

Zoe Halpin

From: Meg Dsouza <meg.dsouza@bayside.nsw.gov.au>
Sent: Friday, 20 May 2022 12:03 PM
To: Zoe Halpin
Cc: Josh Ford; Clare Harley
Subject: Bayside Council comments - Qantas Flight Training Centre Mod 1 Subdivision (SSD-10154-Mod-1)

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Hi Zoe,

Thank you for the opportunity to provide comments on Mod 1 of the Qantas Flight Training Centre SSD 10154.

Council understands that the proposed modification involves:

- the consolidation and subdivision of the following lots/DPs (within the northern site):
 - Lot 100 DP 1282154 (67 Kent Road, Mascot)
 - Lot 102 DP 1277278 (65 Kent Road, Mascot)
- The delivery of a new lot configuration for the northern site, comprising of separate lots for:
 - The approved multi-level car park (proposed Lot 103)
 - The existing Qantas catering facility (Lot 104)

Council also understands that the modification has resulted from a DPE query regarding the consolidation of the lots within the subject area, during the RTS stage of SSD 10154.

The assessment provided within the modification application notes that:

- The *Bayside Local Environmental Plan 2021* (BLEP 2021) applies to the site and establishes its key planning controls. The development as modified remain consistent with the site's IN1 General Industrial zoning and other controls under the BLEP 2021. The site has a minimum lot size control of 1,500m² under the BLEP 2021. The proposed lots comply with the minimum lot size control.
 - Council is satisfied that the proposal meets minimum lot size requirements for the IN1 zone.
- The proposed modifications are minor in nature and do not affect the development's compliance with....The Botany DCP 2013.
 - Council notes that the subject area falls under the *Mascot (West) Industrial Precinct* within Chapter 6 of the Botany DCP.
 - The objectives and controls attributed to this precinct do not outline setback requirements for the subject area.

Therefore, Council has no further comments or actions.

Kind regards,
Meg



Meg D'souza | Urban Planner
444-446 Princes Highway, Rockdale NSW 2216
T 02 9562 1702
E Meg.Dsouza@bayside.nsw.gov.au **W** www.bayside.nsw.gov.au

From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>
Sent: Friday, 20 May 2022 12:31 AM