

## Record of Preliminary Briefing Sydney Eastern City Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSSEC-301 – Bayside – DA-2023/345 – 125, 127 & 131 Baxter Road, Mascot
<b>APPLICANT OWNER</b>	Mr Alex Rodakis Mr Theo Isak
<b>APPLICATION TYPE</b>	Development Application
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Capital Investment Value > \$30M
<b>KEY SEPP/LEP</b>	State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Bayside Local Environmental Plan 2021
<b>CIV</b>	\$42,012,122.00 (excluding GST)
<b>BRIEFING DATE</b>	6 February 2024

### ATTENDEES

<b>APPLICANT</b>	Alex Rodakis, Jason Shepherd, Ben Pomroy, Ian Cady and Stephanie Wu
<b>PANEL CHAIR</b>	Carl Scully
<b>COUNCIL OFFICER</b>	Marta Gonzalez-Valdes
<b>CASE MANAGER</b>	Carolyn Hunt
<b>DEPARTMENT STAFF</b>	Lisa Ellis

- Introduction
  - Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
  - The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

- Applicant introduction of proposal
  - Site location and surrounding development outlined, including proposed and existing development (predominantly hotels – airport related precinct)
  - Proposal outlined – 10-storey hotel, with 84 rooms, food and drink premises, car parking and associated landscaping
  - Podium level car parking due to zone of influences – city rail link and aviation height limitations
  - Numeric overview noted – Floor Space Ratio, Gross Floor Area and building height
  - Operation – 24/7
  - Design Review Panel (DRP) – potential integration with adjoining developments (same developer), reduction in waste vehicle size, parking provision, setbacks to maximise visual impact and site frontage to increase landscaping
  - Pedestrian connection between developments
  - Non-compliance with podium levels and setbacks
  - Top level sky lobby with food and beverage premises (concierge at top level)
  - Variations to DCP controls – building setbacks and car parking
  - Cl.4.6 Variation – Floor space ration – 26% variation
  - Waste servicing through eastern driveway (also utilised by cars)
  
- Council summary
  - Outstanding referrals noted
  - Request for Information to be sent (DRP minutes to be received)
  - Cl.4.6 variation to be reviewed

#### **KEY ISSUES FOR CONSIDERATION**

- Building Design – DRP to consider design options
- Connectivity between sites

#### **REFERRAL REQUIRED**

External Referrals:

- Ausgrid – no objection
- Australian Pipelines – no objection
- Sydney Water – no objection
- Water NSW – RFI – basement construction design and need for dewatering
- Design Review Panel

Internal referrals:

- Engineering
- Landscaping

#### **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

- Exhibition until 16/02/2024 – 1 objection to date

**DA LODGED:** 08/12/2023

**RFI SUBMISSION DATE** - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

**TENTATIVE PANEL BRIEFING DATE** – April 2024

**TENTATIVE PANEL DETERMINATION DATE** – September 2024