

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 4 December 2014 at 1:00 PM

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Michael Megna and Paul Hanley

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2014SYE111 - Canada Bay DA 350/14 [at 19-21 Tennyson Road, Breakfast Point] as described in Schedule 1.**

**Date of determination:** 4 December 2014

**Decision:**

The panel determined to approve the development application as described in Schedule 1 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.



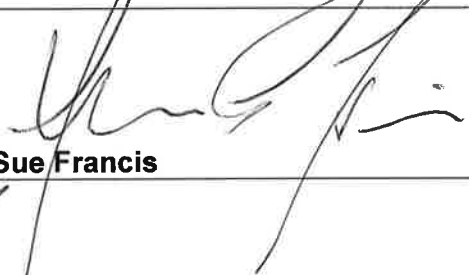


**Reasons for the panel decision:**

1. The proposal is consistent with the Concept Approval as amended.
2. The proposal complies with those planning controls which remain relevant in view of the Concept Approval.
3. The proposal performs acceptably in relation to SEPP 65.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report subject to the following amendments:

- Condition DWG4 is amended by deleting "likely to be sustained to adjoining properties".
- Condition DWN1 is amended by deleting "and not exceeding 26 weeks" in the third paragraph.
- In Condition CCS2(a) the words "controlled and" are added between ":any" and "uncontrolled".
- A new condition is added: "The basement walls are to be constructed so as to prevent water inundation up to RL 1.9 metres.

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Sue Francis</b>
 <b>Michael Megna</b>	 <b>Paul Hanley</b>	