

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 4 February 2026 at 7:00 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 Michael Nagi
Meredith Wallace, General Manager
Peter Barber, Director City Futures
Richard Sheridan, Director City Performance
Colin Clissold, Director City Presentation
Helen Tola, Manager Governance & Risk
David Smith, Manager Strategic Planning
Rupert Gilroy, Manager Property
Darren O'Connell, Lead Governance
Linda Hackett, Governance Officer
Damien Carson, IT Service Management Officer
Shiv Sah, IT Service Management Officer

The Chairperson, Councillor Morrissey opened the meeting in the Committee Room, Botany Town Hall, Wednesday, 4 February 2026 at 7:02 pm.

1 Acknowledgement of Country

The Chairperson, Councillor Morrissey 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 - 3 December 2025

Committee Recommendation

Moved by Councillors Douglas and Strong

That the Minutes of the City Planning & Environment Committee meeting held on 3 December 2025 be noted.

4.2 Business Arising

The Committee notes that the Minutes of the City Planning & Environment Committee of Wednesday 3 December 2025 were received and the recommendations therein were adopted by the Council at its meeting of 9 December 2025.

5 Items by Exception

There were no Items dealt with by Exception.

6 Reports

CPE26.001 Independent Heritage Assessment: 116 Villiers Street, Rockdale

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

Note: The Committee added parts 4, 5, 6, 7 and the rationale to the Officer's Recommendation.

The following people spoke during the separate Public Forum Session on this item:

- A/Prof Ali Amin, **Against** the Officers Recommendation, Applicant, In Person
- Ms Alese Troussas, **For** the Officers Recommendation, Interested citizen, In Person
- Ms Anne Field, **For** the Officers Recommendation, Interested Citizen, In Person

Committee Recommendation

Moved by Councillors Barlow and Douglas

- 1 That the independent Heritage Assessment Report, prepared by GML Heritage Pty Ltd be received and noted.
- 2 That a Planning Proposal be prepared to list 116 Villiers Street, Rockdale, as an item of local heritage significance under Schedule 5 of Bayside Local Environmental Plan 2021.
- 3 That Bayside Council Interim Heritage Order No.1 be extended by a further 6 months, to a date of 24 October 2026.
- 4 That Council, as a matter of urgency, investigate if the current owner of 116 Villiers St Rockdale would
 - i. rescind the current sale contract for the property (entered into in September 2025) and
 - ii. return the deposit paid by the prospective purchaser
 - iii. enter into a contract to sell the property to Council for the same sale price as in the rescinded contract.
- 5 That Council authorises the General Manager to negotiate and enter into a contract to purchase 116 Villiers St, Rockdale for the same sale price as in the rescinded contract.
- 6 That funding for the purchase be allocated from Council's Strategic Priorities Reserve.
- 7 That a more detailed assessment of the site's potential for sympathetic development, including subdivision of the lot and creation of a secondary

dwelling, be provided to Council if ownership of the property is secured.

Rationale: Council is about to embark on a Heritage Strategy which will result in recommendations to list additional residential properties or new conservation zones on the Local Heritage Inventory. In our local area this has always been contentious, with many residents holding the view that their property will be devalued as a result. Council has an opportunity to use 116 Villiers Street, Rockdale as a demonstration project, showcasing what can be done to preserve our heritage while unlocking the value of a property. In the case of Villiers Street, the staff report points out that subdivision of the lot or construction of a secondary dwelling may be possible. This Committee recommendation, if passed, recommends that if the seller is willing Council procures the property and undertakes the planning and design work required to ensure that it can be resold, with a heritage order in place.

CPE26.002 Update on Brighton Le Sands and Bay Street Master Plan

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

Note: The Committee amended part 2 of the Officer's Recommendation.

Committee Recommendation

Moved by Councillors Douglas and Bredehoeft

- 1 That Council note the changes to the Project Plan to show Rockdale School and the existing heritage areas, and an amendment to the project timeline to include Councillor Training Sessions, as resolved by Council.
- 2 That Council notes the information requested around the *"principles of what the differences might be in the rollout of the 'Complete Streets' Project and its integration into the Proposed Brighton Le Sands and Bay Street Masterplan"* and note the inclusion of the Complete Streets public consultation component as an integral part of the comprehensive masterplan, and that based on public advocacy and council direction since 2020, delivery of the 'Complete Streets' project as a new term priority for delivery and not be dependent on the higher density and uplift elements Proposed Brighton Le Sands and Bay Street Master Plan as a standalone project.
- 3 That Council does not extend the study area to the north to encompass the area of the Little Grand Parade (north of Bruce Street bounded by General Holmes Drive) and the eastern side of Bestic Street.

Note: Councillor Nagi left the meeting at 7.25pm.

CPE26.003 Proposed Planning Proposal to Permit Restaurants and Cafes in RE1 Public Recreation zone of Bayside Local Environmental Plan 2021

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

Committee Recommendation

Moved by Councillors Kassim and Douglas

- 1 That Council endorses proceeding to prepare a Planning Proposal, incorporating 'restaurant or cafe' as a permissible land use with consent within the RE1 Public Recreation zone.
- 2 That Council receives a further report detailing a Planning Proposal that would achieve (1), before seeking a Gateway Determination and community consultation.

The Chairperson closed the meeting at 7:48 pm.

The next meeting will be held in the Committee Room, Botany Town Hall at 7:00pm on, Wednesday, 4 March 2026.