

DETERMINATION AND STATEMENT OF REASONS
SYDNEY CENTRAL CITY PLANNING PANEL PLANNING PANEL

DATE OF DETERMINATION	10 October 2017
PANEL MEMBERS	Sue Francis (Acting Chair), John Roseth, Louise Camenzuli, Michael Nagi, Edward McDougall
APOLOGIES	Maria Atkinson
DECLARATIONS OF INTEREST	None

Electronic meeting held between 4 October 2017 and 10 October 2017.

MATTER DETERMINED

2017SCL031 – Bayside – DA14/146/03 at 256-280 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 and the matters observed at site inspections listed at item 8 in Schedule 1.

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*.

The decision was unanimous.

REASONS FOR THE DECISION






The reasons for the decision of the Panel were:

The Panel noted the recommendation of staff to approve the s96(2) modification. The Panel considered the increased size of units through the conversion of 1-bed and studio units to be generally desirable along with the overall reduction in GFA and car parking and improvement in ADG compliance.

The modification results in a development that is essentially the same as previously approved and has no additional environmental impact.

CONDITIONS

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

PANEL MEMBERS	
 Sue Francis (Acting Chair)	 John Roseth
 Louise Camenzuli	 Edward McDougall
 Michael Nagi	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL031 – Bayside – DA2017/088
2	PROPOSED DEVELOPMENT	<p>Section 96(2) application to modify Development Consent No. 14/146 approved by the former Joint Regional Planning Panel for Integrated Development. The proposal comprises:</p> <ul style="list-style-type: none"> • Modify approved unit layouts and mix in Building B, increasing the overall number of residential apartments from 470 to 500 and reducing the overall floor space ratio by 138.1 sqm; • External changes to window and balcony position due to internal unit configuration; • Repositioning of rooftop skylights due to internal unit reconfiguration; and • Update the approved car parking schedule for Basement Level 1, Level 1 and Level 2 to reduce the overall parking from 739 spaces to 725 spaces; • Changes to the Section 94 contributions to reflect the proposed change in unit mix.
3	STREET ADDRESS	256-280 Coward Street Mascot
4	APPLICANT/OWNER	Krikis Tayler Architects
5	TYPE OF REGIONAL DEVELOPMENT	Section 96(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development ○ Botany Bay Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Botany Bay Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 27 September 2017 • Written submissions during public exhibition: 0
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 5 October 2017. Panel members present: Sue Francis (Acting Chair) John Roseth, Louise Camenzuli, Michael Nagi, Edward McDougall. Council assessment staff present: Chris Mackey, Luis Mellim
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report