

## **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 8 July 2025 at 5:00 PM**

Decisions outside the public meeting  
In accordance with the Operational Procedures

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### **Present**

Sue Francis, Chairperson  
Mark Carlon, Independent Expert Member  
John O'Grady, Independent Expert Member  
Katrina Blando, Community Representative

### **Also present**

Carine Elias, Manager, Development Services  
Angela Lazaridis, Coordinator Development Administration & Development Services  
Marta Gonzalez-Valdes, Coordinator, Development Assessment  
Fiona Prodromou, Senior Development Assessment Planner  
Dawson Heperi, Customer Relationship Analyst City Futures

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Deliberations commenced at 4.57pm.

### **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 MDA-2024/201 - 30-34 High Street Mascot - Section 4.56 Modification

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

The following person spoke at the meeting:

- Mr Glenn McCormack, 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 the Council as the consent authority, pursuant to S4.56 of the *Environmental Planning and Assessment Act 1979* be satisfied that the proposed modification:
  - a) is substantially the same development as the development for which consent was originally granted and before that consent was modified;
  - b) has been notified in accordance with the Regulations and Bayside Development Control Plan 2022 and the submissions made have been considered;
  - c) is acceptable after considering reasons for the consent sought to be modified;
  - d) is acceptable having regard to the relevant matters in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.
2. The Bayside Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 and s4.17 of the *Environmental Planning and Assessment Act 1979*, determine Modification Application MDA-2024/201 for modification to DA-2021/463 including an increase to the height and floor area of the building, conversion of four 2-bedroom units into 3-bedroom units, changes to external materials and conditions of consent at 30-34 High Street Mascot, by GRANTING CONSENT to modify the original consent in the following manner:
  - a) **Amend Condition 1 - Approved Plans and Supporting Documentation**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

**Approved Plans**

<b>Plan No.</b>	<b>Revision</b>	<b>Plan Title</b>	<b>Drawn By</b>	<b>Date of Plan</b>
A-DA-810-005	1	Generic 3.2m Floor to Floor Detail	Benson McCormack Architecture	20/01/2025
A-DA-100-001	17	Site Plan	Benson McCormack Architecture	16/06/2025
A-DA-110-001	16	Basement Level 2	Benson McCormack Architecture	17/04/2025
A-DA-110-002	16	Basement Level 1	Benson McCormack Architecture	17/04/2025
A-DA-110-003	17	Ground Level	Benson McCormack Architecture	16/06/2025
A-DA-110-004	17	Level 1	Benson McCormack Architecture	16/06/2025
A-DA-110-005	17	Level 2	Benson McCormack Architecture	16/06/2025
A-DA-110-006	16	Level 3	Benson McCormack Architecture	17/04/2025
A-DA-110-007	16	Level 4	Benson McCormack Architecture	17/04/2025
A-DA-110-008	16	Roof Level	Benson McCormack Architecture	17/04/2025
A-DA-620-001	17	Window Schedule	Benson McCormack	16/06/2025

Architecture				
A-DA-210-001	17	North Elevation	Benson McCormack Architecture	16/06/2025
A-DA-210-002	16	South Elevation	Benson McCormack Architecture	17/04/2025
A-DA-210-003	17	South Elevation	Benson McCormack Architecture	16/06/2025
A-DA-210-004	17	West Elevation	Benson McCormack Architecture	16/06/2025
A-DA-310-001	16	Section AA	Benson McCormack Architecture	17/04/2025
A-DA-310-002	17	Section BB	Benson McCormack Architecture	16/06/2025
A-DA-630-001	16	Finishes Schedule	Benson McCormack Architecture	17/04/2025
A-DA-770-001	16	Storage Diagrams 1 of 2	Benson McCormack Architecture	17/04/2025
A-DA-770-002	16	Storage Diagrams 1 of 2	Benson McCormack Architecture	17/04/2025
LP01	F	Landscape Plan - Ground Floor	Matthew Higginson Landscape Architecture Pty Ltd	17/06/2025
LP02	E	Landscape Plan - Level 3	Matthew Higginson Landscape Architecture Pty Ltd	11/04/2025
LP03	E	Landscape Plan - Level 4	Matthew Higginson	11/04/2025

LP03	F	Schedule	Landscape Architecture Pty Ltd Matthew Higginson Landscape Architecture Pty Ltd	17/06/2025
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Approved Documents			
Document Title	Version	Prepared By	Date of Document
<b><i>BASIX Certificate</i></b>	-	-	<b><i>1233341M_07</i></b>
<b><i>Site Waste Minimisation and Management Plan</i></b>	-	<b><i>Benson McCormack Architecture</i></b>	<b><i>16/12/2024</i></b>
<b><i>Power Assessment – Power Supply Arrangements</i></b>	-	<b><i>AAPE Engineering</i></b>	<b><i>14/02/2025</i></b>
Access Report	A	Accessible Building Solutions	7 November 2022
Acid Sulfate soil assessment and Revised Management Plan	1	El Australia	22 August 2022
Detailed Site Investigation	0	El Australia	22 August 2022
Dewatering Management Plan	0	El Australia	12 September 2022
Building Code of Australia Assessment Report	3	Building Code Professionals	27 Augusts 2021
Fire Safety Schedule	A	Building Code Professionals Pty Ltd	25 August 2021
Acoustic Report	B	Acoustic Noise & Vibration Solutions	26 August 2021
Arboricultural Impact Assessment	A	Tree and Landscape Consultants	20 September 2021
Electrical Services Coordination Letter	A	CitiScope Engineers & Project Managers	27 August 2021

Flood Report	A	S&G Consultants	30 August 2021
Photomontage	A	Benson McCormack Architecture	Undated
Pedestrian Wind Environment Statement Report		Windtech	26 August 2021

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

**b) Amend Condition 9 – Parking Allocation**

Parking spaces and associated facilities shall be provided and allocated in accordance with the approved drawings / following table.

Use	Number of Spaces Allocated
<b><i>Residential</i></b>	
Residential units	<p>A total of 41 car parking spaces allocated as per the below:</p> <ul style="list-style-type: none"> <li>• 1 space per studio/1 bedroom unit</li> <li>• 2 space per 2 bedroom unit</li> <li>• 2 space per 3 or more bedroom unit</li> </ul> <p>Excess car parking spaces shall be allocated to a residential unit.</p>
Residential visitor	5 car parking spaces (including 1 car wash bay and 1 van loading bay)
<b><i>Non-Residential</i></b>	
Commercial	2 car parking spaces
<b><i>Bicycle parking</i></b>	
Residential	24 bicycle spaces in the basement & 2 residential visitor bicycle spaces on the ground level
<b><i>Motorcycle parking</i></b>	
Residential	3 Motorcycle spaces
Commercial	1 Motorcycle space

The above allocation must be adhered to and complied with at all times and shall be reflected in any subsequent Strata subdivision of the development.

All residential visitor spaces, car wash bays and loading bays shall be stated as common property on any Strata plan for the site.

All residential accessible parking spaces shall be allocated to adaptable dwelling units.

Any tandem / stacked parking spaces shall be allocated to a single residential / commercial unit only.

### **REASON**

*To ensure that car parking is provided and allocated in accordance with the approved plans and documentation.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

### **c) Amend Condition 18 – Payment of s7.11 Contributions**

- a) Before the issue of the first occupation certificate in respect of any building to which this consent relates, a section 7.11 contribution calculated in accordance with subclause (c) must be paid, except as provided by subclause (b).
- b) If no construction certificate in respect of the erection of any building to which the consent relates has been issued on or before 25 September 2022, the monetary contribution must be paid before the issue of the first construction certificate after that date for any such building.
- c) The applicant must pay the following contributions to Council for:
  - (i) Former City of Botany Bay Section 7.11 Contributions Plan 2016 – Amendment.

Community Facilities	\$37,470.39
Open Space & Recreation	\$302,109.98
Transport (Mascot)	\$77,038.56
Administration	\$3,381.07
Total in 2024/2025	\$420,000.00

The total contribution payable to Council under this condition is \$420,000.00 as calculated at the date of this consent.

The total amount payable may be adjusted at the time the payment is made, in accordance with the provisions of Former City of Botany Bay Section 7.11 Contributions Plan 2016 – Amendment.

A copy of the development contributions plan is available for inspection at Council offices.

**REASON**

*To ensure development contributions are paid to address the increased demand for public amenities and services resulting from the approved development.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

d) **Amend Condition 22 – Waste Storage (Residential and Mixed Use Developments)**

The plans shall include details of the waste storage area. The waste storage area shall not be visible from the street. The waste storage area shall be located within the lot / building in accordance with the approved plans.

The waste storage area shall be large enough to accommodate the required number of bins for the development and located in an area to suitably facilitate servicing on waste collection day.

The path to the bin room is to be at least 1.0 metres wide and kept clear and unobstructed at all times.

**Residential Waste**

The development will require the provision of the following waste and recycling facilities:

- a) Domestic Waste - 1 x 120 / 1,100 litre mobile bins per unit / dwelling. Usually provided as a 240 litre or 660 litre bin using this ratio, and
- b) Domestic Recycling - 1 x 240 / 1,100 litre mobile bin per 3 units / dwellings, and
- c) Green Waste - 1 to 2 x 240 litre mobile bins per unit block, and.
- d) Bulk Waste Storage Area - Minimum 10m<sup>2</sup>.

**Commercial Waste**

For the Commercial portion of the building appropriate waste and recycling containers and facilities will need to be provided for all specific end use businesses in accordance with the following waste generation rates:

- a) Retail Trading - shops, to 100 square metres - 0.1-0.2 cubic metres per 100 square metres of floor area per day, and
- b) Restaurants and Food Shops - 0.3-0.6 square metres per 100 meals, plus up to 0.15 cubic metres of beverage containers per 100 meals, and
- c) Office - 0.01-0.03 cubic metres per 100 square metres of floor area per day.

**REASON**

*To manage waste in accordance with Council's Waste Management*



*Technical Specifications.**[MDA-2024/201 Section 4.56 amended on 8 July 2025]***e) Amend Condition 29 – Intertenancy Acoustic Attenuation**

The development shall achieve the following minimum equivalent AAAC Star Rating within the below specified areas of the development.

- a) Three (3) Star for tiled areas within kitchens, balconies, bathrooms and laundries. Tiled flooring within corridors, living areas and bedrooms is not permitted, and
- b) Four (4) Star for timber flooring in any area, and
- c) Five (5) Star for carpet in any area.

The development shall comply with the Building Code of Australia requirement for walls dividing occupancies.

A report shall be submitted to the Principal Certifier for approval prior to the issue of any Construction Certificate. The report is to include BCA requirements and details of floor/ceilings between residential apartments. Floor coverings within apartments shall be identified within the report.

A suitably qualified Acoustic Engineer with MIE Australia membership or employed by a consulting firm eligible for AAAC membership is to certify that the details provided in the said report satisfy the requirements of this condition, with the certification to be submitted to the Principal Certifier for approval prior to the issue of the relevant Construction Certificate for the relevant stage of works.

***REASON***

*To minimise adverse amenity impacts to residents within the building.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]***f) Amend Condition 32 – Adaptable Units and Parking**

Access must be provided to and within a minimum of five (5) residential units, and between these units and their allocated car parking spaces in accordance with Council's Development Control Plan and Australian Standard 4299: Adaptable housing. The required adaptable units shall be unit numbers 101, 105, 201, 205 and 304. The units shall be constructed to comply with the requirements of AS 4299.

Details demonstrating compliance shall be submitted to the satisfaction of the Principal Certifier prior to the issue of a Construction Certificate.

Note: Compliance with Council's Development Control Plan does not necessarily guarantee that the development meets the full requirements of the Disability Discrimination Act 1992. It is the responsibility of the applicant

to make the necessary enquiries to ensure that all aspects of the Act are satisfied.

**REASON**

*To ensure adaptable units are provided and designed in accordance with the relevant standards.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

**g) Amend Condition 36 – Detailed Design Stormwater Management Plan**

Prior to the issue of any Construction Certificate, detailed drainage design plans for the management of stormwater are to be submitted to Bayside Council Director of City Futures (or delegate) for assessment and approval. Engineering design certification and drainage design calculations are to be submitted with the plans. Bayside Technical Specification Stormwater Management sets out the minimum documentation requirements for detailed design plans. Stormwater management requirements for the site, including the final discharge/end connection point, must comply with Bayside Technical Specification Stormwater Management.

The detailed drainage design plans shall incorporate the provisions generally made in the stormwater concept plans prepared by John Romanous & Associates, project/job number 2426, dated 08.04.2025, revision/issue H along with the revisions/requirements detailed below:

- a) An On-Site Detention System (OSD) shall be provided for the site and designed in accordance with Section 6 of Bayside Technical Specification Stormwater Management.
- b) All calculations for the OSD storage and maximum site discharge are to be provided.
- c) An OSD catchment plan is to be provided showing the impervious (roof and hardstand) and pervious area draining into the OSD's system. Also show the bypass area. If there is OSD bypass, the combined bypass and OSD discharge is to comply with section 6 of Bayside Technical Specification Stormwater Management.
- d) An OSD base plan is to be provided showing all base levels and minimum 1% fall toward the outlet. The OSD base plan is also to include weir RL's and overall dimensions,
- e) The stormwater discharge from the site shall connect to the underground stormwater pit and pipe system along the frontage of the site (a connection to the kerb and gutter system is not permitted). A new kerb inlet pit shall be constructed along the sites frontage,
- f) A minimum capacity 10,000L rainwater tank is to be provided. Only non-trafficable roof areas shall drain to the rainwater tank, planter box and trafficable floor drains must not drain to the rainwater tank. The rainwater tank is to be connected to all ground floor toilet

flushing, the cold water tap that supplies all clothes washing machines on the ground floor, the car wash bay(s), and the ground floor landscape irrigation system for non-potable stormwater re-use. The re-use of the rainwater tank must be shown on the drawings,

- g) The basement pump-out pit shall be designed as per AS3500.3. The top water level (TWL) of the pump well is to be shown and the lowest inlet into the pump well is to be 100mm higher than the TWL. The pump out system from the basement carpark proposed shall discharge to the on-site stormwater detention (OSD) system,
- h) No pump-out shall be used to drain seepage from the basement due to the elevated water table level. That is the basement shall be designed as a “fully tanked” structure. The pump-out can only be utilized to dispose runoff that may enter the basement carpark from driveway access to the basement,
- i) All surface run-off from the car parking levels is to be directed through an oil separator. Manufacturer details to be provided for the oil separator,
- j) The stormwater drainage plans shall incorporate a Stormwater Quality Improvement system to ensure compliance with section 7.1 of Bayside Technical Specification Stormwater Management. A MUSIC model must be prepared for the development demonstrating that water quality improvement meets or exceeds the stormwater pollution reduction targets as described in section 7.1 of Bayside Technical Specification Stormwater Management. The MUSIC model must be prepared in line with the NSW MUSIC Modelling Guidelines and submitted to council for assessment and approval.
- k) A WSUD catchment plan shall be provided and be aligned with the MUSIC modelling,
- l) Manufacturer details are to be provided for the proprietary products used for stormwater treatment,
- m) Overflow from the WSUD tank is not to be directed into the basement, it must be directed to the street.
- n) The drainage for the car wash bay is to be shown (to be fully bunded with all run-off directed to the sewer),
- o) Details of maintenance access through the side hatch to the OSD and RWT shall be detailed in the drawings. Step irons are to be provided.

### **REASON**

*To ensure compliance with Bayside Technical Specification Stormwater Management.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

- h) **Amend Condition 37 – Tanking and Waterproofing Basement Intercepting Groundwater Table**

Prior to the issue of the relevant Construction Certificate, all subsurface structures shall be designed with a waterproof retention system (i.e., full structural tanking and waterproofing) with adequate provision for future fluctuation of the water table. The subsurface structure is required to be designed with consideration of uplift due to water pressure and “flotation” (buoyancy) effects. If subsoil drainage is permitted to be provided around the subsurface structure, the subsoil drainage around the subsurface structure must allow free movement of groundwater around the structure but must not be connected to the internal drainage system. No groundwater is permitted to enter the subsurface structures and, no pump-out system is permitted to be used to drain and discharge groundwater from the subsurface structures. The design of subsurface structure, tanking, waterproofing and subsoil drainage shall be undertaken and certified by Engineer(s) registered with the National Engineering Register (NER). Design details, construction specifications and engineering design certification shall be included in the documentation accompanying the Construction Certificate.

#### **REASON**

To ensure that subsurface structures are designed to prevent ingress of groundwater.

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

i) **Amend Condition 40 – Protection of Basement and Building Structures Below Flood Level.**

All proposed habitable floor levels and basement car park entry levels within the development site shall be set 500mm above the 1% AEP flood level. The underground basement and substructures, access stair wells, lift wells, windows, pedestrian entry / exit points etc. shall be flood proofed and physically protected to a minimum of 500mm above the 1% AEP flood level. A design certification report for floor levels of buildings and structures prepared by a suitably qualified engineer shall be submitted to the Principal Certifier prior to the issue of the relevant Construction Certificate.

#### **REASON**

*To ensure the development meets flood planning requirements.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

j) **Amend Condition 42 – Detailed Parking Facility Design Requirements and Certification**

Prior to the issue of the relevant Construction Certificate, the construction certificate plans and supporting documentation shall demonstrate compliance with the following:

- a) Compliance with AS2890 Car, Bicycle and Motorcycle Parking:
  - i. The parking facility (including parking spaces, ramps, aisles, vehicular crossing etc.) must comply in full with AS2890.1. The longitudinal profile(s) of the access driveway and any ramps

- within the parking facilities must comply with the Ground Clearance, Gradient (%) and Length requirements of the 2890 Australian Standards Series, and
- ii. All vehicles are to enter and exit the site in a forward direction, and
  - iii. The minimum number of accessible car parking spaces shall be in accordance with the relevant disability legislation. The design and construction of accessible car parking spaces shall be in accordance with AS2890.6, and
  - iv. The gate for the basement shall be located to permit the queuing of one (1) vehicle when waiting to enter the basement garage, and
  - v. Pedestrian sightlines for vehicles existing the site are to comply with AS2890.1, and
  - vi. Convex mirrors shall be provided at blind corners within, and leading to, the car parking levels to provide increased sight distance for vehicles, and
  - vii. The car wash bay(s) shall be 3.5m wide, and
  - viii. 4 motorcycle parking spaces shall be provided and designed as per AS2890.1:2004, and
  - ix. A minimum of 24 residential bicycle parking spaces and 2 visitor bicycle parking spaces must be provided as part of the development and designed in accordance with AS2890.3:2015. Bicycle parking for residents is to be in the form of bike racks within a well-lit secure room/structure monitored by security camera surveillance. All visitor bicycle spaces shall be located at the entrance to the development and be designed as security level C from table 1.1 of AS2890.3:2015. The visitor bicycle spaces are to be relocated so that they are not adjacent to the OSD or RWT (as the bicycle spaces may prevent access for maintenance), and
  - x. A bollard shall be provided between spaces 14 & 15 on basement level 2 and between spaces 02-V and 03-V on basement level 1 to prevent vehicles parking in front of the basement fire escape doors.

The design of the entire car parking facility is to be certified by a Civil Engineer registered with the National Engineering Register (NER) as being strictly in accordance with the abovementioned requirements and the Australian Standard 2890 parking facilities series.

**REASON**

*To ensure compliance with the relevant Australian Standard.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

**k) Amend Condition 46 – Frontage Works Application**

Prior to the issue of the relevant Construction Certificate, an application for Frontage Works (Public Domain Construction – Frontage / Civil Works Application) shall be made to Bayside Council's Customer Service Centre for assessment of all required works within the road reserve. A fee is payable to Bayside Council in accordance with Council's adopted fees and charges.

Prior to the commencement of the public domain works, a Public Domain Frontage Design package must be prepared by suitably qualified professionals for all frontage works that are required to be constructed within the public domain that are subject to assessment and approval pursuant to Section 138 of the Roads Act 1993. This includes for the avoidance of doubt undergrounding of overhead services and installation of lighting as required by condition 48. Public domain frontage works can include, but not be limited to, civil, drainage, landscaping, undergrounding of services, lighting, traffic signage, line marking, parking, and traffic devices to address and satisfy relevant development consent conditions. All frontage works shall be in accordance with Bayside Council technical manuals, specifications, master plans, town centre plans, Australian Standards, and standard design drawings.

A public domain performance bond is to be provided to Bayside Council prior to the issue of the any Occupation Certificate. The performance bond is calculated by Bayside Council as part of the frontage works process as per Bayside Council's adopted fees and charges. The performance bond will be kept for a period of 12 months after the completion of all external works and the issuing of a Final Occupation Certificate (defects liability/street tree maintenance period). The bond may be applied by Bayside Council to rectify defective/non-conforming public domain works and the establishment and maintenance of landscaping & street trees. Bayside Council is entitled to recover any monies expended more than the bond amount in undertaking such works.

## **REASON**

To ensure that public domain works are designed and constructed in accordance with relevant requirements and standards.

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

### **I) Amend Condition 48 – Undergrounding of Overhead Services and Installation of Lighting**

All overhead cables, including electricity and telecommunication cables, along the entire length of all frontages of the development site must be relocated underground as part of the development. The Ausgrid lighting and power poles will need to be decommissioned and new underground supplied lighting columns shall be constructed (where necessary) satisfying the applicable requirements. Ausgrid's approval for the works must be obtained. The location of the new electrical pillars, new lighting poles, any new pits and trenches for utilities shall be confirmed with Bayside Council prior to the commencement of public domain works. The applicant is responsible for all relocation costs,

including costs associated with other cabling such as telecommunications cables. Plans and specifications demonstrating compliance with this condition must be submitted for approval by Council's Director City Futures prior to the issue of the relevant Construction Certificate. These works must be completed to the satisfaction of Bayside Council prior to the issue of the relevant Occupation Certificate.

Where the road reserve is congested with underground utility services and/or street trees, the person acting on the consent must design the undergrounding works around the congestion to the requirements of Ausgrid and Bayside Councils Landscape Architect/Arborist.

If further works are required beyond the frontages of the development site (e.g. across a road) to support the required undergrounding works, these works must also be carried out at no cost or expense to Bayside Council. For the avoidance of doubt overhead cables including electricity and telecommunication cables need only be undergrounded for the frontage of the site from the pole to the east of the site in front of No 28 High Street to the pole located at the western boundary of the site and not beyond.

#### **REASON**

To improve the public domain in accordance with Council's Development Control Plan.

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

#### **m) Amend Condition 53 – Landscape Frontage Works Application**

Prior to the issue of the relevant Construction Certificate, the applicant must submit a Frontage Application (Public Domain Construction – Frontage / Civil Works Application) to Bayside Council. Prior to the commencement of public domain works, a public domain landscape improvements plan shall be submitted to Bayside Council for assessment and approval. The plans shall be undertaken by a suitably experienced Landscape Architect and shall include, but not be limited to, new street tree planting, footpath paving (segmental/other), street tree pit treatments and tree guards, street furniture, in ground landscaping and irrigation. The landscape plan must indicate locations of lighting poles, underground services, stormwater infrastructure etc. The design shall be in accordance with Council's City Identity Program, Landscape DCP and any other Council specification or requirement. Contact Council's Landscape Architect for further details of specific requirements in preparation of the plan. All new street trees shall be supplied and planted at minimum 200 litres.

Note: Only one frontage works application needs to be submitted for the development consent.

#### **REASON**

To ensure compliance with landscape requirements from relevant policies.

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

n) **Amend Condition 57 – Electric Vehicle Charging**

Prior to the issue of the relevant construction certificate, plans and specifications are to be submitted for approval by the Certifier demonstrating that 100% of the parking spaces for dwellings make provision for electric vehicle charging.

**REASON**

*To maximise the sustainability of the development.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

o) **Amend Condition 58 – Non-potable Stormwater Re-use**

Prior to the issue of the relevant Construction Certificate the plans and specifications are to be submitted for approval by the Certifier demonstrating that the rainwater tank is connected for non-potable stormwater re-use to all ground floor toilets & clothes washers, the car wash bay and the landscape irrigation.

**REASON**

*To maximise the sustainability of the development.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

p) **Amend Condition 59 – Solar Panels**

Prior to the issue of the relevant Construction Certificate plans and specifications are to be submitted for approval by the Certifier demonstrating the provision of additional solar panels to maximise the coverage of the non - trafficable roof space.

**REASON**

*To maximise the sustainability of the development.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

q) **Delete Condition 60 – Breakthrough Wall**

Deleted.

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

r) **Amend Condition 108 – Certification of New Stormwater System**

Prior to the issue of any Occupation Certificate, a Civil Engineer registered with the National Engineering Register (NER) must certify that the stormwater system has been constructed in accordance with the approved



plans and as required by Bayside Technical Specification Stormwater Management. The constructed stormwater drainage system shall be inspected, evaluated, and certified. The certification shall demonstrate compliance with the approved plans, relevant Australian Standards, Codes and Council Specifications. A works-as-executed (WAE) drainage plan shall be prepared by a registered surveyor based on a survey of the completed works. The WAE plan must clearly illustrate the surveyed dimensions and details of all drainage aspects. The certification and WAE plan(s) shall be supplied to the Principal Certifier and Bayside Council.

**REASON**

*To ensure that the stormwater system is constructed as approved and in accordance with relevant standards.*

*[MDA-2024/201 Section 4.56 amended on 8 July 2025]*

Name	For	Against
Sue Francis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Carlon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John O’Grady	<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 Nos. 37 and 48 are to be amended to say ‘relevant Construction Certificate’ and Condition No. 60 is to be deleted.

Condition No. 60 is not practical given the tanking requirement, further it does not appear to be any obstacle to amalgamation of the adjoining lots. In addition, there is reasonable access from the street to the adjoining lots.

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

- The proposal as modified is substantially the same development to which consent was originally granted.
- The proposal as modified is acceptable when considered against relevant State Environmental Planning Policies, the associated Apartment Design Guide and was supported by the Design Review Panel.
- The scale and design of the proposal as modified is suitable for the location and is compatible with the desired future character of the locality.

- The proposal as modified is an appropriate response to the streetscape and context of the site and will not result in any significant adverse impact on the environment or the amenity of nearby residents.
- The proposal as modified, subject to conditions, is generally consistent with the objectives of Bayside Development Control Plan 2022.
- In relation to Condition Nos. 46 and 53, the Panel considers 'relevant' to be the appropriate timing.



Closed Deliberations Concluded at 5.13pm.

Certified as true and correct.

Sue Francis  
**Chairperson**




## Declaration of Interest - Bayside Local Planning Panel Meeting 8/07/2025

Item	Description	Declaration of Interest
<b>Other Applications (Non-Public Meeting)</b>		
6.1	DA-2024/201 30-34 High Street, Mascot	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 type="checkbox"/> conflict of interest as detailed in the attached document.
<b>Public Meeting</b>		
6.1	DA-2024/29 – Eastlakes Golf Course – Bridge over Wentworth Avenue, Eastlakes	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 type="checkbox"/> conflict of interest as detailed in the attached document.
<div style="display: flex; justify-content: space-between;"> <div>   Name (please print) </div> <div>   Signature </div> <div> 8.17.25  Date </div> </div>		



## Declaration of Interest - Bayside Local Planning Panel Meeting 8/07/2025

Item	Description	Declaration of Interest
<b>Other Applications (Non-Public Meeting)</b>		
6.1	DA-2024/201 30-34 High Street, Mascot	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.
<b>Public Meeting</b>		
6.1	DA-2024/29 – Eastlakes Golf Course – Bridge over Wentworth Avenue, Eastlakes	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.
<div style="display: flex; justify-content: space-between;"> <div> John O'Grady  Name (please print) </div> <div>   Signature </div> <div> 04/07/2025  Date </div> </div>		



## Declaration of Interest - Bayside Local Planning Panel Meeting 8/07/2025

Item	Description	Declaration of Interest
<b>Other Applications (Non-Public Meeting)</b>		
6.1	DA-2024/201 30-34 High Street, Mascot	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.
<b>Public Meeting</b>		
6.1	DA-2024/29 – Eastlakes Golf Course – Bridge over Wentworth Avenue, Eastlakes	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.
<div style="display: flex; justify-content: space-between;"> <div> MARK CARLON  Name (please print) </div> <div>   Signature </div> <div> 8 / 7 / 25  Date </div> </div>		



## Declaration of Interest - Bayside Local Planning Panel Meeting 8/07/2025

Item	Description	Declaration of Interest
<b>Other Applications (Non-Public Meeting)</b>		
6.1	DA-2024/201 30-34 High Street, Mascot	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.
<b>Public Meeting</b>		
6.1	DA-2024/29 – Eastlakes Golf Course – Bridge over Wentworth Avenue, Eastlakes	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.
<div style="display: flex; justify-content: space-between;"> <div> Katrina Blando  Name (please print) </div> <div>   Signature </div> <div> 30 / 06 / 2025  Date </div> </div>		