

DETERMINATION AND STATEMENT OF REASONS
SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	6 February 2019
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis, Michael Nagi, Ed McDougall
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically between 19 January 2019 and 7 February 2019.

MATTER DETERMINED

2018ECI016 – Bayside – DA13/271/4 at 27 Church Avenue 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.






The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report and memo dated 4 February 2019.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report and memo dated 4 February 2019.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	 Ed McDougall
 Michael Nagi	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018ECI016 – Bayside – DA13/271/4
2	PROPOSED DEVELOPMENT	Section 4.56 Application to modify Development Consent No. 13/271 to correct an error on the consent by amending condition 1 to properly acknowledge the materials as approved on all facades.
3	STREET ADDRESS	27 Church Avenue, Mascot
4	APPLICANT/OWNER	Church 88 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(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: 17 January 2019 • Council memo: 4 February 2019 • Written submissions during public exhibition: nil
8	PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> • Papers were circulated electronically 18 January 2019 and 6 February 2019
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report