

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 February 2016 at 12.30pm

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

2015SYE095 – North Sydney - 256/13 - Demolition of existing office building and construction of 22 storey mixed use building comprising 100 serviced apartments and 183 apartments with basement parking - 221 Miller Street, North Sydney as described in Schedule 1.

Date of determination: 11 February 2016

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 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 listed at item 8 in Schedule 1.

Reasons for the panel decision:



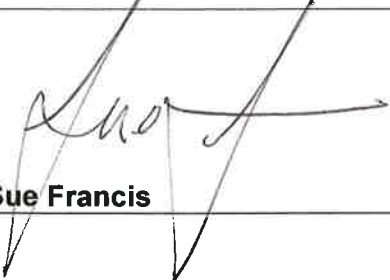


The Panel approved the application for the following reasons:

The proposal fits into its context and is consistent with the desired future character of the area.

The proposal generally complies with the relevant planning controls, except for the height control, which has been varied pursuant to a justification under cl 4.6 of the North Sydney LEP 2013. The reason why the height may be varied on this site is that a public right of way has been provided on the site. This requires an additional setback for the podium from the site boundary and leads to a loss of floor space, for which the additional floor partly compensates.

Conditions: The development application was approved subject to the conditions in the assessment report as amended on 8 February 2016.

Panel members:

 John Roseth (Chair)	 David Furlong	 Sue Francis
 Michel Reymond	 Melissa Clare	

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE095 – North Sydney - 256/13
2	Proposed development: Demolition of existing office building and construction of 22 storey mixed use building comprising 100 serviced apartments and 183 apartments with basement parking
3	Street address: 221 Miller Street, North Sydney
4	Applicant/Owner: Yuhu Group (Australia) Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney LEP 2013 - Zoning – B4 Mixed Use • North Sydney DCP 2013 • S94 Contribution • SEPP 65 • 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: 21 January 2016 Written submissions during public exhibition: 4 Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- Murray Donaldson from Urbis
8	Meetings and site inspections by the panel: Briefing Meeting on 16 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report