

MINUTES – ELECTRONIC DETERMINATION

Electronic Meeting was held on Wednesday, 28 May 2025.

MATTER DETERMINED

Item 6.1 – DA-2024/251 – 24-28 Wickham Street, Arncliffe

PANEL CONSIDERATION AND DECISION

The Development Application was deferred at the 22 April 2025 Meeting to allow 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 *State Environmental Planning Policy (Housing) 2021*. The Applicant submitted documents to address Section 67, Management and endorsement letter from a housing provider and owners consent letters on 1 May 2025 to address the Panel's comments.

The Panel considered the 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 accepts the applicants Clause 4.6 variation requests to the Height of Building and FSR development standards as addressed in the original assessment report.

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 proposal is acceptable when considered against all relevant State Environmental Planning Policies, including SEPP (Housing) 2021 (Design Quality of Residential Apartment Development) and the associated Apartment Design Guide.
2. The proposed contravention of the floor space ratio and height have been assessed in accordance with Section 4.6 of Bayside Local Environmental Plan 2021 and are considered acceptable subject to the design changes and/or conditions of consent.
3. The development, subject to conditions, is consistent with the objectives of the High Density Residential R4 zone and the relevant objectives of Bayside Local Environmental Plan 2021.
4. The development, subject to conditions, is consistent with the objectives and controls of Bayside Development Control Plan 2022.
5. The site is suitable for the proposed development.

6. 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.
7. The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality.
8. The proposal will not result in any significant impact on the environment or the amenity of nearby residents.
9. The issues raised by objectors have been considered and where appropriate, addressed via amendments to plans or conditions or consent.
10. 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