

DATE OF DEFERRAL	13 August 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Sheils, Paul Pappas
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Nagi and Ed McDougall both declared a conflict of interest in this matter having previously considered it in their roles at Council.

Public meeting held via Microsoft Teams on 13 August 2020, opened at 10am and closed at 11.45am.

MATTER DEFERRED

PPSSEC-6 – Bayside – DA2019/286 at 72 Laycock Street, Bexley North - Demolition of existing building and two bowling greens and erection of a two storey registered club, with associated car parking and refurbishment of bowling green.

REASONS FOR DEFERRAL

At the request of the applicant, the Panel has agreed to defer the determination of the matter to allow the applicant the opportunity to respond to issues in the assessment report.

In particular, as discussed at the meeting, the issues of greatest concern to the Panel relate to the intensity of the development and amended plans and documentation should include:

- A reduction in the capacity of the building
- Reduced hours of operation
- Improved traffic management
- Acoustic amelioration requirements
- Reduction in the frequency of hired out function events
- Detailed plan of management including operation and security for the function room being provided by the applicant on an ongoing basis
- Details of a final concept plan, including any possible future stages or development
- Removal of the slab which should be included in any future development
- The use of the premises for the local community as opposed to a restricted access






On submission of amended plans and supporting documentation, the application is to be referred to the Bayside Urban Design Review Panel.

The Panel was of the view that interactive meetings between the applicant and the assessing officer would be beneficial in reducing the number of outstanding issues when this matter returns for determination.

The Panel requested that the assessing consultant meet with the applicant within one week of this decision, and that after that meeting the applicant be given one further month to submit their detailed response and amended plans in suitable form for the consideration of the Bayside Urban Design Review Panel. This Panel is to be given an updated briefing within two months of today.

The Panel determined in due course it will need to hold another public meeting after an exhibition period.

The decision to defer the matter was Unanimous. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

PANEL MEMBERS	
 Carl Scully (Chair)	 Jan Murrell
 Roberta Ryan	 Michael Sheils
 Paul Pappas	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-6 – Bayside – DA2019/286
2	PROPOSED DEVELOPMENT	Demolition of existing building and two bowling greens and erection of a two storey registered club, with associated car parking and refurbishment of bowling green.
3	STREET ADDRESS	72 Laycock Street, Bexley North
4	APPLICANT/OWNER	Applicant: Order of AHEPA NSW Incorporated / Owner: Bayside Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning & Assessment Act 1979, Part 4 – Development Assessment & Schedule 7 of the SEPP – State and Regional Development 2011 which regional panels may be authorized to exercise consent authority functions of council Environmental Planning & Assessment Act Regulation 2000, Part 6 – Procedures relating to Development Applications State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Vegetation in Non-Rural Areas) Rockdale Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Rockdale Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil 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 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: 29 July 2020 Written submissions during public exhibition: <ul style="list-style-type: none"> Thirty eight (38) submission in initial notification seventy seven (77) submissions in second notification Verbal submissions at the public meeting: <ul style="list-style-type: none"> Ryszard Knopf, Gordon Say, Nicole Kremastos, Ingrid Knopf Council assessment officer – Kerry Gordon (consultant planner), On behalf of the applicant – Julie Horder, Millad Rouhana, Paul Corbett, Nick Katris
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 5 December 2019 <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Abigail Goldberg, John Roseth, Michael Nagi, Ed McDougall <u>Council assessment staff</u>: Kerry Gordon (consultant for Council), Marta Gonzalez-Valdes, Fiona Prodromou, Luis Melim, Chris Mackey, Patrick Nash Site inspection: Due to Coronavirus precautions, the Panel visited the site independently, prior to 13 August 2020.

		<ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Michael Sheils, Paul Pappas ● Final briefing to discuss council's recommendation, 13 August 2020, 8.45am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Roberta Ryan, Paul Pappas, Michael Sheils ○ <u>Council assessment staff</u>: Kerry Gordon (consultant planner), Marta Gonzalez-Valdes, Luis Melim
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Not supplied