

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 14 May 2015 at 3:00 pm

Panel Members: John Roseth (chair), David Furlong, Julie Savet Ward, Peter Fitzgerald and George Glinatsis

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE139 Botany Bay DA-14/207 [at 53-79 Baxter Road and 62-66 Robey Street, Mascot] as described in Schedule 1.

Date of determination: 14 May 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:

Following amendments requested by the panel, the proposal now complies with both the FSR and the height standards. Moreover, it provides tourist accommodation close to Sydney Airport.

Conditions:


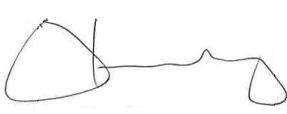

The development application was approved subject to the conditions attached to the Council Assessment Report, except for the following amendments, which were agreed between Council and the proponent at the determination meeting:

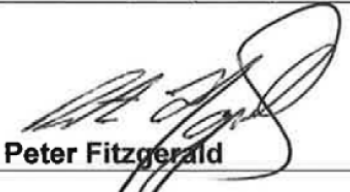

97 (g) – demolish existing box culvert and channel traversing the site and construct a new minimum 1800mm wide x 750mm deep box culvert within a 2.75 metre wide easement to the southern boundary of the site, and connect into the existing 1500mm wide and 750mm deep box culvert with a connection to the approval of Council. Details of the box culvert and connection are to be approved by Council

Delete condition 97 (h) and (i)

Condition 44(a) – added details required prior to construction certificate.

Panel members:

 John Roseth (chair)	 David Furlong	 Julie Savet Ward
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 Peter Fitzgerald	 George Glinatsis	
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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE139 Botany Bay DA-14/207
2	Proposed development: Demolition of existing structures and construction of an eight storey (28.29m) serviced apartment building, including child care centre, retail floor space and ancillary facilities, and warehouse and office building in two parts
3	Street address: 53-79 Baxter Road and 62-66 Robey Street, Mascot
4	Applicant: Zauner Constructions
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Integrated Development – S91 – Dewatering • State Environmental Planning Policy No. 55 – Contaminated Land • State Environmental Planning Policy 64 Advertising and Signage • State Environmental Planning Policy (Infrastructure) 2007 • Botany Bay Local Environmental Plan 2013 • Botany Development Control Plan 2013 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report dated 2 April 2015 Written submissions during public exhibition: four (4) Verbal submissions made at meeting on 16 April 2015: on behalf of applicant: David Clarke and Tom Mitten Supplementary Council Assessment Report dated 1 May 2015 Verbal submissions at the panel meeting: On behalf of the applicant- David Clarke and Garry Zauner
8	Meetings and site inspections by the panel: Briefing Meeting on 19 February 2015, public meeting on 16 April 2015.
9	Council recommendation: Approval
10	Draft conditions: Attached to supplementary council assessment report dated 1 May 2015