

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	30 May 2022
DATE OF PANEL DECISION	30 May 2022
DATE OF PANEL MEETING	26 May 2022
PANEL MEMBERS	Jan Murrell (Chair), Chris Wilson, Gabrielle Morrish, Lee Kosnetter, Jeremy Swan
APOLOGIES	Carl Scully
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 16 May 2022.

MATTER DETERMINED

PPSSEC-132 - Waverley - DA173/2021, Bondi Surf Bather's Life Saving Club, Queen Elizabeth Drive, Bondi Beach, Integrated Development: Alterations and additions, including conservation and upgrading works to the Bondi Surf Bathers Life Saving Club including the demolition of existing intrusive additions; new kiosk; multi-purpose auditorium; training room; surf museum; public hall; public courtyard; function space and functions (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the items listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the independent consultant's assessment report subject to deferred commencement conditions.

CONDITIONS

The Development Application was approved subject to the conditions in the consultant's assessment report with the following amendments:

- Conditions 2 (a) to (h), 3 and 4 of the deferred commencement become operational conditions to be satisfied prior to the issue of a relevant Construction Certificate; and
- Condition B6 relating to 7.12 development contributions is deleted.






The above conditions of the deferred commencement conditions have been relocated to become operational conditions (Heritage Councils' general terms of approval remain as deferred commencement conditions).

Condition B6 is deleted as the proposal is a welcome community facility in need of upgrading and this is consistent with Council's policy of not requiring contributions for development that is for a community purpose.

The Panel is satisfied the development is one that clearly warrants approval and will be an asset to the community and is therefore in the public interest.

Community Consultation

In coming to its decision, the Panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised. The Panel notes an extensive community consultation process was followed in the development of the project by Council prior to the lodgement of the Development Application, and this has resulted in a well-received community project.

PANEL MEMBERS	
 Jan Murrell (Chair)	 Gabrielle Morrish
 Chris Wilson	 Lee Kosnetter
 Jeremy Swan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-132 - Waverley - DA173/2021
2	PROPOSED DEVELOPMENT	Integrated Development: Alterations and additions, including conservation and upgrading works to the Bondi Surf Bathers Life Saving Club including the demolition of existing intrusive additions; new kiosk; multi-purpose auditorium; training room; surf museum; public hall; public courtyard; function space and functions (as described in Schedule 1).
3	STREET ADDRESS	Bondi Surf Bather's Life Saving Club, Queen Elizabeth Drive, Bondi Beach
4	APPLICANT/OWNER	Applicant – Waverley Council Owner – Crown Lands
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million, and the proposal is classified as regionally significant development pursuant to Schedule 6 of SEPP (Planning Systems) 2021.
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none">• Environmental planning instruments:• Environment Protection and Biodiversity Conservation Act 1999• Heritage Act 1977• National Parks and Wildlife Act 1974• Crown Land Management Act 2016• SEPP (Resilience and Hazards) 2021• SEPP (Transport and Infrastructure) 2021• SEPP (Planning Systems) 2021• Waverley Local Environmental Plan (WLEP) 2012

		<ul style="list-style-type: none"> • Draft Waverley Local Environmental Plan 2022 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Waverley Development Control Plan (WDCP) 2012. • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: nil • Coastal zone management plan: • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council Assessment Report: 28 April 2022 • Architectural Plans, including Demolition Plans, received 14.04.22. • Conservation Management Plan. Addendum to Conservation Management Plan. • Landscape Plan • Draft Plan of Management • Urbis letter dated 24 May 2022 regarding recommended conditions of consent • Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 26 May 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Jan Murrell (Chair), Chris Wilson, Gabrielle Morrish, Lee Kosnetter, Jeremy Swan ○ <u>Council assessment staff</u>: Judith Elijah, Angela Ross, Margaret Roberts, Melissa Rodrigues ○ <u>Applicant representatives</u>: Genevieve Beard, Associate Director – Urbis, Rob Sabarto, Executive Manager (acting) - Waverley Council, Jesse Lockhart - Krause, Architect - LK Architects • Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually.
9	COUNCIL RECOMMENDATION	Deferred commencement approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report