

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Friday 8 May 2015 and Monday 11 May 2015

Panel Members: John Roseth (chair), David Furlong and Tim Moore

Apologies: None - Declarations of Interest: Melissa Clare and Michel Reymond

### Determination and Statement of Reasons

**2014SYE036 – North Sydney DA65/13/3 [at 10 Falcon Street and 34-43 Alexander Street, Crows Nest] as described in Schedule 1.**

**Date of determination:** 11 May 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:**

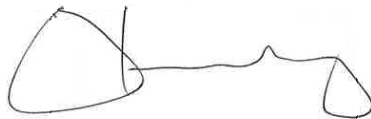
1. The amendment application is substantially the same as the originally approved development, and
2. The amendments do not have any material impact

**Conditions:** as attached to the Council Assessment Report

**Panel members:**



**John Roseth (chair)**



**David Furlong**



**Tim Moore**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE036 – North Sydney DA65/13/3
2	<p><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.</p> <p><b>Proposed modification:</b> Modify gradients of ramps to the car park, provision of splayed driveway entry and exit, increase driveway entrance height and increase awning height on Burlington Street. The application also sought to delete condition C1(d), however this component of the application has been withdrawn by the applicant.</p>
3	<b>Street address:</b> 10 Falcon Street and 34-43 Alexander Street, Crows Nest
4	<p><b>Applicant:</b> Fabcot Pty Ltd</p> <p><b>Owner:</b> Fabcot Pty Ltd, North Sydney Council</p>
5	<b>Type of Regional development:</b> s96(2) modification application for a development that was determined by a Joint Regional Planning Panel (regional panel) and meets the current criteria for development to be referred to a regional panel.
6	<p><b>Relevant mandatory considerations</b></p> <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 – Crows Nest Hotel</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)</li> <li>• SREP (Sydney Harbour Catchment)</li> <li>• Development Control Plan 2013</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	<p><b>Material considered by the panel:</b></p> <p>Council Assessment Report Dated: 6 May 2015</p> <p>Written submissions during public exhibition: none (0)</p>
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 16 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report