

DATE OF DETERMINATION	Thursday 21 May 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Lee Kosnetter, Jeremy Swan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held via Microsoft Teams on 21 May 2020, opened at 10.30am and closed at 10.50am.

MATTER DETERMINED

PPSSEC-29 – Waverley – DA374/2019 at 17-33 Spring Street and 14-26 Ebley Street, Bondi Junction – Alterations and adaptive re-use of the Boot Factory building as a flexible community centre and alterations and additions to Mill Hill community centre building, with associated landscaping, signage and site consolidation of the two (2) lots that contain the Boot Factory and Mill Hill Community Centre buildings. (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.

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 is satisfied the development will provide enhanced community facilities
- The application provides the opportunity for Council to develop and remediate an important item of heritage infrastructure
- The Panel supported the deferred commencement to allow for the interim site audit advice, prior to the completion of the remediation action plan

CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendment.

Amend Condition 17 to read as follows:

17. STORMWATER MANAGEMENT

The stormwater plans prepared by Partridge Hydraulic Services, Job No. 2019H0093, DWG No. SWDA 1.1 (Rev P2), SWDA 1.2 (Rev P4), SWDA 1.3 (Rev P2), & SWDA 1.4 (Rev P2), dated 04/11/2019 have been checked and considered satisfactory with respect to Councils stormwater requirements.

During construction the applicant to ensure the management of stormwater runoff from the development is undertaken without impact to the subject site, neighbouring properties or receiving drainage system, stormwater runoff from the development shall be collected and piped by gravity flow as per the current

plans, in accordance with Councils Stormwater Management Technical Manual. The works shall be constructed with respect to:

- (a) Providing an inspection pit at the property boundary, prior to connecting to the Council kerb inlet pit on Spring Street.
- (b) A non-return valve to be installed at the outlet pipe at the boundary pit so that stormwater cannot surcharge back into the property disposal system.
- (c) During construction Council's Engineer must inspect the proposed stormwater connection to the existing Council pit, prior to any backfilling.
- (d) Any infrastructure within the council's public domain, inclusive of stormwater kerb and gutter, pavement, tree pits and vehicle crossovers within the extent works shall be replaced as per the Councils Public Domain Technical Manual.
- (e) Since a sewer and water main runs close to the property (14-26 Ebley St), plans must also be presented to a Sydney Water Quick Check Agent for their approval.
- (f) Upon completion, certification is to be provided from a suitably qualified hydraulics engineer, that the stormwater system has been constructed in accordance with the approved stormwater management plans and to best engineering practice.

For further information regarding this, please contact assets@waverley.nsw.gov.au, phone 9083 8886 or refer to Councils Stormwater Management Technical Manual:






https://www.waverley.nsw.gov.au/data/assets/pdf_file/0010/2503/WaterManagementTechnicalManual2014-FINAL.pdf

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Heritage restoration
- Adequacy of Community Facilities
- Public domain interface
- Pedestrian Connectivity
- Access to Public Amenities

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The panel notes that in addressing these issues conditions have been imposed.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-29 – Waverley – DA374/2019
2	PROPOSED DEVELOPMENT	Alterations and adaptive re-use of the Boot Factory building as a flexible community centre and alterations and additions to Mill Hill community centre building, with associated landscaping, signage and site consolidation of the two (2) lots that contain the Boot Factory and Mill Hill Community Centre buildings.
3	STREET ADDRESS	17-33 Spring Street and 14-26 Ebley Street, Bondi Junction
4	APPLICANT/OWNER	Applicant: Waverley Council Owner: Waverley Council
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. 65 – Remediation of Land State Environmental Planning Policy No 64 – Advertising and Signage State Environmental Planning Policy Infrastructure (2007) State Environmental Planning Policy - State and Regional Development 2011 Waverley Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Waverley Development Control Plan 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: 7 May 2020 Written submissions during public exhibition: 4 Verbal submissions at the public meeting: <ul style="list-style-type: none"> Nil Council assessment officer – Joseph Somerville, Kate Bartlett, Angela Rossi On behalf of the applicant – Matt Henderson, Sharon Cassidy, Tomek Archer
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 21 May 2020. Final briefing to discuss council's recommendation, 21 May 2020, 10.10am Attendees:

		<ul style="list-style-type: none">○ <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Jan Murrell, Lee Kosnetter, Jeremy Swan○ <u>Council assessment staff</u>: Joseph Somerville, Kate Bartlett, Angela Rossi
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report with the amendment listed above