

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 22 October 2024** at **4:30pm**

Present

Sue Francis, Chairperson
Scott Barwick, Independent Expert Member
Wayne Carter, Independent Expert Member
Emma Kirkman, Community Representative

Also present

Luis Melim, Manager Development Services
Angela Lazaridis, Co-ordinator Development Administration & Advisory
Christopher Mackay, Co-ordinator
Nitin Thomas, Development Assessment Planner
Ivy Zhang, Development Assessment Planner
Dawson Heperi, Customer Relationship Analyst

Deliberations commenced at 4.30pm.

1 Acknowledgement of Country

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

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

No minutes were endorsed

5 Reports – Planning Proposals

Nil

6 Reports – Development Applications

[6.1 DA-2024/198 - 3 Cashman Road, Brighton Le Sands - Development Application](#)

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

The following person spoke:

- Mr Mounzer Mortada, applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Decision

1. The Bayside Local Planning Panel, exercising the functions of Council as the consent authority pursuant to s 4.16 and s 4.17 of the *Environmental Planning and Assessment Act 1979*, determine Development Application DA-2024/198 for alterations and additions to the dual occupancies approved under CD-2021/423 to provide rooftop terraces at 3 Cashman Road, BRIGHTON LE SANDS NSW 2216 by DEFERRING determination until an amended Clause 4.6 request is received.

Name	For	Against
Sue Francis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wayne Carter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel's Decision:

The Panel have deferred determination of the application for receipt of an amended Clause 4.6 request to address inconsistencies with the FSR calculations, where adherence to the definition of GFA under the Bayside LEP has not be satisfied, leading to the request to vary the development standard not addressing the correct quantum of variation. The applicant has been advised to liaise with Council planners prior to submitting the Clause 4.6 request to ensure the correct calculation of GFA has been specified.

Following receipt of the Clause 4.6 request and assessment by Council staff, a supplementary report is to be prepared for the Panel, who will deal with the matter under electronic means.

6.2 DA-2024/160 - 1 Rowley Street, Brighton Le Sands - Development Application

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

The following person spoke:

- Mr Mark Raymundo, an applicant representative, spoke against the officer's recommendation and responded to the Panel's questions.

Decision

- 1 That the Bayside Local Planning Panel, exercising the functions of Council as the consent authority pursuant to s.4.16 and s.4.17 of the *Environmental Planning and Assessment Act 1979*, determine Development Application DA-2024/160 for alterations and additions to an existing dual occupancy approved under CD-23024/71, including rooftop terraces at 1 Rowley Street, BRIGHTON LE SANDS NSW 2216 by DEFERRING determination until an amended Clause 4.6 request is received.

Name	For	Against
Sue Francis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wayne Carter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel's Decision:

The Panel have deferred determination of the application for receipt of an amended Clause 4.6 request to address inconsistencies with the FSR calculations, where adherence to the definition of GFA under the Bayside LEP has not be satisfied, leading to the request to vary the development standard not addressing the correct quantum of variation. The applicant has been advised to liaise with Council planners prior to submitting the Clause 4.6 request to ensure the correct calculation of GFA has been specified.

Following receipt of the Clause 4.6 request and assessment by Council staff, a supplementary report is to be prepared for the Panel who will deal with the matter under electronic means.


Closed deliberations concluded at 4.47pm.

Certified as true and correct.

Sue Francis
Chairperson




Declaration of Interest - Bayside Local Planning Panel Meeting 08/10/2024

Item	Description	Declaration of Interest
Other Applications (Non-Public Meeting)		
6.1	3 Cashman Road, Brighton le Sands	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> <i>or</i> an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> <i>or</i> reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
6.2	1 Rowley Street, Brighton le Sands	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> <i>or</i> an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> <i>or</i> reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
Public Meeting		
6.1	1-7 Green Street, Banksmeadow	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> <i>or</i> an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> <i>or</i> reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
6.2	369E Bexley Road, Bexley	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> <i>or</i> an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> <i>or</i> reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
S Francis		/ / 16/10/24
Name (please print)	Signature	Date



Declaration of Interest - Bayside Local Planning Panel Meeting 08/10/2024

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Scott Barwick		15/10/2024
Name (please print)	Signature	Date



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Wayne Carter	w carter	20 / 10 /24
Name (please print)	Signature	Date



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Emma Kirkman		21 / 10 / 24
Name (please print)	Signature	Date