

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 7 June 2016 and 8 June 2016

Panel Members: John Roseth (chair), David Furlong and Julie Savet Ward

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE117 – North Sydney - 327/15 - Excavation of site, construction of mixed use building including 4 basement levels, supermarket, specialty retail tenancies, 66 residential units & public plaza - 101-111 Willoughby Road, Crows Nest as described in Schedule 1.

Date of determination: 8 June 2016

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 listed at item 8 in Schedule 1. The panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Reasons for the panel decision:

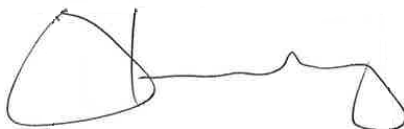
The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the amended proposal is generally compliant with the relevant controls and the previous design issues resolved.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



John Roseth (chair)



David Furlong



Julie Savet Ward

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE117 – North Sydney - 327/15
2	Proposed development: Excavation of site, construction of mixed use building including 4 basement levels, supermarket, specialty retail tenancies, 66 residential units & public plaza
3	Street address: 101-111 Willoughby Road, Crows Nest
4	Applicant/Owner: Coles Group Property Developments Pty Ltd & North Sydney Council
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations • North Sydney LEP 2013 • Environmental Planning & Assessment Act 1979 • SEPP No. 55 - Contaminated Lands • SEPP 65 & Apartment Design Guide • SEPP No. 64 - Advertising Signs • SEPP (BASIX) • SEPP (Infrastructure) • North Sydney DCP 2013 • SREP (Sydney Harbour Catchment) • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 16 May 2016 and Council Supplementary Report Dated: 6 June 2016 Written submissions during public exhibition: 7 Verbal submissions at the panel meeting on 26 May 2016: Support- Nil; Against- Laura Tilsed, Frank Carnuccio and Rose Sheahan; On behalf of the applicant- David Ryan
8	Meetings and site inspections by the panel: Briefing Meeting on 10 November 2015 and Panel meeting 26 May 2016
9	Council recommendation: Approval
10	Draft conditions: Attached to the report