

MINUTES

of a meeting of the
Bayside Local Planning Panel
held in the Committee Room, Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Tuesday 28 October 2025 at 5:00 PM**

Present

Paul Vergotis, Chairperson
Donna Rygate, Independent Expert Member
Scott Barwick, Independent Expert Member
Emma Kirkman, Community Representative

Also present

Carine Elias, Manager Development Services
Christopher Mackay, Coordinator Development Assessment
Angela Lazaridis, Coordinator Development Administration & Advisory
Fiona Prodromou, Senior Development Assessment Planner
Jason Perica, Consultant- Perica and Associates

The Chairperson opened the meeting at 5.00pm.

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-2025/54 - 18 Hambly Street, Botany - Development Application

An onsite inspection took place at the property earlier in the day.

The following people made a written submission and/or spoke at the meeting:

- Ms Kirsty Leonard, affected neighbour, spoke against the officer's recommendation and responded to the Panel's questions.
- Mr Paul Arce, applicant, made a written submission against the retaining of tree and reconfiguration of eastern driveway.

Reason for report

This application has been referred to the Bayside Local Planning Panel (BLPP) under Schedule 1 of the Local Planning Panels Direction dated 6 March 2024 for the following reason:

- *Conflict of interest*
Development for which the applicant or land owner is:
(b) a councillor.

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*, determines Development Application DA-2025/54 for the demolition of structures, tree removal, subdivision into two (2) Torrens title lots, construction of two (2) x two storey semi-detached dwellings and inground swimming pools at 18 Hambly Street, Botany, NSW by GRANTING CONSENT subject to the recommended conditions of consent attached to Council's Assessment Report.
2. The submitter is to be notified of the Panel's decision.

Name	For	Against
Paul Vergotis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Donna Rygate	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott Barwick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Emma Kirkman	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reasons for Panel's Decision:

The Panel adopts the recommendation and reasons outlined in the Council Officer's Assessment Report with the following amendment to Condition No. 12(4):

12(4). At first floor to the side elevations, plans shall confirm highlight windows with a minimum sill height of 1.5 metres above finished floor level, or fixed obscure glazing to windows below 1.5m.

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

- The proposal is compliant with key applicable development standards and controls Bayside Local Environmental Plan 2021 ('the LEP') and Bayside Development Control Plan 2022 ('the DCP').
- The development, subject to conditions, is consistent with the objectives of the R2 – Low Density Residential zone and the relevant aims objectives of Bayside Local Environmental Plan 2021.
- The proposed massing, scale, style and materials are consistent with the evolving character of the surrounding area.
- The proposed subdivision is consistent with the existing and evolving pattern in the area.
- The development, subject to conditions, is consistent with the objectives of Bayside Development Control Plan 2022.
- The proposal is suited to the site and area and will provide appropriate additional housing for a growing population, on a well-connected site.
- The proposal will not result in any significant impact on the built environment or the amenity of nearby residents, with some impacts consistent with what could reasonably be expected given the applicable planning controls.
- The proposal will support additional housing, with no significant impacts upon other land.
- The issues raised by objectors have been considered and where appropriate, addressed via amendments to plans or conditions or consent.
- Recommended conditions of consent appropriately mitigate and manage potential environmental impacts of the proposal, including relating to retaining a street tree and revision to the driveway location to maximise street parking and reducing potential street tree impacts.

The Chairperson closed the meeting at 5.05pm.

Certified as true and correct.

Paul Vergotis
Chairperson



Declaration of Interest - Bayside Local Planning Panel Meeting 28/10/2025

Item	Description	Declaration of Interest
Non-Public Meeting		
6.1	DA-2025/167 – 2 Fox Lane, Rockdale (aka 401-405 Princes Highway)	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> or reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
Public Meeting		
6.1	DA-2025/54 - 18 Hambly Street, Botany	In relation to this matter, I declare that I have: no known conflict of interest <input checked="" type="checkbox"/> or an actual ¹ <input type="checkbox"/> , potential ² <input type="checkbox"/> or reasonably perceived ³ <input type="checkbox"/> conflict of interest as detailed in the attached document.
POU VERGOTIS		28/10/25
Name (please print)		Signature
		Date



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Scott Barwick		20 10 2025
Name (please print)		Signature
		Date



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Donna Rygate Name (please print)		Signature
		20/10/25 Date



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Emma Kirkman Name (please print)		Signature
		17.10.25 Date