

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between Monday 5 January 2015 and Tuesday 6 January 2015

Panel Members: David Furlong (chair), Sue Francis, Gillian Dawson and Brian Robson

Apologies: John Roseth - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE080 – Canterbury DA-519/2013/A [at 26-62 Bridge Road, Belmore] as described in Schedule 1.

Date of determination: 6 January 2015

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:

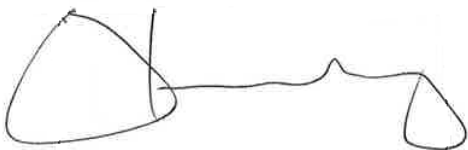
The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed works are minor and will have minimal impact.
2. The additional parking for 100 cars, whilst not related to the works as proposed, will not have a detrimental impact on the operation of the surrounding roads and intersections.

Conditions: The development application was approved subject to the conditions attached to the Council Assessment Report dated 2 December 2015.

Panel members:



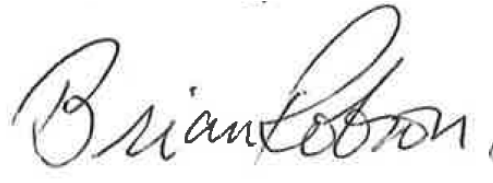
David Furlong (chair)



Sue Francis



Gillian Dawson



Brian Robson

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE080 – Canterbury DA-519/2013/A
2	Proposed development: Section 96(2) modification to amend the layout and design of approved alterations and additions to existing licensed club premises, including additional basement, modified plant room and roof structure
3	Street address: 26-62 Bridge Road, Belmore
4	Applicant/Owner: Cerno Management P/L / Bulldogs League Club Ltd
5	Type of Regional development: Modification to regional development under Section 96 (2) of the <i>Environmental Planning and Assessment Act 1979</i> (the Act)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979 (Section 96(2)) • State Environmental Planning Policy (Infrastructure) 2007 • Canterbury Local Environmental Plan 2012 • Canterbury Development Control Plan 2012 • 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: 2 December 2014 Written submissions during public exhibition: two submissions, including a petition signed by 51 households Additional information supplied by the applicant on 19 December 2014 Supplementary Council Assessment Report dated 23 December 2014.
8	Meetings and site inspections by the panel: Briefing meeting on 24 September 2015, Panel meeting on 15 December 2014, electronic meeting held between 5 January 2015 and 7 January 2015.
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report dated 2 December 2014