
Bayside Planning Panel

24/04/2018

Item No	4.1
Subject	Minutes of Bayside Planning Panel – 10 April 2018
Report by	Lauren Thomas, Governance Officer
File	SC17/778

Officer Recommendation

That the Minutes of the Bayside Planning Panel held on 10 April 2018 be confirmed as a true record of proceedings.

Present

Jan Murrell, Chairperson and Independent Specialist Member
Ross Bonthorne, Independent Specialist Member
Stephen Moore, Independent Specialist Member
Dustin Moore, Community Representative

Also present

Michael McCabe, Director City Futures
Luis Melim, Manager Development Assessment
Bruce Cooke, Acting Manager Governance & Risk
Marta Gonzalez-Valdes, Coordinator Development Assessment
Angela Lazaridis, Senior Development Assessment Officer
Fiona Prodromou, Senior Assessment Planner
Kerry Gordon, Kerry Gordon Planning Services
Ian Vong, IT Technical Support Officer
Anne Suann, Governance Officer

The Chairperson opened the meeting in the Botany Town Hall at 6.07 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 of the Eora Nation.

2 Apologies

There were no apologies received.

3 Conflicts of Interest

There were no conflicts of interest.

4 Minutes of Previous Meetings

4.1 Bayside Planning Panel – 27 March 2018

Panel Decision

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

5 Reports – Planning Proposals

There were no Planning Proposals.

6 Reports – Development Applications

6.1 DA-2017/1246 – 127 Bay Street, Botany

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

At the meeting the following people spoke:

- Ms Nerina La Spina, affected neighbour, generally spoke for the officer's recommendation.
- Mr Derek Raithby, architect on behalf of the applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Panel Determination

- 1 That the Bayside Planning 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 That the demolition of existing structures and construction of two (2) storey semi-detached dwellings with pools and garages, and Torrens Title subdivision of one lot into two lots, be approved subject to conditions as contained in the officer's report with the addition of the following amendments to conditions: Condition 8 is to require the dilapidation report to include the retaining wall and fence on the rear southern boundary; and Condition 15(a) is to include the words 'retaining wall and fence on the southern boundary'.
- 3 That any objectors be notified of the determination made by the Bayside Planning Panel.

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

Name	For	Against
Dustin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Panel Reason

The development is consistent with the emerging character of the streetscape. The amendments for the rear retaining wall and fence are to address neighbour concerns.

6.2 DA-2016/66/A – 4 Magdalene Terrace, Wolli Creek

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

At the meeting the following people spoke:

- Mr Stephen Kerr, Planning Consultant for the applicant, City Plan Services, spoke against the officer's recommendation and responded to the Panel's questions.
- Mr Robert Gizzi, architect, Design Workshop Australia, 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 to demonstrate impacts and benefits of the modification application. Such amendments to the built form should include the redesign of the upper level to allow for increased view sharing and a reduction in overshadowing.
- 2 That the applicant submit the amended plans to Council for assessment within six weeks and the matter be brought back to the first available Panel Meeting.

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

Panel Reason

The proposed modification as shown in the plans does not warrant approval on a merits assessment in the circumstances of this case. However, the Panel considers that with changes to the plans to reduce external impacts and improve internal amenity for the future residents, changes to allow further consideration would be appropriate.

6.3 DA-2017/285 – 47-47A Bestic Street, Rockdale

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

At the meeting the following people spoke:

- Ms Menka Ristevska, affected neighbour, spoke against the officer's recommendation.
- Mr Chris King, concerned resident, spoke against the officer's recommendation.
- Mr Victor Tom Lozanov, affected neighbour, spoke against the officer's recommendation.
- Ms Maria Jusoski, concerned resident, spoke against the officer's recommendation.
- Mr Laurie Liskowski, architect, spoke for the officer's recommendation and responded to the Panel's questions.
- Mr David Brett, landscape architect, 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 submit an amended plan to delete the basement parking and provide at-grade parking and accommodate consequential amendments to the plans including consideration of a zero lot alignment to Cameron Street.
- 2 That the applicant provide the amended plans within three weeks to allow further assessment and the DA to be referred back to the Panel as soon as possible for determination.

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

Panel Reason

The Panel considers that the extensive excavation for basement parking in the context of this site is not warranted when the option of at-grade parking could eliminate a number of issues. The panel recognises that the number of children would need to be reduced.

The Chairperson closed the meeting at 8.30 pm.

Jan Murrell
Chairperson
Bayside Planning Panel