

DATE OF DEFERRAL	19 May 2022
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Chris Wilson, Ed McDougall and Michael Nagi
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held by Public Teleconference on 19 May 2022, opened at 1:30pm and closed at 2:55pm.

Papers circulated electronically on 10 May 2022.

MATTER DEFERRED

PPSSEC-154 - Bayside Council – DA2021/450 at 210 O'Riordan Street, Mascot – 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.

REASONS FOR DEFERRAL

The Panel agreed to defer the determination to allow a response from CASA as this is a prerequisite to approval. The applicant also has the opportunity to respond to concerns raised by the Panel and Council in particular:

- The external advertising proposed,
- Level of contributions,
- Landscape treatment,
- Sydney Trains concurrence and
- Any remaining conditions in dispute.

The Panel defers the matter to allow for the resolution of the above issues prior to its formal determination.

The panel requests that upon CASA providing advice of its decision, Council provide to the Panel an addendum report in relation to the above issues in a timely manner to enable the Panel to proceed to a determination.

The decision to defer the matter was unanimous.

PANEL MEMBERS



Carl Scully (Chair)



Jan Murrell



Chris Wilson



Ed McDougall



Michael Nagi

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-154 - Bayside Council – DA2021/450
2	PROPOSED DEVELOPMENT	Integrated Development for the demolition of existing structures and construction of a twelve (12) storey hotel comprising of parking, signage and specialised retail on the ground floor and associated restaurant and bar
3	STREET ADDRESS	210 O’Riordan Street (also known as 133-137 Baxter Road and 118 Robey Street) Mascot – Pt Lot 1 DP 1190559
4	APPLICANT/OWNER	Boston Atlas Hickory Hotels Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazard) 2021 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ Bayside Local Environmental Plan 2021. • Draft environmental planning instruments: Nil • Development control plans: ○ Botany Bay Development Control Plan 2013. • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: • Coastal zone management plan: • 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 Environmental Planning and Assessment Act 1979 or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council Assessment Report: 5 May 2022 • Clause 4.4 of the Bayside Local Environmental Plan 2021 • Written submissions during public exhibition: 0 • Total number of unique submissions received by way of objection: Nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 22 October 2021 ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell. ○ <u>Council assessment staff</u>: Angela Lazaridis, Ben Latta, Nitin Thomas, Luis Melim ○ <u>Applicant</u>: Ian Cady, Lauren Manias, Michael Viskovich, Alexander Rodakis, Karl Weaver, Shalom Choong, Jason Shepherd, Ben Pomroy. • Briefing: 3rd March 2022 ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Ed McDougall, Michael Nagi. ○ <u>Council assessment staff</u>: Angela Lazaridis, Ben Latta, Luis Melim.

		○ <u>Applicant</u>: Lauren Manias, Ben Pomroy, Elysse Kuhar, Alex Rodakis, Corey, Karl Weaver, Ian Cady. • Site inspection: 19/05/2022 ○ <u>Panel members</u>: Carl Scully (Chair), Chris Wilson (State Member) ○ <u>Council assessment staff</u>: Luis Melim, Ben Latta, Angela Lazaridis • Final briefing to discuss council's recommendation: 19/05/2022 ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Chris Wilson, Ed McDougall and Michael Nagi ○ <u>Council assessment staff</u>: Angela Lazaridis, Ben Latta, Luis Melim. ○ <u>Applicant representatives</u>: Lauren Manias, Ben Pomroy, Elysse Kuhar, Alex Rodakis, Karl Weaver, Ian Cady.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report