

DATE OF DETERMINATION	27 October 2025
DATE OF PANEL DECISION	26 October 2025
DATE OF PANEL BRIEFING	23 October 2025
PANEL MEMBERS	Carl Scully (Chair), Susan Budd, Glennis James, Joe Awada and Michael Nagi
APOLOGIES	Alice Spizzo
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 October 2025.

MATTER DETERMINED

PPSSEC-355 - Bayside - DA-2024/357 - 32 & 34 Ricketty Street, Mascot - Integrated Development - Demolition of existing structures and construction of a seven (7) storey (plus mezzanine levels) mixed-use development comprising business premises, industrial units, and self storage (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 the site inspection listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 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 Assessment Report.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report with the following amendments.

- Amend Condition 43 to insert the following:
 - xiii. In line with the approved Landscape Plans listed in Condition No.2 of this consent, the following must be updated:
 - Update 'Figure 3 – Proposed Capping Areas' of the RAP to remove capping under existing trees in the Ricketty Street setback to allow for the retention of these trees; and
 - Update the cap and contain approach in Section 9.2.5 'Landscaping Areas' of the RAP (including figures) for areas of deep soil landscaping such that a minimum clean cover soil depth of 2.5m is placed above the geotextile marker layer to support the proposed new tree plantings.
- Insert new Condition 109A, which reads as follows:
 - 109A. **Conveyancing Act Registration (with SAS)**
As a LTEMP is required to manage residual contamination at the site, a restriction as to use under Section 88B of the *Conveyancing Act 1919* is to be registered on the title of all of the

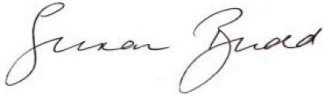
lots that form part of this application (DA-2024/357) with the following terms of restriction on use:

The registered proprietor must not use or otherwise undertake development on the land hereby burdened except in accordance with the provisions of the Long-Term Environmental Management Plan [Enter Name of Plan] ref: [Enter Details], prepared by [Enter Details], dated [Enter Details], incorporated within the Site Audit Statement [Insert SAS Number] dated [insert date signed], prepared by accredited Site Auditor [Insert auditors name], a copy of which Statement is held by Bayside Council.

The name of the person or authority empowered to release, vary, or modify the restriction will be Bayside Council.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submission made in support during public exhibition.

PANEL MEMBERS	
 Carl Scully (Chair)	 Glennis James
 Susan Budd	 Joe Awada
 Michael Nagi	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-355 - Bayside - DA-2024/357
2	PROPOSED DEVELOPMENT	Integrated Development - Demolition of existing structures and construction of a seven (7) storey (plus mezzanine levels) mixed-use development comprising business premises, industrial units, and self storage
3	STREET ADDRESS	32 & 34 Ricketty Street, Mascot
4	APPLICANT/OWNER	Place Studio AU Pty Ltd Elegant Capital Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - State Environmental Planning Policy (Sustainable Buildings) 2022 - State Environmental Planning Policy (Industry and Employment) 2021 - Bayside Local Environmental Plan 2021 - Draft environmental planning instruments: Nil - Development control plans: - 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	- Council Assessment Report: 13 October 2025 - Written submissions during public exhibition: 1 - Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	- Briefing: 04 March 2025 <u>Panel members</u>: Carl Scully (Chair), Alice Spizzo, Susan Budd, Joe Awada, Michael Nagi <u>Council assessment staff</u>: Andrew Ison, Pascal Van de Walle, Luis Melim <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova - Site inspection: 23 October 2025 <u>Panel members</u>: Carl Scully (Chair), Susan Budd, Glennis James, Joe Awada <u>Council assessment staff</u>: Andrew Ison, Pascal Van de Walle - Applicant Briefing: 23 October 2025

		○ <u>Panel members</u>: Carl Scully (Chair), Susan Budd, Glennis James, Joe Awada, Michael Nagi ○ <u>Council assessment staff</u>: Andrew Ison, Pascal Van de Walle, Carine Elias ○ <u>Applicant representatives</u>: Nicholas Grimes, Joe Vincent, Aaron Sutherland, Alex Graham-Vilo ○ <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova • Final briefing to discuss Council's recommendation: 23 October 2025 ○ <u>Panel members</u>: Carl Scully (Chair), Susan Budd, Glennis James, Joe Awada, Michael Nagi ○ <u>Council assessment staff</u>: Andrew Ison, Pascal Van de Walle, Carine Elias ○ <u>Department Staff</u>: Carolyn Hunt and Ilona Ter-Stepanova
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report