

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 11 February 2016 at 12.50pm

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

2015SYE162 – North Sydney - 443/14/2 - Section 96(2) modification to consent No.443/14 - 100 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 96 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 amendment application for the following reasons:

The amended application is substantially the same as the original.

The proposed amendments are minor or have no environmental impact.

Conditions: The development application was approved subject to the conditions recommended in the assessment report, except for:

Condition B2 is deleted.

Condition B3 is amended so as to accept the street awnings on DA15 issue C and to require the submission of structural details only to council.

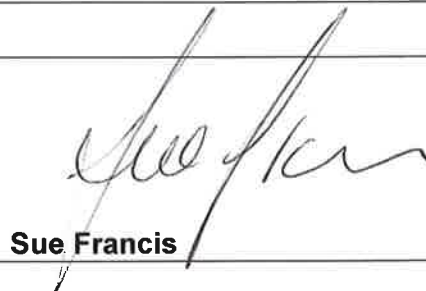
Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Michel Reymond



Melissa Clare

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE162 – North Sydney - 443/14/2
2	Proposed development: Section 96(2) modification to consent No.443/14
3	Street address: 100 Miller Street North Sydney
4	Applicant/Owner: Cromwell Seven Hills 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 – 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: 27 January 2016 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: Support- none; Against- none; On behalf of the applicant- Michael Rowe, Chris Hanson, Sandra Stewart, David Brain, Alex Matovic, Brian Healy
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report