

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 21 March 2016 and 23 March 2016

Panel Members: John Roseth (chair), David Furlong, Michael Megna and Tony Fascenella

Apologies: Tony Fascenella - Declarations of Interest: None

### Determination and Statement of Reasons

2015SYE038 – Canada Bay - DA2015/0062 - Construction of a residential flat building consisting of 64 dwellings with 11 x 1 bedroom, 50 x 2 bedroom and 3 x 3 bedroom over basement parking for 105 vehicles, public infrastructure upgrades and associated landscaping - 8, 10 and 12 Hilly Street, Mortlake as described in Schedule 1.

**Date of determination:** 23 March 2016

#### 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 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

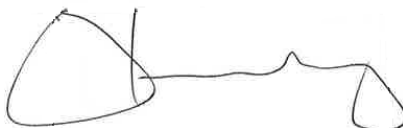
The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the proposals are that it is consistent with approved Concept Plan and relevant planning controls. The design is acceptable and responds to the constraints presented by the site and minimises any adverse impacts on nearby properties while providing a good level of amenity for future residents. In this context the proposal represents a satisfactory development outcome for the site.

**Conditions:** The development application was approved subject to the conditions in the Council Assessment Report.

#### Panel members:



**John Roseth (chair)**



**David Furlong**



**Michael Megna**

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE038 – Canada Bay - DA2015/0062
2	<b>Proposed development:</b> Construction of a residential flat building consisting of 64 dwellings with 11 x 1 bedroom, 50 x 2 bedroom and 3 x 3 bedroom over basement parking for 105 vehicles, public infrastructure upgrades and associated landscaping
3	<b>Street address:</b> 8, 10 and 12 Hilly Street, Mortlake
4	<b>Applicant/Owner:</b> Bennett Hilly Pty Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• State Environmental Planning Policy (Major Projects) 2005</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development</li> <li>• State Environmental Planning Policy Building Sustainability Index: BASIX) 2004</li> <li>• State Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005</li> <li>• Canada Bay Local Environmental Plan, 2013</li> <li>• City of Canada Bay Mortlake Point Development Control 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, including the principles of ecologically sustainable development.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated: 17 March 2016 Written submissions during public exhibition: 0
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 16 April 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report