
Bayside Planning Panel

24/10/2017

Item No	4.1
Subject	Minutes of Bayside Planning Panel – 10 October 2017
Report by	Fausto Sut, Manager Governance
File	SC17/68

Officer Recommendation

That the Minutes of the Bayside Planning Panel meeting held on 10 October 2017 be confirmed as a true record of proceedings.

Present

Robert Hussey, Chairperson and Independent Specialist Member
Ross Bonthorne, Independent Specialist Member
Dustin Moore, Community Representative

Also present at the public meeting

Luis Melim, Manager Development Services
Olivia Yana, Development Assessment Planner
Christopher Lazaro, Development Assessment Planner
Michael Maloof, Senior Assessment Planner
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Rockdale Town Hall at 6:02 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 apologies were received:

Jan Murrell, Chairperson and Independent Specialist Member
Michael McMahon, Independent Specialist Member
Christopher Middlemiss, Community Representative
Michael McCabe, Director City Futures
Fausto Sut, Manager Governance and Risk

3 Conflicts of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel – 26 September 2017

Panel Decision

That the Minutes of the Bayside Planning Panel meeting held on 26 September 2017 be confirmed as a true record of proceedings.

5 Reports

5.1 DA-2001/537/16 – 238-262 and 240 Bunnerong Road, Hillsdale

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

- Mr Anthony Corrigan, an affected neighbour, lodged a written submission which is for the officer's recommendation of refusal.
- Mr Robbie McGowan, representative for Aldi, spoke against the officer's recommendation of refusal and responded to the Panel's questions.
- Lisa Esposito, a town planner, spoke against the officer's recommendation of refusal and responded to the Panel's questions.
- Barry Murray, an acoustical consultant, spoke against the officer's recommendation of refusal and responded to the Panel's questions.

Panel Determination

That this application be deferred to allow the applicant to provide further details in regard to revised measures which reduce the noise impacts so as to reasonably satisfy the objective to create a highly-livable urban place and satisfy the original development consent outcomes.

Name	For	Against
Robert Hussey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.2 DA-2017/1114 – 244 Wentworth Avenue, Eastgardens

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

- John Spiteri, the applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That Council is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by Clause 4.6(3) of Botany Bay Local Environmental Plan 2013 and that the proposed development is in the public interest as it is consistent with the objective of the Floor Space Ratio and the objectives for the R2 Low Density Residential zone.
- 2 That Development Application No. 2017/1114 for the demolition of the existing structures and construction of a new two-storey dwelling at 244 Wentworth Avenue, Eastgardens 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
Robert Hussey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.3 DA-2017/321 – 18 Malua Street, Dolls Point

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

- Mr Chris Christoforou (owner) spoke for the officer's recommendation and 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-2017/321 for alterations and additions to an existing dwelling house comprising internal works, external render and construction of a lift structure to the rooftop terrace 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, subject to Condition 6 being amended to read as follows:

The side wall in the southern elevation of the covered area to the roof top terrace containing clear glazing and fixed panels shall be relocated 1.5m

towards the lift and storeroom to minimise view loss and reduce the size of the roof top structure. No other permanent structures or roof covering are permitted on the rooftop.

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

Name	For	Against
Robert Hussey	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ross Bonthorne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.4 DA-2017/142 – 28A Caledonia Street, Bexley

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

- Mr Moe Hijazi (builder and owner) spoke against the officer's recommendation of refusal and responded to the Panel's questions.

This matter was withdrawn by the applicant.

The Chairperson closed the meeting at 7:55 pm.

Robert Hussey
Chairperson
Bayside Planning Panel