

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 3 March 2022
LOCATION	videoconference

BRIEFING MATTER(S)

PPSSEC-154- Bayside – DA2021/450 at 210 O’Riordan Street, Mascot

Hotel Development - Integrated Development - Demolition of existing structures and construction of a twelve (12) storey hotel comprising of parking, signage and retail on the ground floor and associated restaurant and bar.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Jan Murrell, Ed McDougall, Michael Nagi
APOLOGIES	None
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Angela Lazaridis, Ben Latta, Luis Melim
APPLICANT	Lauren Manias – Applicant, Ben Pomroy, Elysse Kuhar, Alex Rodakis, Corey, Karl Weaver, Ian Cady,

RSD TEAM

CASE MANAGER	Stuart Withington
PLANNING OFFICER	Cameron Brooks

COUNCIL

Council provided a brief overview of the site location and proposal. Noted last round of DRP, supportive of the proposal. The applicant still needs to address the following:

- Third party advertising on the side of building. Council and DRP are not supportive and have requested its removal.
- FSR non-compliance on the site is exacerbated due to the required road widening. It is noted the applicant is still working on an amended cl 4.6 application. Council advised that while the proposal complies with the maximum height the maximum FSR is exceeded. At the same time compliance with height is not justification in itself to exceed the FSR control and hence a revised cl 4.6 must be submitted for assessment.

- Response from Sydney Trains has been delayed and the applicant has only just been provided with comments.

APPLICANT

- The applicant provided a brief overview of key design amendments including: tree planting and landscaping, reduced car parking, advertising signage and building setbacks.
- It was noted that billboards are common in the area and provided examples of existing billboards in the vicinity. Discussed how billboards can be integrated into the architecture / street scape.

PANEL

- Panel would require a site visit regarding the proposed advertising to get an understanding of the existing environment and whether general advertising, as opposed to building identification signage, is appropriate or not.

NEW DETERMINATION DATE: Thursday, 19 May 2022

ISSUES TO BE RESOLVED:

1. Site visit regarding the advertising and signage
2. Applicant to provide an amended set of plans and documentation, including a cl 4.6 written request, to Council by the 15 March
3. Applicant to respond to Sydney Trains comments