

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 24 October 2014 and 6 November 2014

Panel Members: John Roseth (chair), David Furlong, Stuart McDonald, Helen McCaffery and Paul Hanly

Apologies: None- Declarations of Interest: None

Determination and Statement of Reasons

2014SYE027 – Canada Bay - 513/13 [at 1-31 Edwin St, 16-22 Bennett St, 15-23 Bennett St, 1 Northcote St & 14-22 Hilly St Mortlake] as described in Schedule 1.

Date of determination: 6 November 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

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

Reasons for the panel decision:

The application is consistent with the Concept Approval granted under Part 3A of the Environmental Planning and Assessment Act 1979.

Conditions: The development application was approved subject to the conditions received from Council on 22 October 2014 with the following amendments:

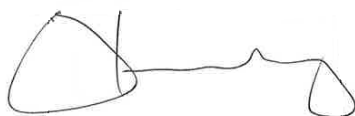
Condition 92 to be deleted, as it is a duplicate of Condition 19.

Condition 3 (2) to be amended to read: "The basement floors are to be waterproofed 0.5 metres above the water table or to the ceiling of any basement, whichever is the lesser. Waterproofing is to satisfy any EPA requirements.

Panel members:



John Roseth (chair)



David Furlong



Stuart McDonald



Helen McCaffery



Paul Hanly

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE027 – Canada Bay - 513/13
2	Proposed development: 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
3	Street address: 1-31 Edwin St, 16-22 Bennett St, 15-23 Bennett St, 1 Northcote St & 14-22 Hilly St Mortlake
4	Applicant/Owner: Nick Turner - Turner Studio / Mortlake Consolidated Pty Limited
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • SEPP 55 – Remediation of Land • SEPP 65 – Design Quality of Residential Flat Buildings • SEPP – Building Sustainability Index (2004) • SEPP (Infrastructure) 2007 • Canada Bay LEP 2013 • Development control plans: Canada Bay DCP 2013 • Planning agreements: Voluntary Planning Agreement • 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: 3 September 2014 Written submissions during public exhibition: 26 Verbal submissions at the panel meeting on 17 September 2014: On behalf of the applicant- Holly Palmer and Nick Turner Draft conditions of Consent finalised by Council on 22 October 2014
8	Meetings and site inspections by the panel: Briefing Meeting 25 May 2014, Public meeting on 17 September 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report