

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 29 July 2015 and 30 July 2015

Panel Members: John Roseth (chair), Sue Francis, Julie Savet Ward, Michel Reymond and Veronique Marchandeanu

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE006 North Sydney 453/14 [at 231 Miller Street North Sydney] as described in Schedule 1.

Date of determination: 30 July 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:




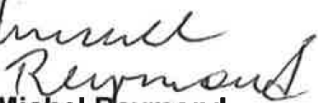

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposal, as amended in response to the Panel's earlier resolution, is an appropriate development for this small site.
2. The variations from relevant planning controls have been justified.

Conditions: The development application was approved subject to the conditions attached to the Supplementary Council Assessment Report dated 28 July 2015.

Panel members:

 John Roseth (chair)	 Sue Francis	 Julie Savet Ward
 Michel Reymond	 Veronique Marchandeanu	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE006 North Sydney 453/14
2	Proposed development: Demolition of existing building and construction of mixed use building consisting of 61 apartments, retail and 39 car-spaces
3	Street address: 231 Miller Street, North Sydney
4	Applicant: Klimbe Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney Local Environment Plan 2013 – Zoning – B4 Mixed Use • North Sydney Development Control Plan 2013 • S94 Contribution • SEPP 65 – Apartment design quality • 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: 16 June 2015 Written submissions during public exhibition: 13 to original plans, 3 to amended plans Verbal submissions at the panel meeting on 1 July 2015: Against- Brett Brown on behalf of 237 Miller St; Johnson Chen; On behalf of the applicant- Janet McKelvey and Kerry Gordon Amended plans supplied by applicant on 24 July 2015 Supplementary Council Assessment Report dated 28 July 2015
8	Meetings and site inspections by the panel: Briefing Meeting on 29 January 2015 and public determination meeting on 1 July 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to Supplementary Council Assessment Report dated 28 July 2015