

MINUTES

of a meeting of the
Bayside Local Planning Panel - Other Applications
held in the Committee Room, Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Tuesday 25 November 2025 at 4:30 PM**

Decisions outside the public meeting
in accordance with the Operational Procedure

Present

Paul Vergotis, Chairperson
David Epstein, Independent Expert Member
Julian Ardas, Independent Expert Member
Katrina Blando, Community Representative

Also present

Christopher Mackay, Coordinator Development Assessment
Angela Lazaridis, Coordinator Development Administration & Advisory
Michael Mallof, Senior Development Assessment Planner
Nitin Thomas, Development Assessment Planner

The Chairperson opened the meeting at 4.21pm.

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-2025/423 - 5 Alfred Street, Mascot - Development Application

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

The following person spoke at the meeting:

- Mr Mursel Sakalli, applicant representative, spoke for the officer's recommendation and responded to the Panel's questions.

Reason for Report

The application has been referred to the Bayside Local Planning Panel for the following reason:

- Departure from development standard, greater than 10%.

Decision

The proposal seeks a contravention of the minimum lot size non-discretionary development standard for secondary dwellings, which as per Section 53 (2) (a) of the State Environmental Planning Policy (Housing) 2021 requires a minimum lot area of 450m².

1. The Bayside Local Planning Panel is satisfied that the applicant's written request to contravene the non-discretionary minimum lot size development standard under Section 53 (3) of the State Environmental Planning Policy (2021) has adequately addressed the matters required to be demonstrated by Clause 4.6 of the Bayside Local Environmental Plan 2021.
2. 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*, determine Development Application DA-2025/423 for alterations and additions to existing rear lane garage including minor ground floor alterations and construction of a first floor secondary dwelling at 5 Alfred Street, Mascot NSW 2020 by GRANTING CONSENT subject to the recommended conditions of consent attached to this report and to include the following condition:
 - a) Add Condition No. 14 as follows:

14. Design Amendments

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents to ensure that the

secondary dwelling at first floor level is separated from the ground floor garage:

- a) The installation of a door between the existing garage and the proposed entry foyer.
- b) The swing door between the foyer and patio shall be deleted. A glass sliding door shall be installed between the foyer and the patio.

Name	For	Against
Paul Vergotis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Epstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Julian Ardas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Katrina Blando	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel's Decision:

The Panel adopts the recommendation and reasons outlined in the Council Officer's Assessment Report with the following additional condition:

Condition No. 14:

14. Design Amendments

Before the issue of a construction certificate, the certifier must ensure the construction certificate plans and specifications detail the following required amendments to the approved plans and documents to ensure that the secondary dwelling at first floor level is separated from the ground floor garage:

- c) *The installation of a door between the existing garage and the proposed entry foyer.*
- d) *The swing door between the foyer and patio shall be deleted. A glass sliding door shall be installed between the foyer and the patio.*

The proposal is supported for the following main reasons:

- The proposal is acceptable when considered against all relevant State Environmental Planning Policies, including State Environmental Planning Policy (Housing) 2021.
- The proposed contravention to the non-discretionary development standard for minimum lot size under Clause 53 (3) of the Housing SEPP 2021 has been assessed in accordance with Section 4.6 of Bayside Local Environmental Plan 2021 and is considered acceptable subject to conditions of

consent.

- The development is consistent with the objectives of the R2 Low Density Residential zone and the relevant objectives of Bayside Local Environmental Plan 2021.
- The development is consistent with the objectives and relevant requirements of Bayside Development Control Plan 2022.
- The proposal and uses are suited to the site and area.
- 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.
- The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality.
- The proposal will not result in any significant impact on the environment or the amenity of nearby residents.
- Recommended conditions of consent appropriately mitigate and manage potential environmental impacts of the proposal.

6.2 DA-2024/348 - 15-37 Innesdale Road, Wolli Creek - Development Application

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

The following person spoke at the meeting:

- Mr Paolo Salotto, applicant representative, spoke for the officer's recommendation and responded to the Panel's questions.

Reason for Report

This application has been referred to the Bayside Local Planning Panel (BLPP) for the following reason:

- In accordance with Schedule 1, Section 4(b) – Sensitive Development Standards of the Local Planning Panels Direction issued by the Minister for Planning and Public Spaces (dated 6 March 2024), Development to which State Environmental Planning Policy (Housing) 2021 Chapter 4 (Design of Residential Apartment Development) applies.

The proposal triggers Chapter 4 of the aforementioned SEPP and thus necessitates determination by the Bayside Local Planning Panel (BLPP).

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*, determine Development Application DA-2024/348 for Integrated Development - Modification to residential flat buildings approved under DA-2022/329 including addition of one (1) residential level comprising eight (8) apartments resulting in two (2) x nine (9) storey residential flat buildings, reduction in rooftop communal open space and changes to approved balconies at 15-37 Innesdale Road, Wolli Creek NSW 2205 by **GRANTING CONSENT** subject to the recommended conditions of consent attached to this report.
2. The submitters are to be notified of the Panel's decision.

Name	For	Against
Paul Vergotis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Epstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Julian Ardas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Katrina Blando	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Reason for Panel's Decision:

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

The proposal is supported for the following main reasons:

- The proposal is acceptable when considered against all relevant State Environmental Planning Policies, including State Environmental Planning Policy (Housing) 2021.
- The development, subject to conditions, is consistent with the objectives of the R4 High Density Residential zone and the relevant objectives of Bayside Local Environmental Plan 2021 and the Bayside Development Control Plan 2022.
- 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.
- The scale and design of the proposal is suitable for the location and is compatible with the desired future character of the locality.
- The future provision of a through site link is in the public interest.
- 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.


The Chairperson closed the meeting at 4.34pm.

Certified as true and correct.

Paul Vergotis
Chairperson



Declaration of Interest - Bayside Local Planning Panel Meeting 25/11/2025

Item	Description	Declaration of Interest
Other Applications (Non-Public Meeting)		
6.1	5 Alfred Street, Mascot	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.
6.2	15-37 Innesdale Road, Wolli Creek	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.
Paul Vergotis Name (please print)		Signature 
		Date 25, 11, 25



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Julian Ardas Name (please print)		Signature
		Date 18 / 11 / 25



Declaration of Interest - Bayside Local Planning Panel Meeting 25/11/2025

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<div> <div>David Epstein</div> <div>Name (please print)</div> </div> <div> <div>Signature</div> </div> <div> <div>21/11/2025</div> <div>Date</div> </div>		



Declaration of Interest - Bayside Local Planning Panel Meeting 25/11/2025

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<div> <div>Katrina Blando</div> <div>Name (please print)</div> </div> <div> <div>Signature</div> </div> <div> <div>18 / 11 / 2025</div> <div>Date</div> </div>		