

DATE OF DETERMINATION	25 May 2023
DATE OF PANEL DECISION	25 May 2023
DATE OF PANEL MEETING	18 May 2023
PANEL MEMBERS	Carl Scully, Amelia Thorpe, Alice Spizzo, Michael Nagi
APOLOGIES	Ed McDougall
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 15 May 2023.

MATTER DETERMINED

PPSSEC-213 – DA-2022/196 – Bayside, 1A Dunmore St Nth Bexley, 1B Dunmore St Nth Bexley, 1C Dunmore St Nth Bexley, 38 Albyn Street Bexley. Demolition of existing dwelling at 1A Dunmore St Nth and gravel car park next to heritage listed church building; Alterations, additions and change of use of the existing church hall to a childcare facility with capacity for 49 children operating 7:00am to 7:00pm Monday to Friday, construction of a two-storey multi-purpose hall, basement and at grade parking, bicycle parking, signage, tree removal and associated landscaping works (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspection listed at item 8 in Schedule 1.

Development application/ Application for modification of consent

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report.

- The development will not result in significant adverse environmental impacts upon the amenity and character of the locality.
- The proposal is generally consistent with the relevant objectives and requirements of the environmental planning instruments identified at item 6 in Schedule 1.

CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.





CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered 76 written submissions made during public exhibition. The Panel notes that issues of concern included:

- Overdevelopment
- Tree removal
- Demolition of the rectory building
- The heritage impact statement and heritage conservation plan
- Related development application for group homes should be considered holistically

- Noise generation during operation

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report. The Panel notes that in addressing these issues appropriate conditions have been imposed.

PANEL MEMBERS	
 Carl Scully	 Michael Nagi
 Amelia Thorpe	 Alice Spizzo

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-213 – DA2022/196 - Bayside
2	PROPOSED DEVELOPMENT	Demolition of existing dwelling at 1A Dunmore St Nth and gravel car park next to heritage listed church building; Alterations, additions and change of use of the existing church hall to a childcare facility with capacity for 49 children operating 7:00am to 7:00pm Monday to Friday, construction of a two-storey multi-purpose hall, basement and at grade parking, bicycle parking, signage, tree removal and associated landscaping works.
3	STREET ADDRESS	1A Dunmore St Nth Bexley, 1B Dunmore St Nth Bexley, 1C Dunmore St Nth Bexley, 38 Albyn Street Bexley, Lot 18 Sec 2 DP 1680, Lot 19 Sec 2 DP 1036, Lot 20 Sec 2 DP 1036, Lot 21 Sec 2 DP 1680, Lot 1 DP 927085
4	APPLICANT/OWNER	Applicant – Sustainable Development Group Limited Owner – Anglican Church Property Trust Diocese of Sydney
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Resilience and Hazard) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • Bayside Local Environmental Plan 2021 • Rockdale Development Control Plan 2011 • Planning agreements: Nil • Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development

		<ul style="list-style-type: none"> Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 18 May 2023 Modified Architectural Plans Landscape Plans Arborist Report Plan of Management – Child Care Plan of Management – Ministry (multi-purpose hall) Heritage Impact Statement Urban Design Report Written submissions during public exhibition: 76 Total number of unique submissions received by way of objection: 6
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick-Off Briefing: 8 September 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully, Jan Murrell <u>Council assessment staff</u>: Angela Lazaridis, Ben Latta, Luis Melim <u>Applicant representatives</u>: Richard Huynh, Michael Rowe, Kent Bull, Sumedh Kataria Briefing: 14 March 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully, Amelia Thorpe, Alice Spizzo, Michael Nagi <u>Council assessment staff</u>: Ayse Kiziltenkin, Angela Lazaridis <u>Applicant representatives</u>: Richard Huynh, Michael Rowe Site inspection: 18 May 2023 Final briefing to discuss council's recommendation: 18 May 2023 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully, Amelia Thorpe, Alice Spizzo, Michael Nagi <u>Council assessment staff</u>: Angela Lazaridis, Louis Mellim <u>Applicant representatives</u>: Richard Huynh, Michael Rowe, Kent Bull
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report