

## **MINUTES**

**Bayside Local Planning Panel - Other Applications**  
held in the Committee Room, Botany Town Hall  
Corner of Edward Street and Botany Road, Botany  
on **Tuesday 11 June 2024 at 4:00 PM**

Decisions outside the public meeting  
in according with the Operational Procedures

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### **Present**

Richard Pearson, Chairperson  
Scott Barwick, Independent Expert Member  
Larissa Ozog, Independent Expert Member  
Emma Kirkman, Community Representative

### **Also present**

Luis Melim, Manager Development Services  
David Smith, Manager Strategic Planning  
Christopher Mackey, Coordinator Development Assessment  
Angela Lazaridis, Coordinator Development Administration and Advisory  
Josh Ford, Coordinator - Planning Policy  
Bianca Chiu, Senior Urban Planner, Strategic Planning  
Christopher Lazaro, Senior Urban Planner, Strategic Planning  
Reanne Salame, Development Assessment Planner  
Dawson Heperi, Customer Relationship Analyst

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The Chairperson opened the meeting at 4.04pm.

## **1 Acknowledgement of Country**

The Bayside Local Planning Panel 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**

There were no apologies received.

### 3 Disclosures of Interest

There were no declarations of interest – refer to the attached declarations.

### 4 Minutes of Previous Meetings

#### 4.1 Minutes of the Bayside Local Planning Panel - Other Applications Meeting - 14 May 2024

##### Decision

That the Bayside Local Planning Panel noted that the Minutes of the Bayside Local Planning Panel - Other Applications meeting held on 14 May 2024 have been confirmed as a true record of proceedings by the Chairperson of that meeting.

### 5 Reports – Planning Proposals

#### 5.1 Planning Proposal - Le Beach Hut, Peter Depena Reserve, Dolls Point - Additional Permitted Use

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

The following person spoke at the meeting:

- Mr Adrian Melo, an applicant representative, spoke for the officer's recommendation and responded to the Panel's questions.

##### Advice to Council

- 1 That the Bayside Local Planning Panel recommend to Council that pursuant to s3.34 of the *Environmental Planning and Assessment Act 1979*, the draft Planning Proposal for 179-183 Russell Avenue, Dolls Point, be supported and submitted to the Department of Planning, Housing and Infrastructure for a Gateway determination; and
- 2 That the Bayside Local Planning Panel recommend to Council that following receipt of a Gateway Determination, public exhibition be undertaken and, following that, a post-exhibition report be presented to Council to respond to any submissions received.
- 3 That the Bayside Local Planning Panel recommend that the concept plan prepared by Sam Crawford Architects be exhibited with the Planning Proposal to inform the community the nature of what is proposed.

Name	For	Against
Richard Pearson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larissa Ozog	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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## 5.2 Draft Planning Proposal - Bus Shelter Advertising

No registered speaker for this item.

### Advice to Council

That the Bayside Local Planning Panel recommend to Council that pursuant to s3.33 of the *Environmental Planning and Assessment Act 1979* (EPAA), the draft Planning Proposal for Bus Shelter Advertising be submitted to the Department of Planning, Housing and Infrastructure for a Gateway determination.

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Name	For	Against
Richard Pearson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larissa Ozog	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## 6 Reports – Development Applications

### 6.1 DA-2024/54 - 150 King Street, Mascot - Development Application

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

No registered speaker for this item.

## Determination

- 1 That the Bayside Local Planning Panel approve Development Application DA-2023/86 for alterations and additions to the existing heritage dwelling, including additional attic space, and tree removal at 150 King Street, Mascot pursuant to s4.16(1)(a) of the Environmental Planning and Assessment Act 1979 and subject to the conditions of consent attached to this report.
- 2 That the submitter is to be notified of the Panels decision.

Name	For	Against
Richard Pearson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larissa Ozog	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Reason for Panel's Determination:

The Panel adopts the reasons outlined in the Council Officer's Assessment Report.

### Panel's Comments:

The Panel deleted Condition No. 7 as it considered internalising the staircase led to increased bulk and potential overshadowing of neighbouring property.

The Panel amended the reason provided in Condition No. 9 to reflect the subject of the condition which is single occupation.

The Chairperson closed the meeting at 4.31pm.

Certified as true and correct.

Richard Pearson  
**Chairperson**



## Declaration of Interest - Bayside Local Planning Panel Meeting 11/06/2024

Item	Description	Declaration of Interest
<b>Other Applications (Non-Public Meeting)</b>		
5.1	Planning Proposal – Le Beach Hut, Peter Depena Reserve, Dolls Point	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input type="checkbox"/> conflict of interest as detailed in the attached document.
5.2	Draft Planning Proposal – Bus Shelter Advertising	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input type="checkbox"/> conflict of interest as detailed in the attached document.
6.1	DA-2024/54 – 150 King Street, Mascot	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input type="checkbox"/> conflict of interest as detailed in the attached document.
<b>Public Meeting</b>		
6.1	DA-2023/216 – 137A Princes Highway Rockdale	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input type="checkbox"/> conflict of interest as detailed in the attached document.
Richard Pearson		10 / 6 / 24
Name (please print)		Signature Date



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Scott Barwick		31 / 05 / 2024
Name (please print)		Signature Date



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Council**

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<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> Larissa Ozog  Name (please print) </div> <div style="text-align: center;">   Signature </div> <div> 10 / 6 / 24  Date </div> </div>		



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<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div> Emma Kirkman  Name (please print) </div> <div style="text-align: center;">   Signature </div> <div> 05 / 06 / 24  Date </div> </div>		