

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Electronic meeting held between 18 April 2015 and 25 April 2015

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Michael Megna  
and Helen McCaffrey

Apologies: none - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE029 – City of Canada Bay Council - DA 441/2014 [at 19-21 Tennyson Rd, Breakfast Point] as described in Schedule 1.**

**Date of determination:** 25 April 2015

**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:**


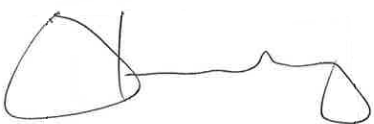



The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The proposal is consistent with the Breakfast Point Concept Plan 2005 (as amended)

**Conditions:** As attached to the Council Assessment Report

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Julie Savet Ward</b>
 <b>Michael Megna</b>	 <b>Helen McCaffrey</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE029 – City of Canada Bay Council - DA 441/2014
2	<b>Proposed development:</b> Construction of a six storey apartment building comprising 101 apartments with basement parking and strata subdivision
3	<b>Street address:</b> 19-21 Tennyson Road, Building 7D2 – Seashore Precinct, Breakfast Point (Lot 91 in DP 270347)
4	<b>Applicant:</b> Rosecorp Management Services Pty Ltd <b>Owner:</b> Breakfast Point Pty Ltd
5	<b>Type of Regional development:</b> Capital Investment Value > \$20M
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings</li> <li>• State Environmental Planning Policy – Building Sustainability Index (2004)</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005</li> <li>• Canada Bay Local Environmental Plan 2013</li> <li>• Breakfast Point Concept Plan 2005 MOD 1</li> <li>• Breakfast Point Landscape Master Plan</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 9 April 2015. Written submissions during public exhibition: none
8	<b>Meetings and site inspections by the panel:</b> Electronic determination meeting between 18 and 25 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report