

## **MINUTES**

**Bayside Local Planning Panel - Other Applications Meeting**  
held in the Committee Room, Botany Town Hall  
Corner of Edward Street and Botany Road, Botany  
on **Tuesday 22 April 2025 at 4:30 PM**

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### **Present**

Paul Vergotis, Chairperson  
Scott Barwick, Independent Expert Member  
Larissa Ozog, Independent Expert Member  
Katrina Blando, Community Representative

### **Also present**

Carine Elias, Manager Development Services  
Angela Lazaridis, Coordinator Development Administration & Advisory  
Marta Gonzales-Valdes, Coordinator Development Assessment  
Michael Maloof, Senior Development Assessment Planner  
Haven Barr, Cadet Development Assessment Planner

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The Chairperson opened the meeting at 4.30pm.

### **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**

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**

Nil

## 5 Reports – Planning Proposals

Nil

## 6 Reports – Development Applications

### 6.1 DA-2024/251 - 24-28 Wickham Street, Arncliffe - Development Application

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

- Mr Jimmy Maroun, an applicant, spoke in favour of the officer's recommendation.
- Mr James Hatzidavid, an applicant, spoke in favour of the officer's recommendation.
- Mr Rachid Andary, an applicant's representative, spoke in favour of 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 s4.16 and s4.17 of the *Environmental Planning and Assessment Act 1979*, relating to Development Application DA-2024/251 for alterations and additions to an approved seven (7) storey residential flat building, including construction of two (2) additional storeys and provision of eight (8) additional in-fill affordable housing apartments at 24-28 Wickham Street, ARNCLIFFE NSW 2205 by DEFER determination to allow the applicant to address Section 67 of the EPA Regs 2021 and Section 21 of the Housing SEPP 2021.

Name	For	Against
Paul Vergotis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larissa Ozog	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Katrina Blando	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Reason for Panel's Deferment:

The Panel defers determination of the application for twenty-one (21) days for the applicant to provide the necessary requirements to address Section 67 of the Environmental Planning and Assessment Regulations 2021 and to satisfy Clause 21 of the Housing SEPP 2021. Following receipt of the documentation and assessment

by Council staff, a supplementary report is to be prepared for the Panel who will deal with the matter through electronic means.

## **6.2 DA-2025/10 - 12 Hollywood Street, Monterey - Development Application**

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

- Mr George Nehme, an applicant's representative, spoke in favour of the officer's recommendation and responded to the Panel's questions.
- Ms Maggie Hassoun, an applicant, spoke in favour of the officer's recommendation and responded to the Panel's questions.

### **Decision**

1. The Bayside Local Planning Panel, exercising the functions of the Council as the consent authority pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979* agrees with the applicant's written request justifying the contravention to Clause 4.3 – Height of Building of the Bayside Local Environmental Plan 2021. The Panel is satisfied that the applicant's request has established that compliance with the standard would be unreasonable and has addressed the matters required to be demonstrated by Clause 4.6 of the Bayside Local Environmental Plan 2021 and that sufficient environmental planning grounds have been provided to justify the contravention.
2. That pursuant to s4.16 and s4.17 of the Environmental Planning and Assessment Act 1979, Development DA-2025/10 for the alterations and additions to an approved two (2) storey dwelling including construction of a rooftop terrace at 12 Hollywood Street, MONTEREY be determined by GRANTING CONSENT subject to the recommended conditions of consent attached to this report, and subject to the following conditions:

A) Amend Condition No. 11 as follows:

#### **11. Materials and Finishes (for Minor Works)**

The colours, materials and finishes to the facades of the addition shall be compatible with the existing dwelling and character of the street. Details of the external building materials, including colours and texture, shall be provided to the satisfaction of Council's Director, City Futures prior to the issue of a Construction Certificate.

#### **REASON**

To ensure that materials and finishes are sympathetic to existing development in the street in accordance with Council's DCP.

B) Add Condition No. 30 as follows:

### 30. Landscaping

Plants to be included within the rooftop planter boxes shall achieve a minimum height of 400mm at maturity and shall be carefully selected species that adapt to harsh conditions. Details of the plant species shall be provided to the PCA prior to determination of the Construction Certificate.

#### **REASON**

*To ensure compliance with landscape requirements from relevant policies.*

3. That the submitter is to be notified of the Panel's decision.

Name	For	Against
Paul Vergotis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Larissa Ozog	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Katrina Blando	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **Reason for Panel's Determination:**

The Panel adopts the recommendation and reasons outlined in the Council Officer's Assessment Report.

Condition No. 11 is to be modified to allow for Council to approve the materials and finishes for the proposal.

Condition No. 30 is to be added as follows:

Plants to be included within the rooftop planter boxes shall achieve a minimum height of 400mm at maturity and shall be carefully selected species that adapt to harsh conditions. Details of the plant species shall be provided to the PCA prior to determination of the Construction Certificate.

The reasons for the Panel's decision are as follows:

- The proposed variation to the building height has been assessed in accordance with Clause 4.6 of Bayside Local Environmental Plan 2021 and is considered acceptable subject to conditions of consent.
- 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.

- The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality and will not result in any significant impact on the environment or the amenity of nearby residents.
- The issues raised by objectors have been considered and where appropriate, addressed via amendments to plans or conditions or consent.

Closed deliberations concluded at 4.58pm.

Certified as true and correct.

Paul Vergotis  
**Chairperson**



## Declaration of Interest - Bayside Local Planning Panel Meeting 22/04/2025

Item	Description	Declaration of Interest
<b>Planning Proposal Meeting</b>		
5.1	Draft Planning Proposal – Signage in Zone SP2 Infrastructure	In relation to this matter, I declare that I have: no known conflict of interest <input type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input checked="" type="checkbox"/> conflict of interest as detailed in the attached document.
<b>DA Non-Public Meeting</b>		
6.1	DA-2024/251 – 24-28 Wickham Street, Arncliffe	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual <sup>1</sup> <input type="checkbox"/> , potential <sup>2</sup> <input type="checkbox"/> or reasonably perceived <sup>3</sup> <input type="checkbox"/> conflict of interest as detailed in the attached document.
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Paul VERGOTIS Name (please print)		[Redacted Signature] Signature
		22, 4, 25 Date



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Scott Barwick Name (please print)		[Redacted Signature] Signature
		10/4/2025 Date



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