
Bayside Planning Panel

27/03/2018

Item No	4.1
Subject	Minutes of Bayside Planning Panel – 13 March 2018
Report by	Name, Title
File	SC17/776

Officer Recommendation

That the Minutes of the Bayside Planning Panel held on 13 March 2018 be confirmed as a true record of proceedings.

Present

Jan Murrell, Chairperson and Independent Specialist Member
Robert Montgomery, Independent Specialist Member
Lindsey Dey, Independent Specialist Member
Joe Bevacqua, Community Representative

Also present

Michael McCabe, Director City Futures
Luis Melim, Manager Development Assessment
Fausto Sut, Manager Governance
Michael Maloof, Senior Development Assessment Planner
Fiona Prodromou, Senior Development Assessment Planner
Angela Lazaridis, Development Assessment Planner
Olivia Yana, Development Assessment Planner
Andrew Ison, Consultant Development Assessment Planner
Kim Johnston, Consultant Development Assessment Planner
Lauren Thomas/Anne Suann, Governance Officer

The Chairperson opened the meeting in the Botany Town Hall at 6:11pm.

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 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel – 27 February 2018

That the Minutes of the Bayside Planning Panel held on 27 February 2018 be confirmed as a true record of proceedings.

Disclosure of Interest Returns

The Chair noted that the Disclosure of Interest Returns by each Panel Member had been lodged and are available for inspection.

5 Reports – Planning Proposals

There were no Planning Proposals.

6 Reports – Development Applications

6.1 DA-2016/125 – 1094 Botany Rd, Botany

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

Mr Mario Khaicy, Applicant spoke for the officer's recommendation.

Stuart Hill, Architect spoke for the officer's recommendation.

Panel Decision

- 1 The Panel 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 Height Standard and the objectives for the B2 Local Centre zone.
- 2 The Development Application No. 2016/125 for the redevelopment of a heritage item, 'Finnies Building', including demolition of the rear wings for the addition of a four (4) storey building comprising a 35 room boarding house, with four (4) ground floor retail premises and 12 car parking spaces and land remediation at 1094-1098 Botany Road, Botany is 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.

Panel Reason: The panel is satisfied the development and the uses are appropriate for the subject site and will not create any material adverse impacts on the environment. Furthermore, the re-use of the corner building fabric development is a positive factor and will contribute to the streetscape.

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

6.2 DA-2017/1120 – 63 Dougherty St, Rosebery

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

Warwick Dickinson spoke for the officer's recommendation.

Panel Decision

- 1 The Panel 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 FSR Standard and the objectives for the R2 Low Density Residential zone.
- 2 the alterations and additions to an existing semi-detached dwelling, comprising ground floor alterations and additions, a new first floor addition and a carport at 63 Dougherty Street, Rosebery is approved.
- 3 That any objectors are be notified of the determination made by the Planning Panel.

Panel reason: The panel considers the amended plans are worthy of approval, in particular the roof elements are consistent with the streetscape.

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

6.3 DA-2017/613 – 10 Rye Avenue, Bexley

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

Panel Decision

The Development Application DA-2017/613 for the Construction of a storage shed in the southwest rear of the Bexley Depot to support the activities carried out at the Depot at 10 Rye Avenue, Bexley is **APPROVED** pursuant to Section 79C of the Environmental Planning and Assessment Act 1979 and subject to the modifications to conditions of consent attached to this report.

Panel reason: the development will not have adverse impacts on surrounding properties and is appropriate for its required use.

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

6.4 DA-2017/1162 – 190 King Street, Mascot

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

Karen Hudson spoke against the officer's recommendation.

Daryl Chin spoke against the officer's recommendation.

Tony Daly spoke against the officer's recommendation.

Tony Jreige spoke for the officer's recommendation.

Joseph El Khawaja spoke for the officer's recommendation.

Panel Decision

- 1 The Development Application DA-2017/1162 for: the proposed alterations and additions of the heritage item, that is the single storey residential dwelling facing King Street; the construction of - 2 x 2 storey 4 bedroom terraces with attached garages accessed from King Lane; and the removal of trees at 190 King Street, Mascot is APPROVED pursuant to Section 80(1)(a) of the Environmental Planning and Assessment Act 1979 subject to the conditions of consent attached to this report.
- 2 That the objectors are advised of Council's decision.

Panel reason: The panel, in its determination, has considered the proposed development in the context of the planning framework, including the zoning and the interface with adjoining residences, and is satisfied the impacts are not unreasonable. Furthermore, the development will allow for the conservation of the heritage item.

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

6.5 DA-2017/1154 - 904-922 Botany Road, Mascot

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

Mr Tone Wheeler spoke for the officer's recommendation.

Mr Anthony Fahey spoke for the officer's recommendation.

Panel Decision

- 1 the Panel 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 Height Standard and the objectives for the B2 Local Centre zone.
- 2 the Council's report and recommendation is endorsed and the development application for a mixed use development is approved subject to the conditions in the report and further conditions; the drafting of which is delegated to the Director of City Futures, to give effect to the following:
 - surrendering of consent granted to DA14/256 at an appropriate time to coincide with the site validation required prior to the cc
 - The at-grade car parking is to provide for 12 commercial/ retail spaces (2 allocated to each commercial/retail unit in the strata) and 5 visitor spaces for the residential. This amendment to plans is to be done prior to the cc being issued.
 - The description of the development is to be amended to delete the word "demolition" in the consent.
 - And any consequential amendments to the conditions, including clarification of the monetary contributions - required.

- 3 That the Panel approves the construction of a five (5) storey mixed use development comprising 32 residential units and six (6) ground floor commercial units including a basement level.
- 4 That any objectors be notified of the determination made by the Planning Panel.

Panel reason: The Panel is satisfied that the development is appropriate for the subject site, will provide a good level of amenity and is well designed.

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

6.6 DA-2017/195 – 1 Bruce Street, Bexley

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

Mr David Zhenwei Chen spoke against the officer's recommendation of refusal.

Mr David Kaunitz spoke against the officer's recommendation of refusal.

Panel Decision

That this Development Application be deferred to allow the applicant the opportunity to submit amended plans to address the concerns raised in the report and such amended plans to be submitted to council within 4 weeks.

Panel reason: To provide the applicant the opportunity to submit amended plans and documentation to address the issues raised in the officer's report, in view of the limited notice of the matter being placed on the agenda.

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

6.7 DA-2017/207 – 116 Clareville Avenue, Sandringham

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

Mr Gregory Heathcote spoke against the officer's recommendation.

Mr Joe Bazouni spoke for the officer's recommendation.

Panel Decision

- 1 The development application DA-2017/207 for construction of a roof top terrace and internal stair access for both dwellings 1 and 2 at 116 Clareville Avenue, Sandringham is deferred. This is to allow the applicant to submit amended plans to mitigate amenity impacts on adjoining properties by reducing the size of each terrace to approximately 24 metres with a generous rear setback as well as front setback and increased side setbacks. The Panel also considers that the roof top structure for the stair access, should be less bulky and a centralised lightweight structure with architectural merit.
- 2 The amended plans together with sight lines are to be submitted to Council within four weeks to allow notification, reassessment by Council, and determination by the Panel.
- 3 That the objectors be advised of the Bayside Planning Panel's decision.

Panel reason: To provide the applicant the opportunity to submit an amended plan that significantly reduces the adverse amenity impacts on neighbours while at the same time allowing the applicant to obtain views from the rooftop within the above parameters.

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

The Chairperson closed the meeting at 8:50 pm.

Chairperson
Bayside Planning Panel