

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 18 March 2016 and 27 April 2016

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE151 – Botany Bay - 13/200/12 - Section 96(2) Application to modify Development Consent No. 13/200 to change multi purpose rooms to bedrooms - 19-33 Kent Road, Mascot as described in Schedule 1.

Date of determination: 27 April 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 will remain essentially the same as originally approved and that no detrimental amenity impacts will occur from the amendments proposed.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report with the following amendments to Conditions 87A, however still prior to the issue of the relevant Occupation Certificate.

In Building C

The conversion of existing flexi spaces opposite another into bedrooms are not approved. This restriction applies to unit numbers 546, 547, 646 and 1345. In the case of these units any enclosing internal walls shall be removed and the existing window opening fitted with translucent material and be fixed. The resulting rooms are not to be habitable.

In Building E

Where the proposed conversions result in offset rooms, only one can be converted to a bedroom and the other remain an open multi purpose space with the proposed window bricked up. This restriction applies to unit numbers 562, 563 and 663.

In Building H

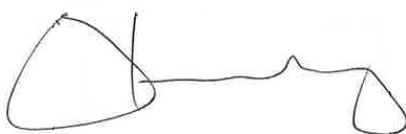
Where the flexi spaces are proposed to be converted to bedrooms and those bedrooms will have access to an external balcony they can be converted to bedrooms and the second window bricked up. This restriction applies to unit numbers 348, 349,

449, 549 649, 637, 749, 849, 949, 1049, 1137, 1138, 1149, 1248, 1249, 1438 and 1439

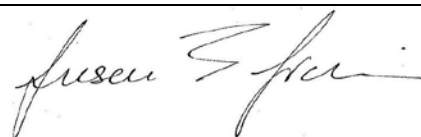
Panel members:



John Roseth (chair)



David Furlong



Sue Francis

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Ben Kenneally

George Glinatsis

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE151 – Botany Bay - 13/200/12
2	Proposed development: Section 96(2) Application to modify Development Consent No. 13/200 to change multi-purpose rooms to bedrooms
3	Street address: 19-33 Kent Road, Mascot
4	Applicant/Owner: Karimbla Construction Services (NSW) Pty Ltd
5	Type of Regional development: s96 (2)
6	Relevant mandatory considerations <ul style="list-style-type: none"> • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development; • Botany Bay Local Environmental Plan 2013 • Botany Bay DCP 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: 18 March 2016 and Council Supplementary Report Dated: 5 April 2016 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Nil
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report