

COUNCIL SUPPLEMENTARY ASSESSMENT REPORT

SYDNEY EASTERN CITY PLANNING PANEL

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| Panel Reference | PPSEC-321 |
| DA Number | DA-2024/133 |
| LGA | Bayside Council |
| Proposed Development | Demolition of existing structures and construction of an eight (8) storey mixed use development comprising of ground floor retail and parking, seven (7) levels of residential units, basement and above ground car parking and landscaping |
| Street Address | 573 Gardeners Road, Mascot |
| Applicant/Owner | <u>Applicant</u> : Mecone <u>Owner</u> : APKC Pty Ltd |
| Date of DA lodgment | 14 June 2024 |
| Number of Submissions | 2 |
| Recommendation | Approval |
| Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011) | Private infrastructure and community facilities over \$30 million (Nominated CIV: \$62,701,806) |
| List of all relevant s4.15(1)(a) matters | <ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Sustainable Buildings) 2022 • Bayside Local Environmental Plan 2021 • Bayside Development Control Plan 2022 |
| List all documents submitted with this report for the Panel's consideration | <ul style="list-style-type: none"> • Architectural Plans – FJC Studios • Landscape Plan – Site Image • Statement of Environmental Effects – Mecone • Clause 4.6 Statement for Height of Building – Mecone |

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| Report prepared by | Andrew Ison, Senior Development Assessment Planner |
| Report date | 27 November 2024 |

DEFERRED COMMENCEMENT

The recommendation of the assessment report that was dated 20 November 2024 was for Deferred Commencement, subject to the following:

- The retail space on the ground floor is to be set at a minimum level of 9.75m AHD
- The civil engineering design to be revised to address a series of flood related matters and show full details of the flood mitigation measures as outlined within the lodged Flood Report
- Written evidence from Sydney Water confirming support for the proposed decommissioning on an existing sewer easement traversing through the site.

1. **Retail space**

Council is satisfied that the revised level of the ground floor retail space can be addressed as a design amendment prior to the issue of any Construction Certificate (refer to Condition 21(b) in the revised Draft Conditions).

2. **Flood Mitigation**

Council is satisfied that the revised civil engineering design to address a series of flood related matters and show full details of flood mitigation measures can be addressed prior to the issue of any Construction Certificate (refer to Condition 49 in the revised Draft Conditions).

3. **Decommissioning of sewer easement**

The applicant has received documentary evidence that could adequately satisfy this requirement, and hence has now been included as a requirement in Condition 20 in the revised Draft Conditions.

RECOMMENDATION

1. That the Regional Planning Panel, exercising the functions of the Council as the consent authority pursuant to s4.16 of the Environmental Planning and Assessment Act 1979, APPROVE development application DA-2024/133 being for Demolition of existing structures and construction of an eight (8) storey mixed use development comprising of ground floor retail and parking, seven (7) levels of residential units, basement and above ground car parking and landscaping at 573 Gardeners Road, Mascot, subject to the attached conditions.
2. That the submitters be notified of the Panel's decision.