

## RECORD OF DEFERRAL

### SYDNEY EAST JOINT REGIONAL PLANNING PANEL

<b>DATE OF DEFERRAL</b>	28 July 2016
<b>PANEL MEMBERS</b>	John Roseth, Sue Francis, Julie Savet-Ward, Mark Castle, George Glinatsis
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Christies Conference Centre, 3 Spring Street, Sydney on 28 July 2016, opened at 12:30 PM and closed at 2:30 PM

#### MATTER DEFERRED

**2016SYE007 – Botany Bay – DA15/191 – 7-9, 14-18, and 19-21 Chalmers Crescent, Mascot – Masterplan Application**

#### VERBAL SUBMISSIONS

- Support – none
- Object – none
- On behalf of the applicant – Michael Neustein , Penny Murray

#### REASONS FOR DEFERRAL


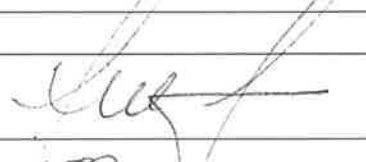


The Panel considered the recommendation of the assessment report to refuse the application, as well as the applicant's request to defer determination to allow the applicant to submit amended drawings. Following discussion, the council agreed that, on balance, deferral may be the appropriate way to proceed. For this reason the Panel agreed to defer the matter on the basis that the amended drawings will comply with the following.

- The application is to be specified as a Staged Development application under s83(b) of the EPA Act 1979 involving a Concept Plan without a detailed application for any of the stages.
- Restrict the application to land for which owners consent has been or can be provided, and provide setbacks in accordance with the Council's controls.
- The applicant is to provide and dedicate to the public as road suitable land for the creation of a cul-de-sac at the end of Chalmers Crescent, sufficient for use by articulated vehicles.
- The applicant is to provide appropriate evidence under clause 7 of SEPP 55 that the land is suitable or could be made suitable for the proposed use.
- Compliance with the required LEP FSR of 3:1.
- Provide adequate justification under clause 4.6 of the LEP as to any breach of the LEP height limit.
- Demonstrate that vehicles can ingress and egress the site in accordance with Australian Standards and Council's controls, with particular attention to service vehicles.
- Comply with the LEP requirements in relation to acid sulfate soils.

In the Panel's view, it is appropriate to re-exhibit the application because it is likely to involve the moving of one or more buildings.

When this information has been received and a supplementary report prepared, the panel will determine the application.

The decision to defer the matter was unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
John Roseth (Chair) 	Sue Francis 
Julie Savet-Ward 	Mark Castle 
George Glinatsis 