

COUNCIL ASSESSMENT REPORT

Panel Reference	2016SYE007
DA Number	DA-15/191
LGA	Bayside Council
Proposed Development	<p>Stage 1 Masterplan Application for the consolidation of 16 Lots (Lots 11-26 DP 29697) to create the subject site with a combined area of 12,602sqm to accommodate:</p> <ul style="list-style-type: none"> • Four x eight (8) storey commercial towers with a total GFA of 37,805sqm; • 3 levels (two levels above ground and one level partially below ground) of car parking for 473 vehicles, 43 bicycles and 4 loading bays under a landscaped podium; • Extensive landscaping of 8,605sqm including ground level setbacks, green façade, podium level landscaped area and green roof; • A pedestrian overpass linking the podium level on either side of the cul-de-sac at the end of Chalmers Crescent.
Street Address	7-9, 14-18 and 19-21 Chalmers Crescent, Mascot
Applicant/Owner	F Mayer (Imports) Pty Ltd C/- Neustein Urban
Date of DA lodgement	19 October 2015
Number of Submissions	Nil
Recommendation	Approval, subject to conditions
Regional Development Criteria (Schedule 4A of the EP&A Act)	The application is referred to the JRPP pursuant to Clause 3 of Schedule 4A of the Act as the Capital Investment Value (CIV) of the proposal is over \$20 million. Masterplan proposal with a CIV of \$113,700,000.00
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 4A – Development for which regional panels may be authorized to exercise consent authority functions of councils <ul style="list-style-type: none"> • Part 4 Division 2A – Special procedures concerning staged Development Applications • Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to development applications • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 55 – Remediation • Botany Bay Local Environmental Plan 2013 • Botany Bay Development Control Plan 2013
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Architectural Plans- Rev K and L/A- prepared by Conrad Gargett Riddel Ancher Mortlock Woolley • Phase I ESA report- prepared by AECOM and dated 18 October 2016
Report prepared by	Angela Lazaridis – Senior Development Assessment Officer
Report date	09 January 2016

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Yes
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?	No
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Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment?	No
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Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report