

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 16 March 2016 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Sue Francis and Michel Reymond

Apologies: Melissa Clare - Declarations of Interest: None

Determination and Statement of Reasons

2016SYE013 – North Sydney - 239/13/4 - Mixed Use Development - 144-154 Pacific Highway and 18 Berry Street North Sydney as described in Schedule 1.

Date of determination: 16 March 2016

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:

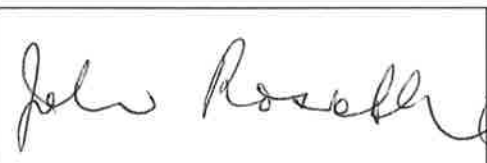
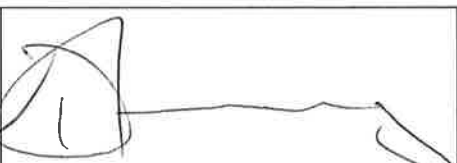

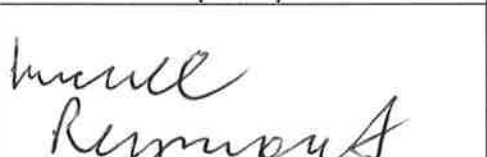
The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report to approve the application. The reason is that there are no external adverse impacts arising out of the amendment application.

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

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Michel Reymond		

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2016SYE013 – North Sydney - 239/13/4
2	Proposed development: Mixed Use Development
3	Street address: 144-154 Pacific Highway and 18 Berry Street North Sydney
4	Applicant/Owner: Fu Ji (North Sydney) Pty Ltd
5	Type of Regional development: s96(2)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • North Sydney LEP 2013 - Zoning – B4 Mixed Use • North Sydney DCP 2013 • 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: 1 March 2016 Written submissions during public exhibition: 2 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Nil
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report