
Bayside Planning Panel

8/08/2017

Item No 4.1
Subject **Minutes of Bayside Planning Panel – 25 July 2017**
File (R) SC17/63

Recommendation

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

Present

Jan Murrell, Chairperson and Independent Specialist Member
Ross Bonthorne, Independent Specialist Member
Michael McMahon, Independent Specialist Member
Christopher Middlemiss, Community Representative
Thomass Wong, Community Representative

Also present

Michael McCabe, Director City Futures
Luis Melim, Manager Development Assessment
Fausto Sut, Manager Governance and Risk
Christopher Mackey, Team Leader - Development Assessment
Eric Alessi, Development Assessment Planner
Emma Bell, Development Assessment Planner
Adam Iskander, Development Assessment Planner
Steven Villiers, IT Support Officer
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Rockdale Town Hall at 6:20 pm.

1 Acknowledgement of Traditional Owners

The Chairperson affirmed that Bayside Council respects the traditional custodians of the land, and elders past and present, on which this meeting takes place, and acknowledged the Gadigal and Bidjigal clans.

2 Apologies

There were no apologies received.

3 Conflicts of Interest

There were no conflicts of interest.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel Meeting – 11 July 2017

Panel Decision

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

5 Reports

West Bayside Planning Office

5.1 DA-2017/355 - 301 The Grand Parade, Sans Souci

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

At the meeting the following person spoke:

- Mr Ross Pangallo, the owner, responded to the Panel's questions.

Panel Determination

- 1 That the Bayside Planning Panel endorses the officer's report and recommendation for the alterations and additions to the building under existing use rights.
- 2 That the Development Application No.DA-2017/355 for the proposed alterations and additions to existing mixed use development, including first floor balcony at the rear at 301 The Grand Parade, Sans Souci be approved subject to the conditions attached to this report.

Name	For	Against
Jan Murrell	<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"/>
Christopher Middlemiss	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.2 DA-2017/131 - 4 Abercorn Street, Bexley

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

At the meeting the following person spoke:

- Mr Carlos Hafouri, architect on behalf of the applicant, responded to the Panel's questions.

Panel Determination

- 1 The Council officer's recommendation and report is endorsed by the Panel subject to an additional condition requiring retention of the two existing street trees to Kingsland Road South and the trees, in particular the jacaranda, are to be retained on the northern boundary.
- 2 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.
- 3 That this Development Application 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.

Name	For	Against
Jan Murrell	<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"/>
Christopher Middlemiss	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

East Bayside Planning Office

5.3 DA 2016/189 - 12-14 Herford Street, Botany

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

At the meeting the following people spoke:

- Mr John Bradley, submitter, generally spoke against the officer's recommendation.
- Mr Huss Chalich, applicant, responded to the Panel's questions.

Panel Determination

- 1 That the Panel endorses the Council officer's report and recommendation subject to two additional conditions being imposed as a deferred commencement that must be satisfied prior to the consent operating:
 - a The secondary dwelling on the rear lot should be relocated to the rear boundary that is a zero lot boundary.
 - b The subdivision plan shall be amended to provide for the front two lots to contain a dwelling that complies with the FSR of 0.5 to 1. This necessitates the subdivision plan being redrawn to show dwelling 4 with a zero lot boundary to the north. This does not require the dwellings to be amended. This is to be submitted to Council for approval by a surveyor.
- 2 That the development application DA-2016/189 for the Torrens title subdivision of the land into five (5) lots, and the construction of two (2) semi-detached dwellings (Lots 1 & 2) and three (3) single dwellings (Lots 3,4 & 5) and a secondary dwelling at the rear of Lot 5 at 12-14 Herford Street, Botany be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the deferred commencement and the conditions of consent attached to this report.

Name	For	Against
Jan Murrell	<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"/>
Christopher Middlemiss	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Determination Reason

- The Panel recognises the unusual configuration of the subject site and the context in which it sits. This provides both constraints and opportunities and the Panel is satisfied that the proposed development will sit comfortably in the streetscape and does not create adverse environmental impacts for adjoining residents.
- Furthermore the orientation of the site will provide good amenity for the occupants of the dwellings.
- The panel notes that the site is to be appropriately landscaped which includes canopy trees to make a contribution to the district.
- The panel does not need to consider clause 4.6 request for variation to the FSR as the applicant has agreed to an amendment to the subdivision plan to

provide for the dwellings to comply. The deferred commencement condition addresses this.

The Chairperson closed the meeting at 8:25 pm.

Chairperson
Bayside Planning Panel

Date: