

PLANNING PROPOSAL AUTHORITY
DETERMINATION AND STATEMENT OF REASONS
 STRATEGIC PANEL of the
 SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	17 November 2022
PANEL MEMBERS	Carl Scully (Chair), Susan Budd and John Brockhoff
APOLOGIES	None
DECLARATIONS OF INTEREST	<p>Jan Murrell was a member of the Local Planning Panel when the planning proposal was presented.</p> <p>Michael Nagi, Ed McDougall, Bill Saravinovski and Dorothy Rapisardi all declared a conflict of interest due to consideration of the planning proposal of the site at a Bayside Council meeting.</p>

Papers circulated electronically on 28 October 2022.

PLANNING PROPOSAL

PP-2021-3539 – Bayside Council - at 146-154 O'Riordan Street, Mascot

The planning proposal seeks to increase the maximum building height on part of the site and introduce a building height plane on the remaining portion of the site.

PANEL CONSIDERATION AND DECISION

The panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

As the planning proposal authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made.



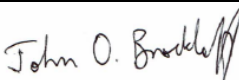
The decision was unanimous.

REASONS FOR THE DECISION

The Panel concurs with the Department of Planning and Environment's Post-Exhibition Report and considers that the planning proposal is suitable for finalisation.

The Panel agrees:

- the proposal demonstrates strategic and site-specific merit;
- the conditions of the Gateway have been met or any inconsistencies are minor and justified; and
- agency and community consultation has occurred in accordance with the Gateway determination and all submissions have been adequately considered by the Department.

PANEL MEMBERS	
 Carl Scully (Chair)	 Susan Budd
 John Brockhoff	

SCHEDULE 1		
1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	PP-2021-3539 – Bayside Council - AT 146-154 O'Riordan Street, Mascot
2	LEP TO BE AMENDED	Botany Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	The planning proposal seeks to increase the maximum building height on part of the site and introduce a building height plane on the remaining portion of the site.
4	MATERIAL CONSIDERED BY THE PANEL	<p>Department of Planning and Environment's Post-Exhibition Report with Attachments A to J.</p> <p>Attachment A – Planning Proposal (May 2022)</p> <p>Attachment B – Rezoning Review Record of Decision (March 2022)</p> <p>Attachment C – Gateway Determination (May 2022)</p> <p>Attachment D – Assessment Against Gateway Determination</p> <p>Attachment E – Authorisation of exhibition (July 2022)</p> <p>Attachment F – Summary of submissions and responses</p> <p>Attachment G – Mr. Hoenig MP Submission (August 2022)</p> <p>Attachment H – Council submission (August 2022)</p> <p>Attachment I – Agency submissions</p> <p>Attachment J – Proponent's response to submissions</p>
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Department Briefing: 17 November 2022, 12:15pm-12:30pm <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Susan Budd, John Brockhoff ○ <u>Department staff</u>: Brendon Roberts, Louise McMahon, Jonathan Saavedra, Thomas Cocks ○ Key issues discussed - public exhibition, four submissions and responses including proposed building height, building height plane control and setbacks; adjoining local heritage item; traffic and parking management; and flood levels. • Panel Discussion: 17 November 2022, 12:30-12:45pm <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Susan Budd, John Brockhoff ○ <u>Department staff</u>: Brendon Roberts, Louise McMahon, Jonathan Saavedra, Thomas Cocks