

**RECORD OF DEFERRAL  
SYDNEY EAST JOINT REGIONAL PLANNING PANEL  
MEETING HELD AT CHRISTIES CONFERENCE CENTRE  
ON WEDNESDAY, 17 SEPTEMBER 2014 AT 3:30 PM**

Panel members:

John Roseth - Chair  
David Furlong – Panel Member  
Stuart McDonald – Panel Member  
Helen McCaffery – Panel Member  
Paul Hanly – Panel Member

Council staff in attendance: Shannon Anderson and Stuart Ardlie

Apologies: nil

Declarations of interest: nil

Matter deferred:

**2014SYE027 – Canada Bay - 513/13 - Majors Bay Development - Construction of 15 residential flat buildings comprising 140 x 1 bedroom, 242 x 2 bedroom and 48 x 3 bedroom apartments with basement parking for 748 spaces various public domain works and provision of open space - 1-31 Edwin St, 16-22 Bennett St, 15-23 Bennett St, 1 Northcote St & 14-22 Hilly St Mortlake**

**Public submissions made at this meeting:**

Addressing the Panel on behalf of the panel: Holly Palmer and Nick Turner

**Panel Decision:**

- 1) The Panel notes that the planning assessment report finds that the application is consistent with the Concept Approval granted under Part 3A of the Environmental Planning and Assessment Act 1979.
- 2) The Panel notes also that the council and the applicant are in negotiation in relation to a Voluntary Planning Agreement (VPA) and the conditions of consent.
- 3) The Panel requests the planning assessment officer to provide, by 10 October 2014, a set of finalised draft conditions subject to which the application may be approved.
- 4) The draft conditions should:
  - a) To the extent possible, be acceptable to both parties. (Any disagreement should be accompanied by the parties' reasons for disagreeing.)
  - b) Include a condition requiring that the VPA be finalised before the issue of the first Construction Certificate for above-ground works.
  - c) Change the deferred commencement conditions into standard conditions.
  - d) Rephrase the condition referring to site remediation to one along the following lines "Before the first Construction Certificate for above-ground works, the outstanding testing shall be undertaken and the results reviewed by the Site Auditor for certification. A copy of the Site Auditor's Certificate shall be provided to the Council."
  - e) Avoid duplication.

- 5) Following receipt of the revised conditions, the Panel will determine the application by communicating by electronic means, unless the Panel Chair considers that a further meeting is required.

Endorsed by

A handwritten signature in black ink, appearing to read "John Roseth". The signature is fluid and cursive, with the first name "John" written in a larger, more prominent script than the last name "Roseth".

John Roseth  
Chair, Sydney East Region  
Joint Regional Planning Panel  
Date: 17 September 2014