

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 2 May 2016 and 9 May 2016

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Ben Keneally and George Glinatsis

Apologies: George Glinatsis - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE121- Botany Bay - 13(173).03 - Section 96(2) Application to modify Development Consent No. 13/173/2 for residential flat building with retail on ground floor, to amend the previously approved basement layout and design including the lowering of the basement levels and other internal modifications - 246-250 Coward Street, Mascot as described in Schedule 1.

Date of determination: 9 May 2016

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:


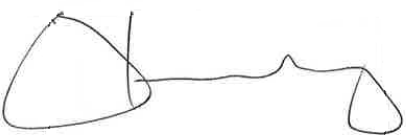


The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report. The principal reason for the panel decision was that the proposal does not result in any change to the approved FSR, approved building heights, or unit mix. The proposed changes seek to lower the basements, rationalise car parking and layout, include residential storage in the basement levels and bicycle storage, and do not significantly change the development as physically approved. Approval will not result in any additional amenity or privacy impacts on the residents of adjoining or nearby properties. As a result the panel accepts that the amended proposal will remain materially and in essence the same as that originally approved.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:

 <p>John Roseth (chair)</p>	 <p>David Furlong</p>	 <p>Sue Francis</p>
 <p>Ben Keneally</p>		

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE121- Botany Bay - 13(173).03
2	Proposed development: Section 96(2) Application to modify Development Consent No. 13/173/2 for residential flat building with retail on ground floor, to amend the previously approved basement layout and design including the lowering of the basement levels and other internal modifications
3	Street address: 246-250 Coward Street, Mascot
4	Applicant/Owner: Allen, Jack and Cottier Architects Pty Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Botany Bay Local Environmental Plan 2013 • Botany Bay 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated: 27 April 2016 Written submissions during public exhibition: 0
8	Meetings and site inspections by the panel: Briefing Meeting on 7 October 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report