
Bayside Planning Panel

12/09/2017

Item No 4.1
Subject **Minutes of Bayside Planning Panel – 22 August 2017**
File SF17/64

Recommendation

That the Minutes of the Bayside Planning Panel meeting held on 22 August 2017 be confirmed as a true record of proceedings.

Present

Jan Murrell, Chairperson and Independent Specialist Member
Brendan Randles, Independent Specialist Member
Michael McMahon, Independent Specialist Member
Dustin Moore, Community Representative
Amber O'Connell, Community Representative

Also present at the public meeting

Luis Melim, Manager Development Services
Pascal Van de Walle, Senior Assessment Planner
James Arnold, Senior Planner, Creative Planning Solutions
Bin Chen, IT Support Officer
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Rockdale Town Hall at 6.00 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

The following apology was received:

Ross Bonthorne

3 Conflicts of Interest

There were no conflicts of interest.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel – 8 August 2017

Panel Decision

That the Minutes of the Bayside Planning Panel meeting held on 8 August 2017 be confirmed as a true record of proceedings.

5 Reports

5.1 DA-2016/209 – 3-5 Arncliffe Street, Wolli Creek

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

At the meeting the following people spoke:

- Genevieve Slattery, Planner, spoke for the officer's recommendation.
- John Kavanah, Architect, spoke for the officer's recommendation.

Panel Determination

That this matter be deferred for a maximum of two months to allow the applicant to submit an amended plan to address concerns raised by the panel with respect to the light well and habitable rooms that rely on same.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brendan Randles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael McMahon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.2 DA-2017/230 – 19 Gladstone Street, Bexley

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

At the meeting the following people spoke:

- Paul Miller spoke for the officer's recommendation.
- Peter Strong spoke for the officer's recommendation.
- Mick Bradley spoke for the officer's recommendation.

- Wade Imrie spoke for the officer's recommendation.
- David McCormack spoke for the officer's recommendation.
- Peter O'Kane spoke for the officer's recommendation.
- Ken James spoke for the officer's recommendation.
- Deborah Rees spoke for the officer's recommendation.
- Reginald Hyndman spoke for the officer's recommendation.
- Holly Duan (planner) spoke against the officer's recommendation.
- Jakub Urge (architect) spoke against the officer's recommendation.

Panel Determination

- 1 The recommendation of the consultant planner to Council for refusal is endorsed however, not for the reasons contained in the report.
- 2 The development application DA-2017/230 for the demolition of all existing structures on site and construction of a 27 room boarding house including a managers room and office comprising two (2) x four (4) storey buildings and a basement car park at 19 Gladstone Street, Bexley be **REFUSED** pursuant to Section 80(1) of the *Environmental Planning and Assessment Act 1979*.

The reasons for refusal are detailed as follows:

- The context and configuration of the site are not suitable for the development as proposed.
 - The constraint of a 10.06 metre frontage creates unreasonable impacts on adjoining properties and the character of the area.
 - The narrow width also impacts in terms of the driveway location and the configuration of parking in the basement.
 - The relationship of the site to different zones R2 and R4 and the heritage properties on Dunmore Street creates issues that are not appropriately addressed by the proposed development and cannot be ameliorated by sustainable landscaping in a 1-metre wide strip.
 - The impact on the heritage items has not been well considered and would impact on the garden curtilage in particular of those items.
 - The development would severely constrain development of the adjoining semi-detached houses in accordance with the R4 zone and, as such, this land would then become isolated.
 - The amenity for the future tenants, including the outdoor open space area, will be constrained by its siting and adverse impacts on adjacent properties.
- 3 That the objectors be advised of the Bayside Planning Panel's decision.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brendan Randles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael McMahon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber O'Connell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Chairperson closed the meeting at 8.35 pm.

Jan Murrell
Chairperson
Bayside Planning Panel
Date: 22 August 2017