

ADDITIONAL INFORMATION

RELATING
TO THE

ADDENDUM

TO THE
STATEMENT OF ENVIRONMENTAL EFFECTS
FOR THE
ERECTION
OF AN
INTERNET EXCHANGE CENTRE
KNOWN AS
SYD3
AT

639 GARDENERS ROAD MASCOT

DA 10/ 92

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INTRODUCTION

At a meeting held with officers of Botany Bay City Council on Friday 18 December 2009, it was requested that additional information be provided in relation to the issue 'Public Interest' contained in the Addendum to the Statement of Environmental Effects; the following provides that information

PUBLIC INTEREST

Information provided within the Addendum:-

The Council has received four submissions concerning the proposal out of the 438 number of letters sent to adjoining properties and residents which represents 0.9%; this is minor and it is important that no submission raised the issue of 'the potential development not being in the public interest'

It is not considered that the proposal has generated a large interest from the public

As well and importantly in terms of the public interest, the proposed development complies with the requirements as set out in the Botany LEP for development within this Mascot Station precinct in that –

- The proposal complies with the land use table in the Mixed uses Commercial/ Residential Zone 10(a) in permitting commercial premises with consent; and
- In particular the proposed development satisfies the primary and secondary objectives of the zone in that:
 - The commercial use is a compatible non-residential use, being a much less dense form of use than potential residential and promotes a high quality development that enhances the revitalisation of the locality
 - The reduced number of employees within the new facility will have a very minor impact on adjoining residential amenity
 - Aids in providing jobs in this employment generating zone; and
 - Creates a high quality design statement at this important corner thereby providing a positive contribution to the streetscape and public domain
- The proposed development complies with the floor space ratio development standard
- The proposal meets or satisfies the particular criteria as set out in Clause 18A – Mascot Station Precinct

By meeting the various requirements contained in the LEP, the proposed development is also satisfying the public interest test of the appropriateness of the development in the locality by reason of complying with the controls and/ or meeting the objectives of the Council's strategic direction for the future of the area

The Council has prepared and adopted the Mascot Station Precinct Development Control Plan June 2004, after public consultation, which contains more detailed provisions for development than are contained in the LEP

Again, the proposed development satisfies –

- The context in terms of regional and local,

- Topography, vegetation as a considerable amount is retained and augmented, groundwater is not an issue
- Pedestrian access and circulation around the site
- Roads and traffic routes as the site is well served by the surrounding road system in all directions
- Mascot railway station is in close proximity
- Public bus transport is available
- Street pattern does not change
- Urban form is upgraded and creates a positive impact at this important corner
- Air traffic noise and height have been taken care of in the design
- Visual open spaces are available around the site
- Contamination is not an issue
- The future character and key principles for the required sub-precinct
- Complies with the FSR, building height, building separation
- Non-compliance with the site cover and landscaping have been addressed in the original Statement and Addendum
- All environmental issues have been considered and are reasonable
- Parking and access are acceptable
- Urban design issues have been considered in the overall design of the development

It is therefore considered that all of the necessary requirements of the DCP have been assessed and the proposal satisfies all of the requirements thereby also again satisfying the public interest test

Finally the Eastern Subregion of the Metropolitan Strategy, undertaken by the NSW Department of Planning, includes the City of Botany Bay LGA and considers:

- the city to airport corridor,
- the two gateways of Sydney Airport and Port Botany and
- the need to increase employment opportunities within the area.

In terms of the regional public interest, the proposed use of the site as an internet exchange centre dovetails well with this identified strategy

CONCLUSION

It is therefore conclusively outlined above how the proposed development and use of this land is appropriate for the site, locality and region and is definitely in the public interest