing "issue" with "lodgement".
3. Condition C17 is to be renumbered B4, with the last sentence being amended by replacing "Certifying Authority" with "Council".
4. Condition C1A is to be amended by changing C1, C2 and C17 to B2, B3 and B4 respectively.
5. Condition C3 is to be amended, with the first sentence to read: "The proposed entrance steps and ramping at the western edge of the southern corner entrance shall be moved within the site as much as practicable, with balustrades/railing, small retaining wall, planter or other device to deal with the level change to improve pedestrian safety."
6. Where condition numbers do not flow consecutively, they are to be renumbered in the consent.

Panel members:

 John Roseth (chair)	 David Furlong	 Julie Savet Ward
 Michel Reymond	 Melissa Clare	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE149 North Sydney 443/14
2	Proposed development: Reconfiguration of podium levels and new hotel tower: Alterations and additions to podium to include supermarket, retail and food premises with new hotel
3	Street address: 100 Miller Street, North Sydney
4	Applicant: Cromwell Seven Hills Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney LEP 2013 – Zoning – B3 Commercial Core • North Sydney DCP 2013 • S94 Contribution • Railway Infrastructure Contribution • SEPP 55 – Contaminated Lands • SREP (2005) • 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 29 April 2015 Written submissions during public exhibition: four (4) Revised conditions of consent dated 13 May 2015 Secretary's certification that satisfactory arrangements have been made for railway infrastructure (issued by Department of Planning & Environment) dated 13 May 2015 Verbal submissions at the panel meeting: On behalf of the applicant- Michael Rowe, Phil Cowling, Ciaran Durney and Chris Hansen
8	Meetings and site inspections by the panel: Briefing Meeting on 29 January 2015
9	Council recommendation: Approval
10	Draft conditions: Revised conditions of consent from Council on 13 May 2015