

Bayside Planning Panel

22/05/2018

Item No	4.1
Subject	Minutes of the Bayside Planning Panel Meeting - 8 May 2018
Report by	Lauren Thomas, Governance Officer
File	SC17/780

Recommendation

That the Minutes of the Bayside Planning Panel meeting held on 8 May 2018 be confirmed as a true record of proceedings.

Present

Jan Murrell, Chairperson and Independent Specialist Member
Ross Bonthorne, Independent Specialist Member
Robert Montgomery, Independent Specialist Member
Thomass Wong, Community Representative

Also Present

Michael McCabe, Director City Futures
Luis Melim, Manager Development Assessment
Bruce Cooke, Acting Manager Governance and Risk
Andrew Ison, Senior Development Assessment Planner
Michael Maloof, Senior Development Assessment Planner
Alexandra Hafner, Senior Development Assessment Planner
Angela Lazaridis, Senior Development Assessment Planner
Shayaz Hussein, IT Officer
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall
Corner of Edward Street and Botany Road, Botany at 6:04 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 acknowledges the Gadigal and Bidjigal Clans of the Eora Nation.

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 – 24 April 2018

That the Minutes of the Bayside Planning Panel held on 24 April 2018 be confirmed as a true record of proceedings.

4.2 Bayside Planning Panel – 1 May 2018

That the Minutes of the Bayside Planning Panel held on 1 May 2018 be confirmed as a true record of proceedings.

5 Reports – Planning Proposals

Nil

6 Reports – Development Applications

6.1 DA-2013/56/03 – 13A Church Avenue, Mascot

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

Janice Wain, affected neighbour, spoke against the officer's recommendation.

Larissa Brennan, Director of LJB Urban Planning, and Simon Hansen, Project Architect, spoke for the officer's recommendation.

Determination

1 That the Panel is satisfied that the applicant's amended plans for the Section 96(2) Application to modify Development Consent No. 13/56 to increase and alter the design of the building in respect of apartment size, car parking, and unit mix, to increase FSR and height, review Section 94 contribution and deletion of level 3 basement at 13A Church Street, Mascot, have adequately addressed view sharing and other matters raised, and grants approval to the Section 96 modification with the conditions as recommended and with the following additional changes to conditions:

- Conditions 2 and 3 are to be amended to provide a figure of \$798,523.00 but to allow for indexing.
- Condition 53(a) is to be amended such that the areas are as follows:

- Studio 35 - square metres
- one-bedroom - 50 square metres
- two bedroom - 70 square metres
- three bedroom - 90 square metres
- Condition 76(a) – 138 car spaces is to be changed to 108 spaces.
- Condition 79 is to refer to the apartment design guide (ADG).

The General Manager, or the General Manager's nominee, is delegated the authority to impose conditions to give effect to the above.

- 2 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"/>
Robert Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6.2 DA-2018/32 - 41 O'Neill Street, Brighton Le Sands

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

Councillor Liz Barlow spoke against the officer's recommendation.

Ms Jacqueline Saad, the applicant, spoke for the officer's recommendation.

Determination

- 1 That the Development Application No.DA-2018/32 for the proposed conversion of the existing dwelling to a five (5) room boarding house development at No. 41 O'Neill Street, Brighton le Sands, be deferred.
- 2 That the applicant is given the opportunity to:
 - a. Amend the application to comply with minimum room sizes and plan of management provisions.
 - b. Amend the application by the deletion of the dividing wall in the tandem garage at the rear.
 - c. Engage an expert to provide advice on fire upgrade measures and compliance with the class of building as a boarding house.

- 3 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"/>
Robert Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thomass Wong	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6.3 SC17/779 - 42 Church Avenue, Mascot

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

Walter Gordon, Head of Planning and Development - Meriton, spoke generally for the officer's recommendation

Determination

- 1 That the Bayside Planning Panel supports the variation to clause 4.4 in accordance with the Clause 4.6 justification provided by the applicant and that the proposed development is in the public interest as it is consistent with the objectives of the FSR and the objectives for the B4 Mixed Use zone.
- 2 That the Development Application No. 2017/1238 for changes to the approved development to add retail tenancies to the Church Avenue and Bourke Street frontages, increasing the retail floor area from 512sqm to 1,037sqm at 42 Church Avenue, Mascot, be approved subject to the conditions attached to this report.

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

6.4 DA-2016/310/B - 1 Bowood Avenue, Bexley NSW

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

The following people spoke against the officer's recommendation:

Mark Hanna, affected neighbour

Mr Jorn Jacobsen, affected neighbour
Ms Cathy Jackson, affected neighbour
Ms Jan Alewood, affected neighbour

The following people spoke for the officer's recommendation:

Mr Danny Salevski (owner)
Mrs Christina Salevski (owner)

Determination

- 1 That Development Application No. DA-2016/310/B, being a Section 4.55(1A) application to amend Development Consent Number DA-2016/310 (as modified), to extend the roof over the rear first floor balconies, deletion of the ground floor doors and replacement with small windows in the western elevation, rear pitched roof, change roof material and modification of windows in the west elevation at 1 Bowood Avenue Bexley be DEFERRED to allow the applicant the opportunity to submit amended plans that:
 - a. Incorporate the roof and balcony enclosure of the rear first level at its original location.
 - b. Reinstate the tandem garage.
 - c. Consider the external brickwork / render as to the final finish.
 - d. Incorporate such other amendments as the applicant may wish to pursue for consideration, such as fenestration.
- 2 That the amended plans and documentation should be provided to the Council within two weeks to allow the matter to be resubmitted back to the Panel for determination.

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

The Chairperson closed the meeting at 8:40 pm.