

DATE OF DETERMINATION	6 May 2021
PANEL MEMBERS	Carl Scully (Chair), Roberta Ryan, Sue Francis, Ed McDougall, Michael Nagi
APOLOGIES	Jan Murrell
DECLARATIONS OF INTEREST	None

Papers circulated on 22 April 2021.

MATTER DETERMINED

PPSSEC-119 – Bayside – DA-2019/47/B – 1-5 Chalmers Crescent, 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.

Development application

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 Officer's assessment report.


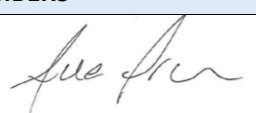

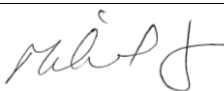

- The Panel notes the unique planning circumstances of this site where half of the site has no nominated floor space ratio and that the proposed modification is simply a redistribution of floor space across the whole site which does not result in any adverse environmental impact.

CONDITIONS

The development application was approved subject to the conditions in the Council Officer's assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Carl Scully (Chair)	 Sue Francis
 Roberta Ryan	 Michael Nagi
 Ed McDougall	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-119 – Bayside – DA-2019/47/B
2	PROPOSED DEVELOPMENT	Section 4.55(2) Application to an approved office development to modify commercial typology from strata suites to large floor plates including changes to the shape, increase floor to ceiling height of ground floor level, decrease in floor to floor heights for the typical floors, redesign of the entry arrangement at ground floor level, reconfiguration of parking area layout, landscaping and modification to conditions.
3	STREET ADDRESS	1-5 Chalmers Crescent, Mascot
4	APPLICANT/OWNER	One Chalmers 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: • Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 7 of the SEPP- State and Regional Development 2011 which regional panels may be authorised to exercise consent authority functions of councils • Environmental Planning & Assessment Regulation 2000, Part 6 – Procedures relating to Development Applications <ul style="list-style-type: none"> ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 ○ Botany Bay Local Environmental Plan YYYY • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Botany 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: 22 April 2021 • Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 18 March 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Nagi ○ <u>Council assessment staff</u>: Angela Lazaridis, Ben Latta, Luis Melim • Site inspection: Panel members visited the site independently, prior to 6 May 2021 • Final briefing to discuss council's recommendation: 6 May 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Sue Francis, Roberta Ryan, Michael Nagi, Ed McDougall

		<ul style="list-style-type: none">○ <u>Council assessment staff:</u> Angela Lazaridis, Ben Latta, Luis Melim○ <u>Applicant representatives:</u> Aaron Sutherland, Ben Pomroy, Nathan Grice
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report