
MINUTES

of the **City Planning & Environment Committee**
held in the Committee Room, Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Wednesday 10 July 2024 at 6:36 PM**

Present

Councillor Jo Jansyn, Chairperson
Councillor Liz Barlow
Councillor Christina Curry
Councillor Heidi Lee Douglas
Councillor Jennifer Muscat
Councillor Greta Werner

Also present

Councillor Andrew Tsounis
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Richard Sheridan, Director City Performance (via audio-visual link)
David Smith, Manager Strategic Planning
Helen Tola, Manager Governance & Risk
Maritza Abra, Coordinator City Design
Rupert Gilroy, Manager Property
Karen Barrass, Lead Governance
Anh Hoang, Governance Officer
Wolfgang Gill, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall, at 6:36 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the traditional custodians the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 Apologies, Leave of Absence and Attendance via Audio-Visual Link

Apologies

Committee Recommendation (Councillors Muscat and Barlow)

That the following apologies be received and leave of absence granted:

- The Mayor, Councillor Bill Saravinovski

Attendance Via Audio Visual Link

There were no Committee members in attendance via audio-visual link.

Leave of Absence

There were no applications for Leave of Absence received.

3 Disclosures of Interest**Councillor Werner****CPE24.029 Rockdale & Banksia Transport Oriented Development Precincts**

Councillor Werner declared a Pecuniary Interest in Item CPE24.029 on the basis that her primary residence is in the area and stated she would leave the meeting for consideration and voting on the matter.

4 Minutes of Previous Meetings**4.1 Minutes of the City Planning & Environment Committee Meeting - 12 June 2024****Committee Recommendation** (Councillors Douglas and Muscat)

That the Minutes of the City Planning & Environment Committee meeting held on 12 June 2024 be noted.

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Planning & Environment Committee of Wednesday 12 June 2024 were received and the recommendations therein were adopted by the Council at its meeting of 26 June 2024 with the following exceptions.

11.3 CPE24.018 Affordable Housing Options Paper and Updated Evidence Base**RESOLUTION**

Minute No. 2024/001

Resolved on the motion of Councillors Barlow and Morrissey

- 1 That Council notes the updated Bayside Affordable Housing Evidence Base Final Report, which responds to Action 1.1.3 of *Bayside Council's Delivery*

Program 2022-2026.

- 2 That Council notes the options contained within the Affordable Housing Options Paper.
- 3 That Council endorses proceeding to the next step of preparing an Affordable Housing Strategy, incorporating the options recommended in this report.
- 4 That all Bayside Affordable Housing Strategies and/or policies where Bayside Council is the author reference “rentals”.

11.3 CPE24.022 Muddy Creek Masterplan - Draft for Adoption

Councillor Douglas had previously declared a Less than Significant Non-Pecuniary Interest, and remained in the meeting for consideration of, and voting on, this item.

RESOLUTION

Minute No. 2024/002

Resolved on the motion of Councillors Barlow and Morrissey

- 1 That the Muddy Creek (Studdert Reserve) Function Plan (Attachment 1) and Staging Plans (Attachments 2 and 3) are endorsed in principle as the strategic framework for future decision making for Studdert Reserve.
- 2 That the Implementation Actions as identified on the Staging Plan: Short Term (0-2 years) proceed for implementation within the next 2 years, subject to funding allocation.
- 3 That a funding strategy be prepared to facilitate implementation of the masterplan, including seeking grants to progress implementation of medium term (2-5 years) and longer term (5+ years) works as identified in the function plan.
- 4 That all participants in the most recent public engagement activities and community groups are thanked for their involvement, and advised of Council's decision, and the Have Your Say project page be updated.
- 5 That \$250,000 is allocated from the Asset Maintenance Reserve to make the waterfront area safe, to open a section of the foreshore to the public as soon as possible, and to control access to limit anti-social behaviour.
- 6 That the 90 degree parking shown in the Masterplan on the south-eastern side of the access road adjacent the playground to be extended to the north to the proposed pedestrian crossing point to provide additional parking, and this be deferred to the July Council Meeting to be finalised.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

CPE24.023 Botany Road, Mascot - Investigation Area Project Scope and Plan

Committee Recommendation (Councillors Werner and Muscat)

- 1 That Council endorses the Botany Road, Mascot Investigation Area Project Scope and Plan, including the revised study area.
- 2 That Council incorporates affordable housing targets, public space options and that on Botany Road landscape setbacks be provided (where there is no commercial) and extremely wide footpaths.

CPE24.024 Planning Proposal - Le Beach Hut, Peter Depena Reserve, Dolls Point - Additional Permitted Use

Committee Recommendation (Councillors Douglas and Werner)

- 1 That Council notes the advice of the Bayside Local Planning Panel;
- 2 That Council:
 - a) endorse the draft Planning Proposal for the inclusion of *Restaurant or cafe* as an Additional Permitted Use for 179-183 Russell Avenue, Dolls Point;
 - b) forward the draft Planning Proposal and supporting documents to the Department of Planning, Housing and Infrastructure for a Gateway Determination with a request that Council be authorised as the Local Plan Making Authority (LPMA);
 - c) delegate authority to the General Manager to make any amendments to the Planning Proposal and supporting documents prior to public exhibition;
 - d) subject to receiving a Gateway determination from the Department of Planning, Housing and Infrastructure, and satisfying any conditions, proceed to public exhibition for community and stakeholder input; and
 - e) consider a further report following the results of public exhibition to consider any submissions received, and any changes to the draft Planning Proposal arising from the exhibition process.

CPE24.025 Draft Planning Proposal - Bus Shelter Advertising

Committee Recommendation (Councillors Barlow and Muscat)

- 1 That Council, pursuant to s.3.33 of the Environmental Planning and Assessment Act 1979 (EPAA), submit the draft Planning Proposal for Bus Shelter Advertising to the Department of Planning, Housing and Infrastructure for a Gateway determination.
- 2 That should a Gateway determination be issued, a further report be presented to Council following the public exhibition period, to demonstrate compliance with the Gateway determination, and to provide details of any submissions received.

CPE24.026 Post exhibition report: Draft Riverine Park Masterplan

Committee Recommendation (Councillors Douglas and Werner)

- 1 That Council notes the submissions received during public exhibition of the draft Riverine Park Masterplan and thanks those that made a submission.
- 2 That Council adopts the recommended location for a fenced off-leash dog area north of the golf driving range and for the Riverine Park Masterplan to be updated accordingly.
- 3 That Council adopts the Riverine Park Masterplan incorporating the amendments outlined in this report.
- 4 That Council negotiates with TfNSW and WestConnex to secure public access along that part of the Cooks River Foreshore not in Council's ownership.

CPE24.027 Post Exhibition Report: Bayside Transport Strategy and Bike Plan

Committee Recommendation (Councillors Douglas and Werner)

- 1 That the 'Have Your Say' summary and responses to submissions on the Bayside Transport Strategy and Bayside Bike Plan be noted.
- 2 That Council adopt the Bayside Transport Strategy.
- 3 That Council adopt the Bayside Bike Plan.

CPE24.028 Extension of Mural: Mascot Amenities Block, Botany Road, Mascot

Committee Recommendation (Councillors Curry and Muscat)

That Council approve quotation QU-0193 for \$5,011.00 (ex GST) for painting works to extend the mural adjacent to the Mascot amenities block.

8 Confidential Reports / Matters

In accordance with Council's Code of Meeting Practice, the Chairperson invited members of the public to make representations as to whether this part of the meeting should be closed to the public.

There were no representations.

Closed Council Meeting

Committee Recommendation (Councillors Jansyn and Muscat)

- 1 That, in accordance with section 10A (1) of the Local Government Act 1993, the Council considers the following items in closed Council Meeting, from which the press and public are excluded, for the reasons indicated:

CPE24.029 CONFIDENTIAL - Rockdale & Banksia Transport Oriented Development Precincts

Confidential

The matters in this report are confidential, as it is considered that it is in the public interest that they not be disclosed to the public. In accordance with the Code of Conduct, the matters and the information contained within this report must not be discussed with or disclosed to any person who is not a member of the meeting or otherwise authorised.

- 2 That, in accordance with section 11 (2) and (3) of the Local Government Act 1993, the reports, correspondence and other documentation relating to these items be withheld from the press and public.

CPE24.029 Rockdale & Banksia Transport Oriented Development Precincts

Councillor Werner declared a pecuniary interest in this matter and left the meeting. The time being 7:39 pm.

Committee Recommendation (Councillors Curry and Muscat)

That Council forwards the list of recommended lots to be included, optionally included and excluded from the Banksia Station and Rockdale Station Transport Oriented Development precinct areas to the Department of Planning, Housing and Infrastructure for their consideration in the amendment of the Transport Oriented Development Sites Map.

Resumption of Open Council Meeting

Committee Recommendation (Councillors Jansyn and Barlow)

That, the closed part of the meeting having concluded, the open Council Meeting resume and it be open to the press and public.

The Chairperson made public the recommendations that were made during the closed part of the meeting.

The next meeting will be held in Rockdale Town Hall, Council Chambers on Wednesday, 14 August 2024.

The Chairperson closed the meeting at 8:13 pm.