

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 2 October 2024, 3:00pm – 3:45pm
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-301 – Bayside – DA-2023/345 – 125, 127 & 131 Baxter Road, Mascot – Integrated Development - Tree removal, demolition of existing structures and construction of a ten (10) storey hotel comprising 84 rooms, three (3) levels of basement car parking, food and drink premises, associated landscaping and business identification signage

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Fiona Prodromou, Marta Gonzalez-Valdes and Luis Melim
DEPARTMENT STAFF	Tim Mahoney and Lisa Ellis
APPLICANT	Paige Matthews (Mecone), Alex Rodakis (proponent), Ian Cady (Mecone), Ben Pomroy (Architect)

KEY ISSUES DISCUSSED

Council:

- Council advised the proposal exceeds the max GFA by 807m².
- Council requires a revised clause 4.6 request for FSR as the plans have been revised and don't align with the existing clause 4.6 request.
- Council issued a request for information on 25 March 2024.
- Outstanding information still required: Remediation Action Plan (RAP), revised clause 4.6 variation statement, Acid Sulphate Soils Management Plan (Class 2 Acid Sulphate Soils Area), car lift specifications, signage plans, kitchen fit out plans and setbacks.
- The Council advised they would endeavour to arrange as many of the members of the DRP who considered the proposal at previous meetings for the next DRP meeting.

Applicant:

- The applicant provided a background on the application including changes to the design in response to DRP feedback.
- The proposal currently has a FSR of 3.73:1 (control stipulates a maximum of 3:1) being a 25% variation.
- The scheme complies with the car parking requirements outlined in the DCP.
- The street trees are being retained.
- The applicant has attempted to reduce the amount of hardstand area as much as possible.
- The applicant was willing to make design amendments to services and signage within the street setback.

Panel

- The panel requested the applicant provide the car lift specifications to Council by close of business Friday 4 October.
- The panel chair queried how long it would take for the applicant to submit a RAP to Council, to which the applicant advised a RAP could be prepared within two weeks.
- The panel chair requested the applicant report on the progress of the RAP by Friday 11 October.
- The panel chair queried how soon the applicant can provide copies of the necessary plans to the DRP, to which the Council advised the plans would be required by Friday 11 October. The panel chair advised the amended plans are to be provided to Council no later than 9 October.
- The panel chair requested if an Acid Sulphate Soils Management Plan was being prepared, to which the applicant advised it would be prepared along with the RAP.
- The determination on 5 December 2024 was rescheduled for 6 February 2025.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels