

RECORD OF DEFERRAL

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DEFERRAL	7 November 2019
PANEL MEMBERS	Carl Scully (Chair), Sue Francis, John Roseth, Michael Nagi
APOLOGIES	Ed McDougall
DECLARATIONS OF INTEREST	None

Public meeting held at Fraser Suites Sydney, 488 Kent Street Sydney, on 7 November 2019, opened at 3pm and closed at 3.16pm.

MATTER DEFERRED





PPSSEC-11 – Bayside – DA2014/10096/H at 5 Oscar Place Eastgardens for modifications to an approved development (as described in Schedule 1)

REASONS FOR DEFERRAL

The Panel accepts that the prime purpose of the modification is to include in the concept approval the use of a hotel/serviced apartment in the place of approx. 200 units. This has not been assessed in the officer's report. Accordingly, the Panel agreed to defer the determination of the matter until a supplementary report is provided which assesses the inclusion of a hotel/serviced apartments as part of the concept approval. The report will also need to address the change in description of the concept approval and change in parking and residential units and unit mix.

When this information has been received, the Panel will hold another public determination meeting on 21 November 2019.

The decision to defer the matter was unanimous.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-11 – Bayside – DA2014/10096/H
2	PROPOSED DEVELOPMENT	Section 4.56 Application to modify the masterplan DA-2014/96 to permit amendments to the ground floor use, typical road plan, unit mix and parking rates (as amended).
3	STREET ADDRESS	5 Finch Drive, 5 Oscar Place, 5 Tingwell Boulevard, 2 & 6 & 8 Studio Drive, 148 Bunnerong Road, 1 Finch Drive, and 120 Banks Avenue, Eastgardens (previously known as 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 4.56 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: 25 October 2019 Written submissions during public exhibition: 3 Verbal submissions at the public meeting 7 November 2019: <ul style="list-style-type: none"> Council assessment officer – Luis Melim, Angela Lazaridis On behalf of the applicant – Walter Gordon, Neil O’Connell, Norelle Jones
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Final briefing to discuss council’s recommendation, 7 November 2019 at 2.30pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Sue Francis, John Roseth, Michael Nagi <u>Council assessment staff</u>: Angela Lazaridis, Luis Melim
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report