

DATE OF DECISION	7 July 2022
PANEL MEMBERS	Carl Scully (Chair), Chris Wilson and John Brockhoff
APOLOGIES	None
DECLARATIONS OF INTEREST	Ed McDougall and Michael Nagi previously advised they had participated in a council meeting on the proposal and therefore were not invited to participate in the panel on the matter.

PLANNING PROPOSAL

PP-2021-3539 -BAYSIDE COUNCIL AT 146-154 O'Riordan Street, Mascot

The proposal seeks to amend Bayside Local Environmental Plan 2021 (Bayside LEP 2021) in the following manner:

- Increase the maximum building height permitted across the western part of the site from 22 metres to 44 metres; and
- Apply a new building height plane clause to the northern and eastern side boundaries of the site to provide appropriate building height setbacks to the adjoining land.

No changes are proposed to the existing B5 Business Development zone that applies to the site.

It is understood the planning proposal is intended to facilitate a combined hotel and serviced apartments development, the delivery of a mixed-use outcome for the site is anticipated to comprise of:

- 253 hotel rooms;
- 562 serviced apartments;
- 288sqm of restaurant floor space; and
- 906sqm of retail floor space.



The proposal is also anticipated to generate 630-700 direct jobs (FTE).

PANEL DECISION – EXHIBITION OF PLANNING PROPOSAL

The Department of Planning and Environment has advised that all relevant Gateway Determination conditions have been met.

As the planning proposal authority, the panel determined that the planning proposal as submitted is suitable for public exhibition. The proposal will be exhibited for a minimum of 20 working days as per the Gateway determination dated 12 May 2022.

The decision was unanimous.

PANEL MEMBERS	
	
Carl Scully	Chris Wilson

John O. Brockhoff

John Brockhoff