



DETERMINATION AND STATEMENT OF REASONS
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	26 March 2019
PANEL MEMBERS	Peter Debnam (Chair), John Roseth, Sue Francis, Veronique Marchandean, Michel Reymond
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 22 March 2019 and 26 March 2019.

MATTER DETERMINED

2018SNH044 – North Sydney – DA173/18 at 73 Miller Street North Sydney (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel unanimously approved the development for the following reasons:

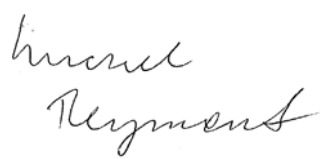
1. While the proposal increases the existing floor space, the building remains within the current controls.
2. The additional commercial floor space is provided in a strategic location, very close to North Sydney Station.
3. The additional floor space has no material adverse impact.
4. The environmental performance of the building is enhanced.
5. The applicant has responded to the major suggestions of the council's Design Excellence Panel.

CONDITIONS

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

CONSIDERATION OF COMMUNITY VIEWS

No written submissions made during the public exhibition.

PANEL MEMBERS	
 Peter Debnam (Chair)	 John Roseth
 Sue Francis	 Michel Reymond
 Veronique Marchand	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SNH044 – North Sydney – DA173/18
2	PROPOSED DEVELOPMENT	Alterations and additions to a commercial building
3	STREET ADDRESS	73 Miller Street, North Sydney
4	APPLICANT/OWNER	Colliers International Project Management Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy No.55 – Remediation of Land - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) - North Sydney Local Environmental Plan 2013 - Draft environmental planning instruments: Nil - Development control plans: - North Sydney Development Control Plan 2013 - Planning agreements: Nil - Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil - Coastal zone management plan: Nil - 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations - The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	- Council assessment report: 18 March 2019 - Written submissions during public exhibition: nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL / PAPERS CIRCULATED ELECTRONICALLY	- Briefing: 13 February 2019 - Papers were circulated electronically between 22 and 26 March 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report