

MINUTES OF THE SYDNEY EAST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT CITY OF BOTANY BAY TOWN HALL ON WEDNESDAY, 3 AUGUST 2011 AT 5:00 PM

PRESENT:

John Roseth	Chair
David Furlong	Panel Member
Mary-Lynne Taylor	Panel Member
Ron Hoeing	Panel Member
Peter Fitzgerald	Panel Member

IN ATTENDANCE

Chris Mackey	Botany Bay Council
Tony Ristevski	Botany Bay Council
Roger Dowsett	Botany Bay Council
Phoebe Mikhie	Botany Bay Council

APOLOGY:

1. The meeting commenced at 5.05pm.

2. **Declarations of Interest -**
Nil

3. **Business Items**

ITEM 1 - 2010SYE053 - Botany Bay - 10/325 - Integrated Development: Redevelopment of the southern part of the site fronting Church Avenue for residential and commercial development - 619-629 Gardeners Road, Mascot

4. **Public Submission -**

Graham Silcock	addressed the Panel against the item
Nick Turner, Architect	addressed the Panel in favour of the item
Brett Daintry, Planner	addressed the Panel in favour of the item

5. **Business Item Recommendations**

2010SYE053 - Botany Bay - 10/325 - Integrated Development: Redevelopment of the southern part of the site fronting Church Avenue for residential and commercial development - 619-629 Gardeners Road, Mascot

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to grant deferred commencement consent to the application subject to the conditions recommended in the report.
- 2) The Panel notes that the proposal breaches several development standards, notably FSR and height. The Panel is aware that
 - a) the council has varied planning controls in other projects in the Mascot Station Precinct;
 - b) the council is likely to increase these controls in the future; and

- c) the application involves site amalgamation and the dedication of land for public open space.

6. Business Items

ITEM 2 - 2010SYE054 - Botany Bay - 10/324 - Integrated Development: Redevelopment of the northern part of the site fronting Gardeners Road for residential and commercial development - 619-629 Gardeners Road & 12-14 Church Avenue, Mascot

7. Public Submission -

Graham Silcock
Nick Turner, Architect
Brett Daintry, Planner

addressed the Panel **against** the item
addressed the Panel **in favour** of the item
addressed the Panel **in favour** of the item

8. Business Item Recommendations

2010SYE054 - Botany Bay - 10/324 - Integrated Development: Redevelopment of the northern part of the site fronting Gardeners Road for residential and commercial development - 619-629 Gardeners Road & 12-14 Church Avenue, Mascot

- 1) The Panel resolves unanimously to accept the recommendation of the planning assessment report to grant deferred commencement consent to the application subject to the conditions recommended in the report.
- 2) The Panel notes that the proposal breaches several development standards, notably FSR and height. The Panel is aware that
 - a. the council has varied planning controls in other projects in the Mascot Station Precinct;
 - b. the council is likely to increase these controls in the future; and
 - c. the application involves site amalgamation and the dedication of land for public open space.

9. Business Items

ITEM 3 - 2011SYE016 Botany Bay 2010/493 - Alterations and additions to existing commercial office buildings within Qantas; 199-241 Coward Street Mascot

10. Public Submission -

Murray Donaldson

addressed the Panel **in favour** of the item

11. Business Item Recommendations

2011SYE016 Botany Bay 2010/493 - Alterations and additions to existing commercial office buildings within Qantas; 199-241 Coward Street Mascot

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the applications, for the reasons mentioned in the report and subject to the conditions recommended in the report.

2. The Panel considered the applicant's request to delete the conditions requiring undergrounding of electricity wires and the creation of a bus bay; however, it resolved to impose the conditions as they arise out of council policy.

The meeting concluded at 6.10pm

Endorsed by

John Roseth
Chair, Sydney East
Joint Regional Planning Panel
4 August 2011