

MINUTES

of the **City Planning & Environment Committee**
held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
on **Wednesday 5 February 2025 at 6:35 PM**

Present

Councillor Scott Morrissey, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Heidi Lee Douglas, Deputy Mayor
Councillor Janin Bredehoeft (via audio-visual link)
Councillor Soraya Kassim
Councillor Christina Curry

Also present

Councillor Vicki Poulos
Councillor Peter Strong
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Rupert Gilroy, Manager Property
David Smith, Manager Strategic Planning
Helen Tola, Manager Governance & Risk (via audio-visual link)
Karen Barrass, Lead Governance
Linda Hackett, Governance Officer
Anh Hoang, Governance Officer
Wolfgang Gill, IT Service Management Officer

The Chairperson opened the meeting in the the Committee Room, Botany Town Hall, at 6:35 pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the Bidjigal Clan, the traditional owners of the land on which we meet and work and acknowledges the Gadigal people of the Eora Nation. Bayside Council pays respects to Elders past and present.

2 Apologies, Leave of Absence & Attendance via audio-visual link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Apologies, Leave of Absence & Attendance via audio-visual link

Committee Recommendation (Councillors Curry and Kassim)

That Councillor Bredehoeft's attendance at tonight's meeting via audio-visual link be granted.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Planning & Environment Committee Meeting - 4 December 2024](#)

Committee Recommendation

Moved by Councillors Barlow and Kassim

That the Minutes of the City Planning & Environment Committee meeting held on 4 December 2024 be noted.

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Works & Assets Committee of Wednesday 4 December 2024 were received and the recommendations therein were adopted at the Extraordinary Council meeting of 11 December 2024.

5 Items by Exception

Committee Recommendation

There were no items by exception.

6 Public Forum

Details associated with the presentations to the Council in relation to items on this agenda can be found in the individual items.

CPE25.001 Proposed Planning Agreement & Post-Exhibition Report - Planning Proposal at 263-273 and 273A Coward Street, Mascot

The following person spoke at the meeting:

- Mrs Athlene Kyle, Applicant, speaking FOR the Officer Recommendation

CPE25.002 Planning Proposal Request - 251-253 Princes Highway & 6-10 Hattersley St, Arncliffe

A written submission was received from the following person:

- Mr Stephen Kerr, Applicant representative, AGAINST the Committee Recommendation and was distributed to Councillors prior to the Committee Meeting.

CPE25.004 Planning Proposal Request - 204 Rocky Point Road, Kogarah

The following person spoke at the meeting:

- Mr Mason Stankovic, Applicant representative, speaking FOR the Officer Recommendation

7 Reports

[CPE25.001 Proposed Planning Agreement & Post-Exhibition Report - Planning Proposal at 263-273 and 273A Coward Street, Mascot](#)

The following person spoke at the meeting:

- Mrs Athlene Kyle, Applicant, speaking FOR the Officer Recommendation

Mr Joe Bell from Patch Planning representing Council as an independent Planning Consultant attended the meeting via Audio-Visual link for this item only.

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Barlow

- 1 That Council notes the submissions received during exhibition of the Planning Proposal.

- 2 That the Local Environmental Plan amendment be modified to list the site within Clause 6.16 – ‘Development requiring the preparation of a development control plan’ of the *Bayside Local Environmental Plan 2021*.
- 3 That subject to item 2 above, Council exercises its delegation as Local Plan Making Authority to finalise and make the LEP amendment pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 4 That Council endorses the offer from Perpetual Corporate Trust Limited as the Trustee of the LMLP 1 and 2 Trust to enter into a Planning Agreement dated 8 November 2024.
- 5 That a Draft Planning Agreement, consistent with the Letter of Offer, be drafted and exhibited in accordance with legislative requirements.
- 6 That the General Manager be authorised to negotiate and finalise all documentation necessary following the conclusion of the public exhibition period, taking into consideration any submissions.
- 7 That authority be delegated to the General Manager to execute all documentation (including the final Planning Agreement) necessary to give effect to this resolution.

CPE25.002 Planning Proposal Request - 251-253 Princes Highway & 6-10 Hattersley St, Arncliffe

Committee Recommendation

Moved by Councillors Morrissey and Curry

That the report on Planning Proposal Request – 251-253 Princes Highway & 6-10 Hattersley Street, Arncliffe, be deferred to a future meeting of the City Planning & Environment Committee.

CPE25.003 Post-exhibition report - Le Beach Hut Planning Proposal, 179-183 Russell Avenue, Dolls Point

Mr Adrian Melo from The Planning Studio representing Council as an independent Planning Consultant attended the meeting via Audio-Visual link for this item only.

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Douglas and Barlow

- 1 That Council notes the submissions received during exhibition of the Planning Proposal, 179-183 Russell Avenue, Dolls Point.
- 2 That Council exercises its delegation as Local Plan Making Authority to make the LEP amendment pursuant to Section 3.36(2)(a) of the Environmental Planning and Assessment Act 1979.

**CPE25.004 Planning Proposal Request -
204 Rocky Point Road, Kogarah**

The following people spoke at the meeting:

- Mr Mason Stankovic, Applicant representative, speaking FOR the Officer Recommendation

Note: A presentation was made by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Curry and Morrissey

That Council

- 1 Notes the advice of the Bayside Local Planning Panel
- 2 Endorses the draft Planning Proposal for amendments to the Bayside LEP 2021 mapping at 204 Rocky Point Road, Kogarah as follows:
 - a) The Height of Buildings Map (HOB) to exclude the site from Area 15.
 - b) The Design Excellence Map (DEX) to identify the site as subject to Clause 6.10 Design Excellence.
- 3 Forwards 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);
- 4 Delegate authority to the General Manager to make any amendments to the Planning Proposal and supporting documents required prior to public exhibition;
- 5 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
- 6 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.

**CPE25.005 Post Exhibition Report - R3 Medium Density Residential
Planning Proposal**

Note: A presentation was made by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Kassim and Curry

- 1 That Council notes the submissions received during the exhibition of the R3 Medium Density Residential Planning Proposal.

- 2 That Council proceeds with the Planning Proposal as exhibited, and forwards it to the Department of Planning, Housing and Infrastructure requesting that the LEP amendment be finalised.
- 3 The Council notes that the Minister for Planning and Public Spaces, as the Local Plan-Making Authority, will determine whether the Planning Proposal will be finalised, pursuant to Section 3.36 of the *Environmental Planning and Assessment Act 1979*.
- 4 That all persons and organisations from whom submissions were made be advised of Councils decision.

The next meeting will be held in the Committee Room, Botany Town Hall, on Wednesday, 5 March 2025.

The Chairperson closed the meeting at 7:30pm.