

MINUTES

Bayside Local Planning Panel - Other Applications
held in the Electronic Determination Meeting
on **Thursday 3 April 2025**

MATTER DETERMINED

Item 6.1 – DA-2024/238 – 62 Frogmore Street Mascot

PANEL CONSIDERATION AND DECISION

The Development Application was deferred at the 25 February 2025 Meeting as the Panel concluded that direct access is to be provided from the secondary dwelling to the private open space in the rear yard. The Applicant submitted amended architectural plans and BASIX Certificate on 6 March 2025 to address the Panel's comments.

The Panel considered amended plans and supporting documentation, Council's Supplementary Assessment Report and conditions. The Panel are satisfied that the officer's report and amended documentation address the reason for deferral.

The Panel determined to approve the development application pursuant to Section 4.15 of the *Environmental Planning Assessment Act 1979*.

The decision was unanimous.

REASONS FOR DECISION

1. The Panel are satisfied that the applicant's written request to contravene Clause 53(2)(a) non-discretionary standards - Minimum site area of 450sqm of the State Environmental Planning Policy (Housing) 2021 has adequately addressed the matters required to be demonstrated by Clause 4.6 of that Plan, and
2. The development, subject to conditions, is consistent with the objectives of the R2 Low Density Residential zone and the relevant objectives of Bayside Local Environmental Plan 2021.
3. The development, subject to conditions, is consistent with the objectives of Bayside Development Control Plan 2022 and generally consistent with the relevant requirements of Bayside Development Control Plan 2022.
4. The proposal and use are suited to the site and area.
5. The proposal is an appropriate response to the streetscape and topography and will not result in any significant impact on the environment or the amenity of nearby residents.
6. The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality.
7. The proposal will not result in any significant impact on the environment or the amenity of nearby residents.
8. Recommended conditions of consent appropriately mitigate and manage potential environmental impacts of the proposal.

CONDITIONS

The development application was approved subject to conditions in the Supplementary Assessment Report and that these be attached as Schedule 1.

Certified as true and correct.

Paul Vergotis
Chairperson