

DATE OF DETERMINATION	27 July 2016
PANEL MEMBERS	John Roseth (Chair), Sue Francis and Nicole Gurran
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Electronic meeting held on 27 July 2016, following a public meeting held at Christies Conference Centre on 12 July 2016, opened at 12:00 PM.

MATTER DETERMINED

2016SYE037 – Botany Bay - DA-16/9 at 200 Coward Street Mascot (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*. The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The application fits into the desired future character of the locality.
2. The application complies with the maximum FSR and the variation of height has been justified under cl4.6 of the BBLEP.
3. The applicant has satisfactorily responded to the requirements of the RMS and the concerns of the objector in the adjoining building.

CONDITIONS

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

PANEL MEMBERS	
 John Roseth (Chair)	 Sue Francis
 Nicole Gurran	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYE037 – Botany Bay - DA-16/9
2	PROPOSED DEVELOPMENT	Integrated Development Application
3	STREET ADDRESS	200 Coward Street Mascot
4	APPLICANT/OWNER	Applicant: Karimbla Constructions Services (NSW) Pty Ltd Owner: Karimbla Properties (No. 36) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<p>Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment</p> <p>Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to development applications</p> <p>State Environmental Planning Policy (Infrastructure) 2007</p> <p>State Environmental Planning Policy No. 55 – Contaminated Land</p> <p>State Environmental Planning Policy 2004 (BASIX);</p> <p>State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Buildings</p> <p>Botany Bay Local Environmental Plan 2013</p> <p>Botany Bay Development Control Plan 2013</p> <p>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</p> <p>The suitability of the site for the development.</p> <p>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> and <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>The public interest, including the principles of ecologically sustainable development.</p>
7	MATERIAL CONSIDERED BY THE PANEL	<p>Council Assessment Report: 4 July 2016</p> <p>Written submissions during public exhibition:</p> <p>Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • Object – Amanda Meers • On behalf of the applicant – Walter Gordon <p>Supplementary Assessment Report dated 26 July 2016</p>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Briefing Meeting on 28 April 2016 and 26 May 2016
9	COUNCIL RECOMMENDATION	Approve
10	DRAFT CONDITIONS	Attached to the supplementary council assessment report