

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 22 July 2025 at 4:30 PM**

Decisions outside the public meeting
In accordance with the Operational Procedures

Present

Paul Vergotis, Chairperson
Scott Barwick, Independent Expert Member
David Epstein, Independent Expert Member
Katrina Blando, Community Representative

Also present

Carine Elias, Manager, Development Services
Angela Lazaridis, Coordinator Development Administration & Advisory
Chris Mackey, Coordinator, Development Assessment
Fiona Prodromou, Senior Development Assessment Planner
Reanne Salame, Development Assessment Planner
James Martinez, Development Assessment Planner
Bonnie Ng, Lead Paralegal
Dawson Heperi, Customer Relationship Analyst

Deliberations commenced at 4.36pm.

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-2025/83 - 171 Bay Street, Botany - Section 4.55 Modification

No registered speaker for this item.

Decision

1. The Bayside Local Planning Panel, exercising the functions of Council as the consent authority pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*, be satisfied that the proposed modification:
 - a) is of minimal environmental impact;
 - b) is the same or substantially the same development as the development for which consent was originally granted and before that consent was modified;
 - c) was not required to be notified and that no submissions have been received;
 - d) is NOT acceptable when considering the reasons for the granting of the original consent; and
 - e) is NOT 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 pursuant to s4.55(1A) of the *Environmental Planning and Assessment Act 1979* refuses Modification Application No. MDA-2025/83 to modify Development Consent no. DA-2023/86 for alterations and additions to a heritage dwelling at 171 Bay Street, Botany on the following grounds:
 - a) Pursuant to the provisions of Section 4.15(1)(a)(i) of the *Environmental Planning and Assessment Act 1979*, the proposed development does not satisfy the objectives of Clause 5.10 Heritage Conservation of the Bayside Local Environmental Plan 2021, relating to:
 - (1) (a) to conserve the environmental heritage of Bayside,
 - (b) to conserve the heritage significance of heritage items and heritage

conservation areas, including associated fabric, settings and views,
and

(2) (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

(i) a heritage item

- b) Pursuant to the provisions of Section 4.15(1)(b) of the *Environmental Planning and Assessment Act 1979*, the proposal has an adverse heritage impact on the group heritage item.
- c) Pursuant to the provisions of Section 4.15(1)(e) of the *Environmental Planning and Assessment Act 1979*, the proposed modification is not in the public interest.

Name	For	Against
Paul Vergotis	☒	☐
Scott Barwick	☒	☐
David Epstein	☒	☐
Katrina Blando	☒	☐

Reason for Panel's Determination:

The Panel agrees with the recommendation in the Council assessment report to refuse the development application for the reasons outlined in that report and as provided above.

6.2 MDA-2025/23 - 95 Mimosa Street, Bexley - Section 4.55 Modification

The following person spoke at the meeting:

- Ms Rhonda Jamleoui, applicant, spoke for the officer's recommendation and responded to the Panel's questions.

Decision

1. The Bayside Local Planning Panel, pursuant to s4.55(2) of the *Environmental Planning and Assessment Act 1979*, DEFERS determination of Modification Application MDA-2025/23 to modify development consent No. DA-2021/488 for a dual occupancy at 95 Mimosa Street Bexley.

Name	For	Against
Paul Vergotis	☒	☐
Scott Barwick	☒	☐
David Epstein	☒	☐
Katrina Blando	☒	☐

Reason for Panel's Determination:

The Panel has no delegation to determine this application and the matter is referred back to the Manager Development Services for determination.

Closed Deliberations Concluded at 4.47pm.

Certified as true and correct.

Paul Vergotis
Chairperson



Declaration of Interest - Bayside Local Planning Panel Meeting 22/07/2025

Item	Description	Declaration of Interest
Other Applications (Non-Public Meeting)		
6.1	171 Bay Street, Botany	In relation to this matter, I declare that I have: no known conflict of interest ☒ or an actual ¹ ☐ , potential ² ☐ or reasonably perceived ³ ☐ conflict of interest as detailed in the attached document.
6.2	95 Mimosa Street, Bexley	In relation to this matter, I declare that I have: no known conflict of interest ☒ or an actual ¹ ☐ , potential ² ☐ or reasonably perceived ³ ☐ conflict of interest as detailed in the attached document.
Public Meeting		
6.1	57, 59, and 61 President Avenue, Kogarah	In relation to this matter, I declare that I have: no known conflict of interest ☒ or an actual ¹ ☐ , potential ² ☐ or reasonably perceived ³ ☐ conflict of interest as detailed in the attached document.
<u>Pavi VERGOTIS</u> Name (please print) <u>22, 7, 25</u> Date		



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David Epstein Name (please print) Signature <u>15 / 7 / 2025</u> Date		



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Scott Barwick Name (please print) Signature 15 July 2025 Date		



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Katrina Blando Name (please print) Signature 14 / 07 / 2025 Date		