

DATE OF DEFERRAL	27 February 2025
DATE OF PANEL MEETING	25 February 2025
PANEL MEMBERS	Carl Scully (Chair), Alice Spizzo, Susan Budd, Joe Awada and Michael Nagi
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 12 February 2025.

MATTER DETERMINED

PPSSEC-314 - Bayside - DA-2024/68 - 114-116 Hattersley Street and 345 Princes Highway, Banksia - Integrated Development - Demolition of existing structures and construction of two (2) ten (10) storey mixed use buildings, comprising eighty-six (86) residential units, eight (8) ground floor commercial units, three (3) levels of basement parking, and associated landscaping (as described in Schedule 1).

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings observed at the site inspection listed at item 8 in Schedule 1.

The Panel agreed to defer the determination of the matter to allow for the provision of updated flood modelling as per draft Condition 19 and the assessment of flooding impacts that addresses the requirements of Clause 5.21 of the Bayside Local Environmental Plan, 2021 (LEP).

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant and Council will meet to confirm the requirements to satisfy the reasons for the deferral in respect of flood modelling and clause 5.21 of the LEP.
2. The Applicant shall provide revised modelling as required, any amended plans, address Clause 5.21 of the LEP and upload all documentation to the Planning Portal.
3. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal within four (4) weeks of the upload of the Applicants required information to the Planning Portal.
4. When the updated assessment report is received the Panel will undertake a final briefing and determine the application by way of electronic determination.

If the outstanding information is not provided by 31 March 2025 the Panel may move to determine the DA based on the information currently at hand.

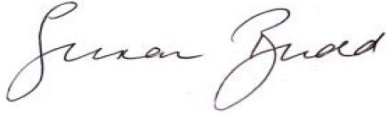
PANEL MEMBERS



Carl Scully (Chair)



Alice Spizzo



Susan Budd



Joe Awada



Michael Nagi

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	PPSSEC-314 – Bayside – DA-2024/68
2	PROPOSED DEVELOPMENT	Integrated Development - Demolition of existing structures and construction of two (2) ten (10) storey mixed use buildings, comprising eighty-six (86) residential units, eight (8) ground floor commercial units, three (3) levels of basement parking, and associated landscaping
3	STREET ADDRESS	114-116 Hattersley Street and 345 Princes Highway, Banksia
4	APPLICANT/OWNER	Applicant: Hattersley Developments Pty Ltd Owner: Hattersley Developments Pty Ltd (114-116 Hattersley Street, Banksia), Nascon Property Group Pty Ltd (345 Princes Highway, Banksia)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Housing) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ Bayside Local Environmental Plan 2021 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Bayside Development Control Plan 2022 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • 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: 11 February 2025 • Clause 4.6 variations: cl. 4.4 (Floor Space Ratio) of the LEP and cl.16(1) of the SEPP Housing • Written submissions during public exhibition: 5 • Total number of unique submissions received by way of objection: 5
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 15 August 2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Joe Awada and Michael Nagi ○ <u>Council assessment staff</u>: Michael Maloof, Christopher Mackey and Haven Barr ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis • Site Inspection: 25 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd Joe Awada and Michael Nagi

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Michael Maloof, Luis Melim, Christopher Mackey and Lachlan McCowan • Briefing: 25 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Joe Awada and Michael Nagi ○ <u>Applicant Representatives</u>: John Mouawad, Stephen Kerr and Alain Assoum ○ <u>Council assessment staff</u>: Michael Maloof, Christopher Mackey and Lachlan McCowan ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis • Final briefing to discuss Council's recommendation: 25 February 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joe Awada and Michael Nagi ○ <u>Council assessment staff</u>: Michael Maloof, Luis Melim, Christopher Mackey and Lachlan McCowan ○ <u>Applicant representatives</u>: John Mouawad ○ <u>Department staff</u>: Carolyn Hunt and Lisa Ellis
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report and amended on 25 February 2025