

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Tuesday, 4 September 2018
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Peter Brennan and Joe Awada
APOLOGIES	Sue Francis, Michael Nagi, Ed McDougall and Ron Bezic
DECLARATIONS OF INTEREST	None

Public meeting held at Rydges World Square on 4 September 2018, opened at 10:10 am and closed at 10:40 am.

MATTER DETERMINED

2018SCL063 – Bayside – DA-14/45/03 at 2-8 Sarah St, 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 pursuant to section 4.55 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.





REASONS FOR THE DECISION

- The modified proposal is substantially the same as the approved proposal.
- The modified building has similar bulk and scale to the approved building.
- The additional floor space has no additional discernible visual or amenity impacts.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- In Condition 1, delete “Construction Management Plan / Traffic Management Plan”, as these have already been lodged with the council.
- In Condition 2, delete Note (ii) in order to make it consistent with Condition 57.
- In Condition 57, change “Occupation Certificate” to “Construction Certificate” in order to make it consistent with Condition 2.
- In 67A, change 25 spaces to 8 spaces, as this is more consistent with the likely demand for staff spaces.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Peter Brennan	 Joe Awada

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2018SCL063 – Bayside – DA-14/45/03
2	PROPOSED DEVELOPMENT	Section 4.55(2) application to modify Development Consent No 14/45 to modify an approved hotel including internal reconfiguration, increase number of rooms to 178, external façade changes, increase in floor space, new signage, car parking, landscaping and relocation of the substation, and modifications of conditions including timing of fee payment
3	STREET ADDRESS	2-8 Sarah St, Mascot
4	APPLICANT/OWNER	Pro-Invest Australian Hospitality Opportunity (St) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.55(2) Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No 6 – Advertising and Signage 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: 9 August 2018 Written submissions during public exhibition: nil Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant – Mark Hotson and Alison Brown
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection and briefing meeting on 26 July 2018 Final briefing meeting to discuss council's recommendation, 4 September 2018, 9:50 am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), John Roseth, Peter Brennan and Joe Awada <u>Council assessment staff</u>: Ben Latta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report