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## **Bayside Planning Panel**

**13/06/2017**

Item No	4.1
Subject	<b>Minutes of Bayside Planning Panel – 23 May 2017</b>
Report by	Name, Title
File	(R) SC17/59

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### **Officer Recommendation**

That the Minutes of the Bayside Planning Panel held on 23 May 2017 be confirmed as a true record of proceedings.

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### **Present**

Jan Murrell, Chairperson and Independent Specialist Member  
Ross Bonthorne, Independent Specialist Member  
Michael McMahon, Independent Specialist Member  
Amber O'Connell, Community Representative  
Jesse Hanna, Community Representative

### **Also present**

Luis Melim, Manager Development Assessment  
Fausto Sut, Manager Governance and Risk  
Marta Gonzalez-Valdes, Coordinator Major Assessments  
Pascal van de Walle, Senior Assessment Planner  
Bin Chen, IT Support Officer  
Lauren Thomas, Governance Officer

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The Chairperson opened the meeting in the Rockdale Town Hall at 6:06 pm.

## **1 Acknowledgement of Traditional Owners**

Bayside Planning Panel respects the traditional custodians of the land, and elders past and present, on which this meeting takes place. The Chairperson acknowledged the Gadigal and Bidjigal Clans as people with a close recent history in the area, as well as the people of the Darug and Tharawal nations.

## **2 Apologies**

The following apologies were received:

Michael McCabe, Director City Futures

### **3 Disclosures of Interest**

There were no disclosures of interest.

### **4 Minutes of Previous Meetings**

#### **3.1 Bayside Planning Panel – 11 April 2017**

##### **Panel Decision**

That the Minutes of the Bayside Planning Panel held on 11 April 2017 be confirmed as a true record of proceedings.

### **5 Reports**

#### **West Bayside Planning Office**

##### **5.1 DA-2016/108 - 376-384 Princes Highway Rockdale**

An on-site inspection took place at the property earlier in the day.

Mr Rudy Jasin and Mr David Furlong responded to the Panel's questions.

##### **Panel Determination**

- 1 That the Bayside Planning Panel supports the variation to the Height development standard, as contained in Clause 4.3 - Height of Buildings within Rockdale LEP 2011, in accordance with the request under Clause 4.6 of RLEP 2011 submitted by the applicant.
- 2 That development application DA-2016/108 for the construction of a nine (9) storey mixed use development comprising two (2) commercial tenancies, thirty-five (35) residential units and three (3) levels of basement car parking, and demolition of existing structures at 376-384 Princes Highway be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report and subject to Condition 104 being amended to include:
  - (iii) Construct a concrete centre median island in Bestic Street to prevent right-hand turns for vehicles travelling north on King Lane and provide associated line marking .
- 3 That the objectors be notified of the Bayside Planning Panel's decision.

By way of comment the Panel considers that it would be prudent for the Council to rezone the land between King Lane and York Street to provide a transition to the lower density area. This could be done by a planning proposal or considered at the time of an amended consolidated plan for the local government area.

The Panel recommends that a materials and finishes board should be submitted for discussion with Council officers and an amended landscape plan also be submitted. The Panel is of the view that the materials and finishes need to be reviewed with the benefit of samples given the importance of this gateway site and its relationship to a green gateway concept.

<b>Name</b>	<b>For</b>	<b>Against</b>
Jesse Hanna	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael McMahon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## **5.2 DA-2017/62 - 17-19 The Seven Ways Rockdale**

An on-site inspection took place at the property earlier in the day.

Mr Rudy Jasin and Mr Giovanni Cirillo responded to the Panel's questions.

### **Panel Determination**

- 1 That the Bayside Planning Panel supports the variation to clause 30(1)(h) of State Environmental Planning Policy (Affordable Rental Housing) 2009 in accordance with the Clause 4.6 justification provided by the applicant.
- 2 That the Development Application No.DA-2016/62 for the proposed change of use and alterations and additions to existing building to create a boarding house containing 14 rooms, one (1) manager's room and associated facilities and two commercial tenancies at 17-19 The Seven Ways, Rockdale be approved subject to the conditions attached to this report.
- 3 That the objector be advised of the Bayside Planning Panel's decision.

<b>Name</b>	<b>For</b>	<b>Against</b>
Jesse Hanna	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael McMahon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Chairperson closed the meeting at 7:45 pm.

Chairperson