
Bayside Planning Panel

27/06/2017

Item No	4.1
Subject	Minutes of Bayside Planning Panel – 13 June 2017
Report by	Name, Title
File	(R) SC17/60

Officer Recommendation

That the Minutes of the Bayside Planning Panel held on 13 June 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
Joe Bevacqua, Community Representative
Christopher Middlemiss, Community Representative

Also present

Luis Melim, Manager Development Assessment
Fausto Sut, Manager Governance and Risk
Marta Gonzalez-Valdes, Coordinator Major Assessments
Angela Laziridis, Senior Assessment Planner
Ben Tesoreiro, Creative Planning Solutions
Patrick Waite, Creative Planning Solutions
Ian Vong, IT Support Officer
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Rockdale Town Hall at 6:07 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

There were no apologies received.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

3.1 Bayside Planning Panel – 23 May 2017

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

5 Reports

East Bayside Planning Office

5.1 DA-2015/172/02 - 2 Merchant Street Mascot

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

Mr Michael Kyriaciou spoke against the officer's recommendation.

Ms Lashta Haidari spoke for the officer's recommendation.

Panel Decision

- A. That the Panel resolve pursuant to Section 96(2) of the Environmental Planning & Assessment Act 1979, to modify Development Consent 15/172, as follows:
 - 1 Modify Condition 1 to refer to the amended plans.
 - 2 Modify Condition 3 to ensure that the use and customer cars remain on site at all times.
 - 3 Modify Condition 13 to refer to maximum number of parking spaces permitted on site at any one time.
 - 4 Modify Condition 38 to refer to the Section 96(2) application.
 - 5 Add Condition 39, to specify that the first floor addition to the administration building cannot be used for residential purposes.
 - 6 Subject to a reduction in the number of car parking spaces to a maximum number of 66.
- B. That the objectors be advised of Council's decision.

Name	For	Against
Joe Bevacqua	<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"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The reasons for this decision are:

- The panel has determined a maximum number of vehicles to be 66 to allow manoeuvring to occur on site in a more orderly manner.

5.2 DA-2016/216 -66A Bay Street, Botany - Booralee Park

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

Panel Decision

That the Panel approve Crown Development Application No. 16/216 for the demolition of the existing amenities building and the construction of a multi-purpose sport facility, removal of one (1) tree and a new retaining wall on the eastern side of the building at 66A Bay Street, Botany, subject to conditions in the attached Schedule.

Name	For	Against
Joe Bevacqua	<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"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

West Bayside Planning Office

5.3 DA-2017/236 - 20 Dunmore Street, North Bexley

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

Mr Shichung Xue spoke against the officer's recommendation.

Ms Sarah Noone spoke for the officer's recommendation.

Panel Decision

- 1 That the Bayside Planning Panel supports the variation to clause 40(c) in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in accordance with the C14.6 submission by the applicant.
- 2 That the Development Application DA-2017/236 for alterations and additions to the heritage item "Fairmont Aged Care Centre" including a front balcony, ensuites to existing rooms and extension at the rear at 20 Dunmore Street North, 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.
- 3 That the objector be advised of the Bayside Planning Panel's decision.

Name	For	Against
Joe Bevacqua	<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"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.4 DA-2015/272 - 369E Bexley Road, Bexley - Bexley Tennis Courts

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

Mrs Lucy Millican spoke against the officer's recommendation.

Mrs Aline Habesch spoke against the officer's recommendation.

Mr Grant Marley spoke against the officer's recommendation.

Panel Decision

- 1 This matter be deferred.
- 2 The applicant is to prepare and submit within two months a plan of management to address issues including:
 - Operational management;
 - Measures to mitigate noise impacts from the facility;
 - Traffic egress and ingress from Bexley Road and traffic management;
 - Parking of patrons;

- The operation from 7:00pm until 10:00pm; and
- Community consultation mechanism.

Name	For	Against
Joe Bevacqua	<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"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.5 DA-2016/402 - 686-688 Princes Highway, Kogarah

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

Mr Ifterkhar Abdullah spoke for the officer's recommendation.

Mr Biplob Saha spoke for the officer's recommendation.

Panel Decision

- 1 That the Bayside Planning Panel supports the variation to clause 4.3 - Building height of *Rockdale Local Environmental Plan 2011* in accordance with the Clause 4.6 justification provided by the applicant.
- 2 That the Development Application No.DA-2016/402 for the construction of a four (4) storey residential flat building comprising sixteen (16) residential units, rooftop terrace, basement parking and demolition of existing structures at 688 Princes Highway Kogarah be approved subject to the conditions attached to the above report and the following additional conditions are imposed:
 - 1 The loading dock area is to be deleted as shown on the plan and replaced with deep soil planting as shown on the landscape plan L-01.
 - 2 The driveway from Cross Lane be configured to allow for short stay loading and unloading.

Conditions for the above two points are to be included in the Conditions of Consent.

The reasons for this decision are:

- To provide for a landscape setting for the building when viewed from Cross Lane.

Name	For	Against
Joe Bevacqua	<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"/>
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>

By way of comment, the Panel notes that the applicant may give consideration to providing at grade access from the Princes Highway as recommended by the Design Panel. Clearly this is a matter that would need to be assessed including overshadowing impacts.

The Chairperson closed the meeting at 8:15 pm.

Chairperson
Bayside Planning Panel