

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Wednesday 2 September 2015 at 12:30 pm

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

Apologies: None - Declarations of Interest: None

### Determination and Statement of Reasons

**2015SYE075 Canada Bay 2015/0185 [at 17 Woodlands Avenue, Breakfast Point] as described in Schedule 1.**

**Date of determination:** 2 September 2015

**Decision:**

The panel determined to accept the recommendation of the assessment report 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

**Reasons for the panel decision:**

The application is consistent with the Concept approval as amended.

**Conditions:** The development application was approved subject to the conditions attached to the assessment report, except for Condition 24, in which the word "west" in the first line is changed to "east" and the word "kern" in the last line of the second paragraph is changed to "kerb".

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>Sue Francis</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> 2015SYE075 Canada Bay 2015/0185
2	<b>Proposed development:</b> Seashore Precinct - Breakfast Point: Construction of a 9 storey residential apartment building comprising 118 apartments over basement parking and landscaping works; application includes strata subdivision
3	<b>Street address:</b> 17 Woodlands Avenue, Breakfast Point
4	<b>Applicant:</b> Rosecorp Management Services Pty Ltd <b>Owner:</b> Breakfast Point 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 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 (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 (As Amended 2014)</li> <li>• Section 94 Contributions</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: 19 August 2015 Written submissions during public exhibition: 14 Verbal submissions at the panel meeting: Against- Kevin Guest; On behalf of the applicant- Nick Jackman
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 15 July 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report