

MINUTES

of the **City Planning & Environment Committee**
held in the Committee Room, Botany Town Hall
1423 Botany Road, Botany
(Corner of Edward Street and Botany Road, Botany)
on **Wednesday 5 November 2025 at 6:41 PM**

Present

Councillor Scott Morrissey, Chairperson
Councillor Liz Barlow, Deputy Chairperson
Councillor Janin Bredehoeft
Councillor Peter Strong
Councillor Christina Curry
Councillor Heidi Lee Douglas
Councillor Soraya Kassim

Also present

Councillor Ron Bezic
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Helen Tola, Manager Governance & Risk (via Audio-Visual Link)
David Smith, Manager Strategic Planning
Darren O'Connell, Lead Governance
Linda Hackett, Governance Officer
Damien Carson, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall at 6:41pm.

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, Leave of Absence & Attendance Via Audio-Visual Link

Apologies

There were no apologies received.

Leave of Absence

There were no applications for Leave of Absence received.

Attendance Via Audio-Visual Link

There were no Committee members in attendance via audio-visual link.

3 Disclosures of Interest

There were no disclosures of interest.

4 Minutes of Previous Meetings

4.1 Minutes of the City Planning & Environment Committee Meeting - 1 October 2025

Committee Recommendation

Moved by Councillors Barlow and Strong

That the Minutes of the City Planning & Environment Committee meeting held on 1 October 2025 be noted.

4.2 Business Arising

The Committee notes that the Minutes of the City Planning & Environment Committee of Wednesday 1 October 2025 were received and the recommendations therein were adopted by the Council at its meeting of Wednesday 22 October 2025.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

CPE25.035 Response to CPE25.026 Planning Proposal Request - 204 Rocky Point Road, Kogarah (Rezoning Options Report)

The following person spoke at the meeting:

- Mr Mason Stankovic, Patch Planning, Applicant Representative, speaking in favour of the Committee Recommendation.

Note: The Committee then considered Item CPE25.035 – Response to CEP25.026 - Planning Proposal - 204 Rocky Point Road, Kogarah (Rezoning Options Report). Refer to recommendations below.

CPE25.033 Submission on Sydney Airport Master Plan 2045

The following person spoke at the meeting:

- Mr Ted Plummer, Senior Adviser, Government & Community Relations, Sydney Airports Corporation, speaking in favour of the Committee Recommendation.

Note: The Committee then considered Item CPE25.033 – Submission on Sydney Airport Masterplan 2045. Refer to recommendations below.

7 Reports

CPE25.033 Submission on Sydney Airport Master Plan 2045

Note: This item was considered after the Public Forum.

Note: A presentation was given by Ted Plummer, Senior Advisor, Government and Community Relations, Sydney Airports Corporation and Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillor Kassim and Douglas

That Council endorses the submission (**Attachment 1**) to Sydney Airports Corporation in relation to the Sydney Airport Master Plan 2045 – Preliminary Draft, subject to a marked up version incorporating amendments discussed at the Committee meeting being tabled to the Council Meeting.

CPE25.034 Planning Proposal - 72 Laycock Street Bexley North

Note: A presentation was given by Peter Barber, Director City Futures.

Committee Recommendation

Moved by Councillors Bredehoeft and Morrissey

- 1 That Council note the advice of the Bayside Local Planning Panel.
- 2 That Council endorse the draft Planning Proposal for amendments to the Bayside LEP 2021 at 72 Laycock Street, Bexley North (Lots 1-5 & 21-26 Section H DP 3393) to:
 - 2.1 Amend the Land Zoning Map from RE1 Public Recreation to R3 Medium Density Residential;

- 2.2 Amend the Floor Space Ratio Map to apply an FSR of 0.7:1 and apply Area 15;
 - 2.3 Amend the Height of Buildings Map to apply a height limit of 9m;
 - 2.4 Amend the Lot Size Map to apply a lot size of 450m²; and
 - 2.5 Amend Schedule 4 of the BLEP 2021 to reclassify the site from 'Community' to 'Operational' land within the meaning of the Local Government Act 1993.
- 3 That Council forward the draft Planning Proposal and supporting documents to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination.
 - 4 That Council delegate authority to the General Manager to make any amendments to the Planning Proposal and supporting documents required prior to public exhibition.
 - 5 That Council, subject to receiving a Gateway determination from DPHI and satisfying any conditions, proceed to public exhibition for community and stakeholder input,
 - 6 That Council hold a public hearing in accordance with the requirements of DPHI's LEP Practice Note PN 16-001: Classification and Reclassification of Public Land through a LEP, and
 - 7 That Council will consider a further report following the results of public exhibition to consider any submissions received, and any changes to the draft Planning Proposal arising from the exhibition process and public hearing.

Note: Councillor Barlow requested to be recorded as against the Motion.

CPE25.035 Response to CPE25.026 Planning Proposal Request - 204 Rocky Point Road, Kogarah (Rezoning Options Report)

Note: This item was considered after Public Forum.

Note: A presentation was given by Peter Barber, Director City Futures.

MOTION

Moved by Councillors Curry and Strong

- 1 That Council receives and notes the additional information as requested in Council resolution 2025/242.
- 2 That Council notes the submissions received during exhibition of the Planning Proposal for 204 Rocky Point Road, Kogarah.
- 3 That Council notes the changes to the Planning Proposal made in response to the conditions of the Gateway Determination.

- 4 That Council exercises its delegation as Local Plan Making Authority to make the LEP amendment, as exhibited, pursuant to Section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*.
- 5 That all people and organisations who provided submissions be advised of Council's decision.
- 6 That a site visit be arranged with interested Councillors and members of the public/community prior to the next full Council meeting.

Division called by Councillor Morrissey

For: Councillors Barlow, Morrissey and Curry

Against: Councillors Douglas (abstention), Bredehoeft (abstention), Kassim (abstention) and Strong (abstention)

The Motion was declared lost.

FORESHADOWED MOTION

Moved by Councillors Kassim and Curry

That a site visit be arranged with interested Councillors and members of the public/community prior to the next full Council meeting.

The Foreshadowed Motion became the Motion and was carried.

Committee Recommendation

Moved by Councillors Kassim and Curry

That a site visit be arranged with interested Councillors and members of the public/community prior to the next full Council meeting.

CPE25.036 Bush Fire Prone Land in Bayside

Note: A presentation was given by David Smith, Manager Strategic Planning.

Committee Recommendation

Moved by Councillors Kassim and Douglas

That Council notify owners whose properties are now mapped as Bush Fire Prone Land as a result of Canterbury-Bankstown Council's Bushfire Prone Land mapping exercise.

**CPE25.037 Proposed Planning Agreement associated with DA-2025/453
at 241A O'Riordan Street, Mascot**

Note: A presentation was given by David Smith, Manager Strategic Planning.

Committee Recommendation

Moved by Councillors Douglas and Bredehoeft

- 1 That Council endorses the offer to enter into the Planning Agreement dated 16 October 2025.
- 2 That a Draft Planning Agreement, consistent with the Letter of Offer, be drafted and publicly notified in accordance with legislative requirements.
- 3 That the General Manager or delegate(s) are authorised to negotiate and finalise all documentation necessary following the conclusion of the public notification period, taking into consideration any submissions.
- 4 That authority be delegated to the General Manager to execute all documentation (including the final Planning Agreement) necessary to give effect to this resolution.

The next meeting will be held in the Committee Room, Botany Town Hall at 6:30pm, 3 December 2025.

The Chairperson closed the meeting at 8:17pm.