

DATE OF DETERMINATION	8 September 2020
PANEL MEMBERS	Carl Scully (Chair), Roberta Ryan, Jeremy Swan, Lee Kosnetter
APOLOGIES	Jan Murrell
DECLARATIONS OF INTEREST	None

Meeting held via Microsoft Teams on 8 September 2020, opened at 10.30am and closed at 11.30am.

MATTER DETERMINED

PPSSEC-15 - Waverley – DA-312/2019 at Bondi Park, Queen Elizabeth Drive, Bondi Beach - Bondi Park Upgrade Works to Bondi Beach Facilities (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 matters observed at site inspections listed at item 8 in Schedule 1.

The Panel adjourned after the meeting to deliberate on the matter and formulate a resolution.

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 supports the proposal as a worthwhile addition to Bondi infrastructure and is much needed by the community and is consistent with Council's planning controls.

CONDITIONS





The development application was approved subject to the conditions in the council assessment report with the following amendments:

- *Delete Condition 3 B.*
- *Amend Condition 3 I as follows:*
 - *Insert the following words after the word "delegate" "within three months of the date of issue of a construction certificate" and delete the words "prior to"*
- *Amend Condition 3 J to read as follows:*
 - *An interpretation plan must be prepared in accordance with the Department of Premier and Cabinet publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submitted for approval of the Heritage Council of NSW (or delegate) within three (3) months from the date of issue of any Construction Certificate.*
 - *The interpretation plan must detail how information on the history and significance of Bondi Beach will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.*

- *Delete Condition 6*
- *Amend Condition 21 a) to read as follows:*
 - *To comply with control (a) of Section 3.2 of the Waverley DCP, proposed planting in all areas shall use local native species with a mature growth height of no more than 600mm. Details of pot sizes and planting density is to be provided on the plans. The details are to be provided for all landscaped areas, including the proposed roof garden of the building. Consideration is to be provided to the maintenance requirements.*
- *Amend Condition 46 by inserting the words “installed and” between the words “be” and “maintained”.*

CONSIDERATION OF COMMUNITY VIEWS

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.

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Jeremy Swan	 Lee Kosnetter

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-15 – Waverley – DA312/2019
2	PROPOSED DEVELOPMENT	Integrated Development for upgrade works to existing facilities and addition of amenities to Bondi Park.
3	STREET ADDRESS	Bondi Park, Queen Elizabeth Drive, Bondi Beach NSW 2026
4	APPLICANT/OWNER	Daniel Spence of CHROFI Architects on behalf of Waverley Council, Project Waverley
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.64 – Advertising and Signage State Environmental Planning Policy Infrastructure 2007 State Environmental Planning Policy No.71 – Coastal Protection 2018 State and Regional Development SEPP 2011 Environment Protection and Biodiversity Conservation Act 1999 Heritage Act 1977 National Parks and Wildlife Act 1974 Crown Land Management Act 2016 Biodiversity Conservation Act 2016 Waverley Local Environmental Plan (WLEP)2012 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: Nil 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: 25 September 2020 Applicant requested amendments to draft Conditions, dated: 8 September 2020 Written submissions during public exhibition: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: Due to Coronavirus precautions, the Panel visited the site independently, prior to 8 September 2020 Final briefing to discuss council's recommendation, 8 September 2020, 10.30am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Jeremy Swan, Lee Kosnetter <u>Council assessment staff</u>: Stuart Gordon (Consultant Planner) Angela Rossi, Judith Elijah

		<ul style="list-style-type: none"> Final briefing to discuss council's recommendation, 8 September 2020, 11am. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Jeremy Swan, Lee Kosnetter <u>Council assessment staff</u>: Stuart Gordon (Consultant Planner) Angela Rossi, Judith Elijah <u>On behalf of the Applicant</u>: Sharon Cassidy, Frank Tam, Robert Sabato, Daniel Spence, Stephen Fighera
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and as amended above.