
Bayside Planning Panel

8/05/2018

Item No	4.2
Subject	Minutes of Bayside Planning Panel – 1 May 2018
Report by	Lauren Thomas, Governance Officer
File	SC17/780

Officer Recommendation

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

Present

Jan Murrell, Chairperson and Independent Specialist Member
Robert Montgomery, Independent Specialist Member
Helen Deegan, Independent Specialist Member
Patrick Ryan, Community Representative

Also Present

Michael McCabe, Director City Futures
Clare Harley, Manager Strategic Planning
Bruce Cooke, Acting Manager Governance
Josh Ford, Coordinator Strategic Planning
John McNally, Senior Urban Planner
Howard Taylor, Urban Planner
Ian Vong, IT Technical Support Officer
Lauren Thomas, Governance Officer

The Chairperson opened the meeting in the Botany Town Hall 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 acknowledged the Gadigal and Bidjigal clans.

2 Apologies

There were no apologies received.]

3 Disclosures of Interest

Helen Deegan declared a potential conflict of interest in Item 5.3. The Chair decided that Ms Deegan should not take part in any discussion, site inspection or deliberation on the matter.

4 Minutes of Previous Meetings

The minutes of the Bayside Planning Panel meeting to be held on 24 April 2018 will be presented to the Bayside Planning Panel on 8 May 2018.

5 Reports – Planning Proposals

5.1 Planning Proposal: 119 Barton Street, Monterey

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

Mr Michael Neustein, City Planning Works, applicant spoke for the officer's recommendation.

Panel Recommendation to Council

The Bayside Planning Panel recommends to Council that pursuant to section 3.34 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) the draft Planning Proposal for land known as 119 Barton Street, Monterey be submitted to the Department of Planning & Environment (DPE) for a Gateway determination.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Helen Deegan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The reason for this decision is:

- The Panel is of the view that the proposed rezoning will allow for development in character with the adjoining residential area.

5.2 Draft Planning Proposal: 88-96 New Illawarra Road & 307-311A Bexley Road, Bexley North

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

The following people spoke against the officer's recommendation:

Mrs Johanna Cordes, affected neighbour

Mrs Tom Raptis, affected neighbour

Mr Stephen Kelly, affected neighbour

Mr Eddie Curto, affected neighbour

Ms Phoebe Scali, interested resident

Mr Stephen McIntyre, affected neighbour

Ms Stephanie Gatt, affected neighbour

Mr Simon Rabagliati, affected neighbour

Mrs Zinovia Dimitripoulos, affected neighbour

Barry O'Neill, affected neighbour

The following people spoke for the officer's recommendation:

Emmanuel Zoumas, neighbour

Nigel White, applicant

The Panel members adjourned for 10 minutes to consider their recommendation.

Panel Recommendation to Council

The Bayside Planning Panel recommends to Council that pursuant to section 3.34 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) the draft Planning Proposal for land known as 88-96 New Illawarra Road & 307-311A Bexley Road, Bexley North be submitted to the Department of Planning and Environment (DPE) for a Gateway determination.

However, the Panel recommends the following changes:

- A Flood Plain Risk Management Plan be submitted for the Council staff's review in accordance with the *Flood Plain Development Manual 2005*. Exhibition of the Planning Proposal should not proceed until the study is completed to allow it to also be publicly exhibited concurrently.
- Similarly the RMS comments on the Planning Proposal should also be available for concurrent exhibition.
- An additional provision be drafted prior to exhibition to require a minimum lot size area of 1650 square metres for development.
- The Panel recommends that the Council request the Gateway Determination require a minimum of 28-day exhibition for the Planning Proposal to allow for community consultation.

The Panel's reasons for the above changes are to provide for greater certainty and transparency in the process and public consultation. The minimum lot size is to ensure that the site is comprehensively redeveloped to minimise fragmentation and amenity impacts.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Helen Deegan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5.3 Post Exhibition Report: Planning Proposal: 75-81 Railway Street, Rockdale

Helen Deegan reiterated her conflict of interest in Item 5.3 and left the meeting. She did not participate in the discussion of this item, nor did she vote in respect of this item.

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

Mark Syke from Zoe Holdings (the proponent) and Giovanni Cirillo (Planning Consultant) spoke for the officer's recommendation

Panel Recommendation to Council

The Bayside Planning Panel recommends to Council that it exercises its delegation and makes the Local Environmental Plan amendment, as exhibited, for 75-81 Railway Street, Rockdale in accordance with Section 3.36 of the Environmental Planning and Assessment Act 1979.

Name	For	Against
Jan Murrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Robert Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Helen Deegan	<input type="checkbox"/>	<input type="checkbox"/>
Patrick Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The reasons for this decision are:

- The Panel considers that the Planning Proposal has merit and public benefit by facilitating a laneway at the rear.

The Chairperson closed the meeting at 7:55 pm.

Jan Murrell
Chairperson
Bayside Planning Panel