

**RECORD OF DEFERRAL
SYDNEY EAST JOINT REGIONAL PLANNING PANEL
MEETING HELD AT CHRISTIES CONFERENCE CENTRE
ON WEDNESDAY 3 JUNE 2015 at 1:00 PM**

Panel members:

John Roseth - Chair
David Furlong – Panel Member
Sue Francis – Panel Member
Ben Keneally – Panel Member
Peter Fitzgerald – Panel Member

Council staff in attendance:

Heather Warton
Amy Suta
Chris Mackey

Apologies: None

Declarations of interest: None

Matter deferred:

2015SYE030 Botany Bay DA14/68: Construction of a mixed use development comprising 3 x 8 storey buildings containing 343 residential apartments and 2 commercial tenancies, and basement car park for 574 spaces. A draft VPA accompanies the application at 16 Pemberton Street and 1619 Botany Road Botany

Verbal submissions made at this meeting:

Against: Michael Teys; Matthew Benson; Melissa Darke; Therese Bell

On behalf of the applicant: Nick Krikis and Larissa Brennan

Panel Decision:

- 1) The Panel resolves to defer the determination of the application in order to allow the applicant to submit an amended application. The applicant should submit this no later than the end of July 2015.
- 2) The principal reason for the Panel's decision is that the proposal is an urban design that creates significant adverse amenity impacts on the future and adjoining residents.
- 3) The proposal does not comply with the height and FSR controls in the Botany Bay LEP 2013. The non-compliance with the height control is major (27m proposed in the 10m zone). Even if the Panel accepted averaging the FSR over the whole site, the Panel does not believe that the proposal merits the FSR of 1.65:1 possible under cl 4.4B(3) of the LEP.
- 4) The Panel believes that an amended proposal will be so different that it will require re-exhibition.
- 5) The following are directions that the applicant may wish to follow in an amended application:

- Reinstate a large consolidated central park facing New Street 2;
 - Maintain a built form along the length of Pemberton Street with height consistent with the B4 zoning (10m);
 - Reduce the height of buildings along the Rancom Street extension to establish a better scale relationship with the existing built form to the south;
 - Re-orient Building B to the north-south to improve solar access;
 - Introduce partial road access to address site isolation of Buildings E and F.
- 6) In an amended application, the applicant should submit all necessary material, such as valuations and evidence of reasonable offer, in relation to 12 Pemberton Street.

Endorsed by

A handwritten signature in black ink, appearing to read 'John Roseth', written in a cursive style.

John Roseth
Chair, Sydney East Joint Regional Planning Panel
Date: 3 June 2015