

COUNCIL SUPPLEMENTARY REPORT

Panel Reference	2018ECI005
DA Number	DA-2018/1187
LGA	Bayside Council
Proposed Development	Integrated Development - Construction of a fourteen (14) storey mixed use development including 305 residential units, commercial tenancies, a child care centre (74 places) and basement car parking for 440 cars (including 90 public car parking spaces) and public and private landscaping works
Street Address	256 Coward Street, Mascot
Applicant/Owner	Applicant: Karimbla Constructions Services (NSW) Pty Ltd Owner: Karimbla Constructions Services (NSW) Pty Ltd
Report prepared by	Andrew Ison – Senior Development Assessment Planner
Report date	25 June 2019

BACKGROUND

On 16 May 2019, this application was reported to the Sydney Eastern Planning Panel (the Panel), as the Consent Authority for determination.

The Panel's recommendation was to defer the decision. The reasons for deferral, as published on the Planning Panels website, was as follows:

The Panel agreed to defer the determination of the matter until Council staff provide advice on the current status of the consideration by Bayside Council of the Voluntary Planning Agreement and its exhibition.

When this information has been received, the panel will determine the matter electronically unless otherwise decided by the Chair.

Voluntary Planning Agreement

The Voluntary Planning Agreement (VPA) was placed on public exhibition on 24 June 2019 for 28 days. This is included as part of **Attachment 1** to this report.

The VPA relates to the dedication of 90 car parking spaces as well as a pedestrian site link along the western edge of the proposed development.

Once the exhibition period finishes, the process of execution of the VPA will be undertaken, either by delegation of the General Manager or by resolution of Council.

Conditions

A set of Draft Conditions were presented to the Panel on 16 May 2019, which were agreed to by the applicant. These are included as part of **Attachment 2**.

An additional condition has been inserted (Condition 19) relating to the VPA to be fully executed before a Construction Certificate is issued for the ground level (which contains the public car park) and above, which would allow for a Construction Certificate to be issued for the basement levels underneath the ground level prior to the VPA being executed.

Condition 3 has now been relocated to be Condition 85 to better reflect the Occupation Certificate milestone.