
Bayside Planning Panel

26/09/2017

Item No	4.1
Subject	Minutes of Bayside Planning Panel – 12 September 2017
Report by	Fausto Sut, Manager Governance
File	SC17/66

Officer Recommendation

That the Minutes of the Bayside Planning Panel held on 12 September 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
Dustin Moore, Community Representative
Thomass Wong, Community Representative

Also present at the public meeting

Michael McCabe, Director City Futures
Luis Melim, Manager Development Services
Fausto Sut, Manager Governance and Risk
Marta Gonzalez-Valdes, Coordinator Major Assessments
Fiona Prodromou, Senior Assessment Planner
Lincoln Lawler, Senior Assessment Planner
James Arnold, CPS Consulting
Ian Vong, IT Support Officer
Anne Suann, 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

There were no apologies received.

3 Conflicts of Interest

Jan Murrell declared a Less than Significant Non-Pecuniary Interest in Item 5.4 on the basis she knows a friend of one of the objectors, and indicated she would not vote on the matter.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel – 22 August 2017

Panel Decision

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

5 Reports

5.1 DA-2016/172 - 610 Princes Highway, Rockdale

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

At the meeting the following people spoke:

- Mr Mark Beauman, architect from Urban Link Pty Ltd, spoke for the officer's recommendation and responded to the Panel's questions.
- Ms Julie Horder, from Planning Ingenuity, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That the Bayside Planning Panel accepts the Clause 4.6 variation to Clause 4.3 of RLEP 2011 (Height) as requested by the Applicant.
- 2 That this Development Application be APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 with the recommended conditions of consent attached to this report, and subject to amendments to certain conditions:
 - A Deferred Commencement condition to require the plans to be amended to show no encroachment of the airspace of Sydney Water (that is the balconies and the roof terrace are to be contained fully within the site). The Deferred Commencement is to be satisfied by the relevant Council officer prior to the conditions in Part B coming into effect.
 - Condition 16 is to be deleted regarding the balconies.
 - Conditions 17, 96 and 111 are to be deleted regarding the dedication of land to Sydney Water.

- Additional conditions are to be imposed to satisfy Points 6.6 and 6.7 of the report.
- Condition 38 is to be deleted and a new condition to require the protection of the Cook Pine to the south of the subject site during construction.
- A condition is to be attached to require properties for the external cladding to be of low combustibility.
- Any consequential amendments to implement the above are to be made in the conditions if necessary.

3 That the objectors be notified of the Bayside Planning Panel's decision.

Panel Note

By way of comment, the Panel recommends the area above the ramp on the northern boundary be slabbed over and landscaped where possible to still achieve adequate height clearance for vehicles.

The landscaping to the south adjoining Muddy Creek to be coordinated with the overall landscaping.

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"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.2 DA-2016/150 - 401-405 Princes Highway, Rockdale

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

At the meeting the following people spoke:

- Mr Craig Munnings, Manager Director, Munnings & Associates Pty Ltd, representing the applicant, spoke against the officer's recommendation and responded to the Panel's questions.
- Mr Theo Loucas, Director, AB Works, Architect, representing the applicant, spoke against the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That the matter be deferred to enable the applicant the opportunity to submit amended plans to address the concerns in the officer's report. The amended

plans and supporting documentation, including a materials, colours and finishes board, shall be submitted by 17 November 2017.

- 2 That the objectors be advised of the Bayside Planning Panel's decision.

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"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5.3 DA-2017/284 - 1 Caledonian Street, Bexley

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

At the meeting the following people spoke:

- Mr Reg Hyndman, affected neighbour, spoke against the officer's recommendation.
- Ms Deborah Rees, affected neighbour, spoke against the officer's recommendation.
- Ms Pauline Carr, affected neighbour, spoke against the officer's recommendation.
- Mr Darren Thew, interested resident, spoke against the officer's recommendation.
- Mr Andrew Mason, interested resident, spoke against the officer's recommendation.
- Mr Gerard Turrisi, Consultant Town Planner, GAT & Associates, representing the applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That this item be deferred to allow the applicant the opportunity to prepare and submit a Heritage Management Document in accordance with Clause 5.10(5) of the Local Environmental Plan, and any other supporting documentation.
- 2 That the objectors be advised of the Bayside Planning Panel's decision.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Name	For	Against
Michael McMahon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.4 DA-2017/324 - 52 St Georges Road, Bexley

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

Jan Murrell vacated the Chair and left the meeting having previously declared a Less than Significant Non-Pecuniary Interest in this item, and did not participate in discussion or vote on the item. Michael McMahon assumed the chair.

At the meeting the following people spoke:

- Mr John Tripodi, affected neighbour, spoke against the officer's recommendation.
- Ms Caroline Dambrosio, affected neighbour, generally spoke against elements of the officer's recommendation.
- Mr Mounzer Mortada, applicant and architect, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That Development Application No. 2017/324 for the Demolition of existing structures and construction of an attached dual occupancy with rear swimming pool, outbuildings to the rear of each and associated Torrens Title Subdivision at 52 St Georges Road, Bexley 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 the subdivision plan being added to Condition 2 of the conditions of consent.
- 2 That the pool be relocated so as to avoid complications with the roots of the Crepe Myrtle and to coordinate with the alignment of the proposed sewer, with details to be provided prior to the Construction Certificate stage.
- 3 That the objectors be notified of the Bayside Planning Panel's decision.

Name	For	Against
Ross Bonthorne	<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"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Michael McMahon vacated the Chair at the conclusion of this item and Jan Murrell resumed the Chair.

5.5 DA-2017/105 - 109-110 The Grand Parade, Brighton Le Sands

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

At the meeting the following people spoke:

- Mr Orson Oztop, affected neighbour, spoke for the officer's recommendation.
- Mr Carlos Hafouri, applicant and architect, spoke against the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That this item be deferred to allow the applicant the opportunity to submit amended plans that are significantly more compliant than the current plans, the amended plans to be submitted within one month from today, and the applicant submit a colours and materials board.
- 2 That the objectors be advised of the Bayside Planning Panel's decision.

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"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Chairperson closed the meeting at 9.30 pm.

Jan Murrell
Chairperson
Bayside Planning Panel