

DETERMINATION AND STATEMENT OF REASONS

SYDNEY CENTRAL PLANNING PANEL

DATE OF DETERMINATION	17 May 2017
PANEL MEMBERS	Maria Atkinson (Chair), John Roseth, Sue Francis, Colin Clissold
APOLOGIES	Meredith Wallace
DECLARATIONS OF INTEREST	None

Electronic meeting held between Tuesday, 16 May 2017 and 17 May 2017.

MATTER DETERMINED

2017SCL020 – Bayside - DA2014/306/02 at 113-121 Baxter Road, Mascot (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 the matters observed at site inspections listed at item 8 in Schedule 1.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.




REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

- The proposal involving internal alterations within the basement will not have any external impact.
- Parking and servicing remains unchanged.
- The proposed facilities will add amenity to the development and use of the hotel by guests and staff.
- The proposal is substantially the same as that previously approved.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Sue Francis	Approved by email 24 May 2017 Colin Clissold

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL020 – Bayside - DA2014/306/02
2	PROPOSED DEVELOPMENT	S96(AA) application to modify Development Consent No. 14/306, which is for the demolition of existing structures and erection of a 12 storey hotel building containing 150 rooms over eight levels and four levels of car parking for 60 vehicles (one at grade and three above ground). To convert the plant rooms on the car park levels 2 and 3 to a gym (for hotel guests only) and a staff room respectively.
3	STREET ADDRESS	113-121 Baxter Road, Mascot
4	APPLICANT/OWNER	The Baxter International Hotel
5	TYPE OF REGIONAL DEVELOPMENT	Section 96AA Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Botany Bay Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Botany Bay Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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	<ul style="list-style-type: none"> • Council assessment report: 15 May 2017 • Written submissions during public exhibition: none
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing meeting: 11 May 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report