

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 20 August 2014 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Tim Moore, Michael Megna and Paul Hanly

Apologies: Nil - Declarations of Interest: Paul Hanly declared that, several years ago, his wife had run for council as part of a group concerned about truck movements to Breakfast Point. Moreover, he lodged a request for information under FOI legislation in relation to this development. He considered that none of the above constituted a conflict of interest.

Determination and Statement of Reasons

2014SYE058 – Canada Bay - 150/14 - Construction of six storey building comprising 100 apartments will basement car parking - 19-21 Tennyson Road, Breakfast Point as described in Schedule 1.

Date of determination: 20 August 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 Panel resolves unanimously to approve the application subject to the conditions recommended in the council assessment report. The principal reason for the Panel's decision is that the proposal is consistent with the Concept Approval as amended, under Part 3A of the EPA Act 1979.

Panel members:

 John Roseth (chair)	 David Furlong	 Tim Moore
 Michael Megna	 Paul Hanly	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE058 – Canada Bay - 150/14
2	Proposed development: Construction of six storey building comprising 100 apartments will basement car parking
3	Street address: 19-21 Tennyson Road, Breakfast Point
4	Applicant/Owner: Rosecorp Management Services Pty Ltd
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP 55 – Remediation of Land ○ SEPP 65 – Design Quality of Residential Flat Buildings ○ State Environmental Planning Policy – Building Sustainability Index (2004) ○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 ○ Canada Bay LEP 2013 • Draft environmental planning instruments: Nil • Development control plans: Breakfast Point Concept Plan and Breakfast Point Landscape Master Plan • Planning agreements: Nil • Regulations: 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 6 August 2014 Written submissions during public exhibition: 3 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Nick Jackman
8	Meetings and site inspections by the panel: Briefing Meeting 16 July 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report