

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	17 May 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Louise Camenzuli, Ed McDougall, Michael Nagi
APOLOGIES	Sue Francis
DECLARATIONS OF INTEREST	None

Public meeting held at Rydges World Square on 17 May 2018, opened at 10:30 am and closed at 10:05 am.

MATTER DETERMINED

2018SCL017 – Bayside – DA2017/1022/02

130-150 Bunnerong Road Eastgardens

Section 4.55(2) Application to modify Development Consent No. 2017/1022 to introduce rooftop terraces above the top floor apartments, internal reconfiguration to convert six (6) x 1-bedroom apartments to 2 bedroom apartments, removal of basement ramp to the south and changes to the childcare parking, access and open space at UB4.

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 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.


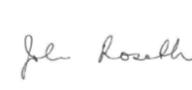



REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The amended application is substantially the same as the original.
- The amendments do not have material impact on the surroundings.
- The Panel considered the objections, which related to height, traffic and infrastructure, and was satisfied that the amended application did not materially differ from the original in these aspects.

CONDITIONS

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

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Louise Camenzuli	 Michael Nagi
 Ed McDougall	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SCL017 – Bayside – DA2017/1022/02
2	PROPOSED DEVELOPMENT	Section 4.55(2) Application to modify Development Consent No. 2017/1022 to introduce rooftop terraces above the top floor apartments, internal reconfiguration to convert six (6) x 1-bedroom apartments to 2 bedroom apartments, removal of basement ramp to the south and changes to the childcare parking, access and open space at UB4.
3	STREET ADDRESS	130-150 Bunnerong Road Eastgardens
4	APPLICANT/OWNER	Karimbla Construction Services (NSW) Pty Ltd/ Karimbla Properties (No. 39) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Application to modify a consent determined by the Panel
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 and Apartment Design Guide Botany Bay Local Environment Plan Draft environmental planning instruments: Nil Development control plans: Nil 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: 7 May 2017 Written submissions during public exhibition: Three (3) submissions Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Walter Gordon
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting 20 February 2018 Final briefing meeting to discuss council's recommendation, 17 May 2018 at 10:00 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), John Roseth, Louise Camenzuli Ed McDougall, Michael Nagi <u>Council assessment staff</u>: Chris Mackey, Lincoln Pascal, Angela Lazaridis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report