

Register of Voting on Planning Items

Meeting	Year	Date	Res No.	Subject	Action required (That/That Council...)	Planning
Council Inspections	2012	11/02/12	I-1202.2.1	22 Isabella Street, Queens Park – Demolition of the existing building and construction of new dwelling with double garage and swimming pool (DA 40/2011)	That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report subject to the following changes: 1. The entire western parapet be lowered to align with the masonry boundary wall of the adjacent verandah of the property to the south (RL 84.00). 2. The top floor (upper most level) be set back a further 0.9m from the property to the south to provide for a total setback of 3.9m. 3. All rooftops to the second floor (first floor roof on plans) be non-trafficable. 4. To further improve the visual element to the front of the building, that some of the existing brickwork is maintained and re-used in the design of the front and that there is a stepped parapet on the top of the front façade. 5. The applicant is to prepare an archival recording of the building prior to demolition in accordance with Council's standard archival conditions as follows: ARCHIVAL RECORDING OF BUILDING An archival record shall be prepared of the existing building for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any significant building fabric or furnishings from the site and must be submitted to Council prior to the commencement of any demolition work and the issue of a Construction Certificate. The record shall comprise photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s), photographed where appropriate, using a camera/lens capable of 'perspective correction', comprising: (a). adjacent buildings, building elevations, and important interior and exterior architectural spaces and features of the building/site; (b). a summary report of the photographic documentation; and (c). photographic catalogue sheets, which are referenced to a site plan and floor plan, no larger than A3 paper size, and indicating the location and direction of all photos (black & white prints and slides) taken. 6. The façade be setback to be in alignment with the adjacent balconies of the property to the north, approximately 1.64m.	Division For the Substantive Motion: Crs Betts, Goltsman, Guttman-Jones, Jackson, Main, Sloan, Streve and Wakefield. Against the Substantive Motion: Cr Kanak.
Council Inspections	2012	11/02/12	I-1202.2.2	1 Langlee Street, Waverley – Alterations and additions to	That the application be approved in accordance with the conditions contained in this report.	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Jackson, Kanak, Main, Sloan, Streve and Wakefield. Against the Motion: Nil.
Council Inspections	2012	11/02/12	I-1202.2.3	21 Scott Street, Bronte – Demolition of existing dwelling	That the application be deferred to allow the applicant to submit amended plans addressing the following issues: 1. The properties at 3 – 9 Marroo Street and 19 Scott Street, Bronte be included in the dilapidation report. 2. The concerns relating to the proposed eastern side setback. 3. The garage is not approved and is to be deleted. 4. The application be more in keeping with the existing streetscape character. 5. The development be sympathetic to neighbouring properties to the east of the subject site. 6. Archival recording of the subject site be carried out.	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Jackson, Kanak, Main, Sloan, Streve and Wakefield. Against the Motion: Nil.
Council Inspections	2012	11/02/12	I-1202.2.4	56-58 Hastings Parade, North Bondi – Alterations and additions	That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report and the following additional matters be addressed: 1. The proposed first floor addition be setback 6m from the existing rear building line. 2. The frontage to the proposed first floor addition to have a seamless presentation. 3. The proposed first floor addition be brought forward to align with the front building wall of the existing living room of the property. 4. There be no additional extension on the ground level to the rear of the site, and the rear building line be retained.	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Jackson, Kanak, Main, Sloan, Streve and Wakefield. Against the Motion: Nil.
Council Inspections	2012	11/02/12	I-1202.2.5	54 Military Road, North Bondi – Alterations and additions	That the application be approved in accordance with the conditions contained in this report, subject to the following amendment: 1. Condition 2(a) be amended to now read as follows: "The cantilevering of the lower ground floor level to proposed bedrooms 1, 2, 3 and 4, the bathroom and balcony is not approved and is to be deleted to reduce bulk and scale impacts upon the adjoining western property. In this regard, the existing window openings shall remain as they are."	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Jackson, Kanak, Main, Sloan, Streve and Wakefield. Against the Motion: Nil.
FESP	2012	6/03/12	F-1203.5	241-245 Oxford Street and 4-12 Waverley Street, Bondi Junction – Planning Proposal (A11/0575)	That Council: 1. Adopt the Draft Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (Amendment No. 3). 2. Forward the Draft Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (Amendment No. 3) to the Department of Planning & Infrastructure for the plan to be made. 3. Amend the Draft Waverley Local Environmental Plan 2011 to zone 241-245 Oxford Street and 4-12 Waverley Street, Bondi Junction B4 Mixed Use.	Division For the Motion: Crs Betts, Cancian, Kay, Main, Streve and Wakefield. Against the Motion: Nil.

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FESP	2012	6/03/12	F-1203.6	Waverley Planning Review 2011 (A07/1581-04)	<p>That:</p> <p>1. Council adopt the Draft Waverley Local Environmental Plan 2011 as exhibited, subject to the following minor amendments:</p> <p>(a) Zone all Educational Establishments and Places of Public Worship SP2 Infrastructure.</p> <p>(b) Amend objective (a) in Clause 1.2(2) to read "To promote and co-ordinate a range of commercial, retail, residential, tourism, entertainment, cultural and community uses to service the local and wider community".</p> <p>(c) Amend objective (g) in Clause 1.2(2) to read "To identify and conserve the cultural, environmental, natural, aesthetic, social and built heritage of the Waverley local government area".</p> <p>(d) Amend the fourth objective in the RE1 Public Recreation zone to read "To facilitate and manage public access to and along the coastline for all – the old, the young, the infirm and the disabled."</p> <p>(e) Include the following objectives in the B1 Neighbourhood Centre zone:</p> <ul style="list-style-type: none"> - To ensure that non-residential uses do not result in adverse impacts to the amenity of existing and future residential premises. - To strengthen the viability of Waverley's existing business centres as places of vitality for investment, employment and cultural activity. <p>(f) Amend objective (d) in Clause 4.3(1) Height of Buildings to read as follows: "To ensure that buildings are compatible with the height, bulk and scale of the existing character of the locality and positively complement and contribute to the physical definition of the street network and public spaces".</p> <p>(g) Amend objective (c) in Clause 4.4(1) Floor Space Ratio to read as follows: "To ensure that buildings are compatible with the bulk, scale, streetscape and existing character of the locality".</p> <p>(h) Amend objective (d) in Clause 4.4(1) Floor Space Ratio to read as follows: "To establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality".</p> <p>(i) That the road reserve at the intersection of Francis Street and Bondi Road be rezoned to RE1 Public Recreation and R3 Medium Density Residential to better align with the zoning of adjoining properties.</p> <p>(j) Adjust the boundaries of the E2 Environmental Conservation Zone running along the length of the coastline to exclude the sands of the beaches.</p> <p>(k) Zone the War Memorial Hospital site and the properties fronting Bronte Road SP2 Infrastructure – Health Service Facility.</p> <p>(l) Alter the zone boundary between the RE1 Public Recreation zone and SP2 Infrastructure – Water Supply Systems zone in Waverley Park to remove the encroachment on the Public Reserve in accordance with the boundary agreed to by Sydney Water.</p> <p>(m) Zone the site of Council's Administration Building in Waverley Park SP2 Infrastructure – Public Administration Building with a floor space ratio of 2:1 and a maximum building height of 20m to reflect the existing situation.</p> <p>(n) Zone the electricity substation on Lot 69 in DP 591989 in Waverley Park adjacent to Paul Street SP2 Infrastructure (Electricity Distribution).</p> <p>(o) Zone the accessway between 55 and 57 Murray Street, which leads to the upper end of Bronte Park, RE1 Public Recreation.</p> <p>(p) Zone the accessway between 2 Wonderland Avenue and 31 Carlisle Street, which provides access from the intersection of Wonderland Avenue and Dellview Street to Tamarama Park, RE1 Public Recreation.</p> <p>(q) Zone the Diamond Bay Bowling Club RE1 Public Recreation.</p> <p>(r) Zone the Bondi Bowling Club RE1 Public Recreation.</p> <p>(s) Zone the site used for Community purposes – Youth Centre, Baby Clinic and Day Nursery – in Wairoa Avenue RE1 Public Recreation.</p> <p>(t) Remove the projected flood planning areas for the years 2050 and 2100 from the Flood Planning Maps and amend Clause 6.3 Flood Planning accordingly to delete reference to the projected flood planning areas.</p> <p>(u) Amend the description of Item I82 in Schedule 5 referring to Hotel Bondi to read 178A Campbell Parade, being Lot 1 DP 1130125.</p> <p>(v) Amend the size of a Secondary Dwelling expressed as a percentage of the Principal Dwelling in Clause 5.4(9) of the LEP to 30%.</p> <p>(w) List Exhibition Homes and Exhibition Villages as prohibited in zones B1 Neighbourhood Centre and B4 Mixed Use Developments in the Land Use Table.</p> <p>(x) List Warehouses or Distribution Centres as prohibited in zone B4 Mixed Use Development in the Land Use Table.</p> <p>(y) List Shop Top Housing as prohibited in zone R2 Low Density Residential in the Land Use Table.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Kay, Main, Sloan, Strewe and Wakefield.</p> <p>Against the Motion: Cr Cancian.</p>

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					<p>(z) List Depots as a use permissible with consent to the RE1 Public Recreation zone.</p> <p>(aa) Zone 145 Bronte Road B1 Neighbourhood Business and remove from the Land Reservation Map.</p> <p>(bb) Zone the whole of the site being 315-317 Bronte Road SP2 Infrastructure.</p> <p>(cc) Remove 30 Murray Street, Bronte from Schedule 5 and the Heritage Map.</p> <p>(dd) Amend the description of Item I178 in Schedule 5 being 67-69 Denison Street to read Lot 3 DP 1118259 Strata Plan 79674, and remove Lots 1 and 2 DP 1118259.</p> <p>(ee) Amend Subclause 4.4(3) to remove reference to the bold blue line and apply the provision to the R2, R3 and R4 Residential zones, and amend the Floor Space Ratio map accordingly.</p> <p>(ff) Amend Clause 4.4A to replace reference to "Area B" with the words "bold purple line" as the means of identifying application of Clause 4.4A.</p> <p>(gg) Zone the portion of the Scarba House site fronting Wellington Street, being Lot 2 DP 212809, R3 Medium Density Residential with a Floor Space Ratio of 1:1 and Maximum Building Height of 15m due to concerns expressed by the local community in relation to the impacts of a possible new development proposal on the site.</p> <p>(hh) Zone the site on the corner of Old South Head Road and Bondi Road R3 Medium Density Residential with a Floor Space Ratio of 0.9:1 and a Maximum Building Height of 12.5m in order to maintain the current planning controls for the site due to concerns expressed by the local community in relation to impacts caused by traffic congestion, overlooking, overshadowing, parking problems, loss of views and wind shearing generated by a future high density development on the site.</p> <p>(ii) Zone the land on the northern side of Macpherson Street and the northeastern side of Leichhardt Street R2 Low Density Residential with a Floor Space Ratio of 0.5:1 and Maximum Building Height of 8.5m, reflecting the existing situation, due to concerns expressed by the local community.</p> <p>2. Council proceed with the making of the Draft Waverley Local Environmental Plan 2011 to effect the reclassification of the properties listed in Schedule 4 from Community to Operational land.</p> <p>3. The Draft Waverley Local Environmental Plan 2011 be forwarded to the Minister for Planning in accordance with Section 68 of the Environmental Planning and Assessment Act 1979 with a request that the plan be made.</p> <p>4. The Department of Planning and Infrastructure be advised that a Public Hearing in accordance with the provisions of Section 68 of the Act is not required as the matters raised in the submission are not of such significance as to warrant a Public Hearing.</p> <p>5. Stakeholders be invited to enter into discussions to prepare site specific controls for the Bronte RSL Club Sub-branch site and War Memorial Hospital site.</p> <p>6. The owners of the War Memorial Hospital site be invited to discuss the height and Floor Space Ratio controls for the site, and the matter be reported back to Council in the future.</p> <p>7. The Heritage Inventory Sheet for Scarba House be reviewed to ensure that the curtilage around the heritage item and landscaped grounds is appropriate, and that any future development will not undermine the heritage significance of the site.</p> <p>8. Council officers meet with officers of the Department of Planning & Infrastructure to investigate the opportunity to rezone roads in the future to either SP2 Infrastructure or that lower order zones take priority and that the outcomes of the meeting be reported to Council or incorporated into the first amendment of the gazetted Waverley LEP 2011.</p> <p>9. Council officers commence, as soon as practical, the preparation of a set of Amendments to be submitted after gazettal of the changes to the Waverley LEP indicated herein.</p> <p>10. The recently commissioned independent Urban Design Review of Bondi Junction be input into the Amendments indicated in Clause 9.</p> <p>11. A heritage assessment be prepared for the Bronte Plateau (north) area.</p> <p>12. All people who made submissions be advised of Council's decision.</p> <p>13. Council staff involved in the preparation of the Waverley Planning Review 2011 be thanked for their efforts.</p>	

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Council Inspections	2012	10/03/12	I-1203.2.1	1-3 Tipper Avenue, Bronte – Boundary adjustment between properties and construction of a two storey dwelling with a single garage and a part one / part three storey dwelling with double garage and pool (DA 240/2011)	That the application be deferred in order to allow the applicant to submit amended plans addressing the following issues: 1. The proposed garage at 1 Tipper Avenue is not approved and is to be deleted due to concerns relating to public safety and loss of public amenity, and to protect views currently available from the public domain. 2. The proposed development at 1 Tipper Avenue be setback 2.8m from Council’s public access path that leads down to Pacific Street, and a landscape plan for this area be submitted to Council. 3. A geotechnical report for 1 and 3 Tipper Avenue be submitted to Council with the amended plans. 4. A detailed Construction Management Plan for 1 and 3 Tipper Avenue be submitted to Council with the amended plans. The Construction Management Plan to include proposed demolition and construction methodology. 5. The tree located at the northeastern corner of the 1 Tipper Avenue site, previously protected by a bond during development undertaken in Pacific Street, be protected and retained. 6. No permission is given for a crane to be placed in the cul de sac on Tipper Avenue. 7. No heavy earth moving equipment be permitted on site at 1 and 3 Tipper Avenue. A small bobcat is permitted on the subject sites if necessary. 8. A safety audit relating to the existing conditions in Tipper Avenue and also during the proposed demolition and construction be conducted due to the conflict between vehicles and pedestrians within that area. 9. A Stormwater Management Plan be submitted to Council with the amended plans. The plan to include a hydraulics engineering assessment of the stormwater run off, including stormwater entering Waverley Council’s underground stormwater system. 10. The proposed developments at 1 and 3 Tipper Avenue are excessive in height and this issue may need to be addressed if other negative impacts of the proposed developments are not remedied to Council’s satisfaction. 11. Subject to the approval of the development after consideration of the amended plans, no equipment or objects which would result in exceeding the height approved for each dwelling, such as air conditioning units or vents, be placed on the roof. 12. The applicant consider reducing the height of the wall and associated roof on the south side boundary to 3 Tipper Avenue (facing 5 Tipper Avenue) by a minimum of 500mm (garage and associated stair not included).	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay, Main, Sloan, Strewe and Wakefield. Against the Motion: Nil
Council Inspections	2012	10/03/12	I-1203.2.2	24 Dickson Street, Bronte – Alterations and additions to the existing dwelling house, a swimming pool and laneway development (DA 336/2011)	That the application be deferred in order to allow the applicant to submit amended plans addressing the following issues: 1. The proposed garage be relocated from the southern side of the property to the northern side of the property in order to protect trees located within the site and on the street. 2. The southern wall of the proposed addition is to align with the existing building line of the dwelling located at the southern edge of the subject site. 3. The proposed pool be repositioned to the west to bring it into closer proximity to the dwelling. 4. No bamboo be planted on the subject site. 5. The proposed barbeque be relocated away from the northern property boundary. 6. The proposed length of the rear extension be reduced by 1 metre. 7. The stairs associated with the laundry be included in the plans. 8. The bathroom window glazing be translucent.	Division For the Substantive Motion: Crs Betts, Clayton, Goltsman, Kay, Main, Sloan and Strewe. Against the Substantive Motion: Crs Cancian, Kanak and Wakefield.
Council Inspections	2012	10/03/12	I-1203.2.3	37 Read Street, Bronte – Section 96 modification modify rear garage and terrace (DA 615/2009)	That the application be deferred to allow the following issues to be addressed by Council: 1. The applicant be issued with an immediate order to cease all work that is currently being carried out on the subject site. 2. Prior to Council considering any development application or S96 application submitted for this site, Council’s Compliance Officers submit a report to Council on the following unauthorised building works undertaken on the subject site: (a). Rear building line development. (b). Construction of a wall above the garage on the eastern boundary of the subject site. (c). Construction of pillars above the garage of the subject site. (d). Pedestrian access way into the garage of the subject site. (e). Installation of a surveillance camera which enters the public domain on the rear wall of the property.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay, Main, Sloan, Strewe and Wakefield. Against the Motion: Nil.
Council Inspections	2012	10/03/12	I-1203.2.4	25 Kenneth Street, Tamarama – Alterations and refurbishment of a residential flat building including external and internal alterations and consolidation from 6 to 4 strata titled lots (DA 327/2010)	That the application be deferred in order to allow the applicant to submit amended plans addressing the following issues: 1. The amended plans to reflect either no change to the existing bulk and height of the property, or a reduction in the thickness of the proposed columns and beams so that the total proposed building width as viewed from Kenneth Street is reduced by at least 100mm on each side. 2. The proposed external stairway be internalised. 3. The balcony balustrades not be solid, they are to be transparent. 4. The roof deck at the rear of the third storey be reduced in size to a small trafficable area only. 5. A reduction in the thickness of the proposed columns and beams so that the total proposed building width as viewed from Kenneth Street is reduced by at least 100mm on each side. 6. A single driveway crossing and a suitable fence and gate less than 1.2m in height be installed at the front of the property.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay, Main, Sloan, Strewe and Wakefield. Against the Motion: Nil.

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					<p>7. An amended landscape plan addressing the following matters be submitted:</p> <p>(a). Any new boundary fence shall be of similar construction to the existing fence and be based on a post and rail system.</p> <p>(b). There is to be no removal/excavation/cutting of any existing rock ledges that encroach on the site.</p> <p>(c). Site boundary fences on the eastern and southern boundaries shall be constructed of ply wood to a height of 1.8 metres and secured so that their locations cannot be moved for the duration of the project. Site boundary fences are to remain in place at all times to physically protect any existing trees or vegetation on neighbouring sites and are not to be removed until all building work has been completed.</p> <p>(d). The proposed gate at the rear of the site accessing the coastal walk shall be deleted from the plans. No access to the coastal walk directly from the rear boundary is to be permitted at any stage.</p> <p>(e). Strip planting along the length of the rear boundary for a minimum distance of 1.5 metres wide is to be provided. A minimum of 50% of the proposed plantings (not including turfed areas) are to be indigenous local native species that are tolerant of the site conditions (refer to the species list in the Draft Waverley Development Control Plan, Annexure B2-1 – Residential Planting list).</p> <p>(f). There are to be no soil level changes in the rear yard.</p> <p>8. The applicant consider retaining the pitched roof form.</p> <p>9. The rear balconies are to be retained to the existing depth of 1.3m, and of a light weight construction to retain the rear building line within the vicinity and reduce the visual bulk of the building from the Coastal Walk. In particular, the exo-skeleton may extend to the extent of the existing balconies at levels 1, 2 and 3. However, the extension of the exo-skeleton framing in line with the ceiling of level 3 must not extend further beyond the outer wall on the southern elevation than is proposed elsewhere on the building so that there is no roofing over the level 3 southern balcony.</p> <p>10. The bin storage area is to be relocated into the undercroft area of the building near the garages for unit one.</p>	
Council Inspections	2012	14/04/12	I-1204.2.1	40 Gardyne Street, Bronte – Demolition of existing dwelling and associated structures and construction of a part two and part three storey dwelling with a single garage and one bedroom unit over and a swimming pool (DA 566/2011)	<p>That the application be refused for the following reasons:</p> <p>1. The proposal does not satisfy the following provisions of the Waverley Local Environmental Plan, 1996:</p> <p>(a). Clause 2 – General Aims - (c) and (e).</p> <p>(b). Clause 3 – Specific Aims – 3(7) and 3(8).</p> <p>(c). Clause 10 – Zone Objectives.</p> <p>(d). Clause 49 – Development in the vicinity of landscape heritage item.</p> <p>2. The proposed development will have an unacceptable impact on the streetscape of both Gardyne Street and Pacific Street and is contrary to the Bronte Beach Residential Character Study Area.</p> <p>3. The proposed development will result in an unacceptable height of at least one full level and also an unacceptable bulk and scale for the site.</p> <p>4. The proposed development will adversely impact on public and private views contrary to the underlying intent of the Waverley LEP 1996.</p> <p>5. The single garage and associated crossover is an unnecessary additional vehicle crossover impacting on the Hills Fig street tree which forms part of a landscape heritage conservation area and will impede safe pedestrian and vehicular movements.</p> <p>6. The proposed development is not in the public interest.</p> <p>7. The proposal provides for overlooking and the overshadowing of the property at 40 Pacific Street that are unacceptable, noting ground level changes.</p> <p>8. The extent of the decking is excessive.</p> <p>9. Particularly with reference to unacceptable setbacks, the height of the boundary walls and fence and the extent of excavation; the end result is an overdevelopment of the site and</p> <p>10. should respond to the stepping nature of adjacent developments. The undercroft areas, whilst not included as FSR, exacerbate bulk impacts of the development.</p> <p>11. The bulk and length associated with the eastern and western cantilevered sections is unacceptable.</p> <p>12. The proposed development will adversely impact on views from the public domain which is contrary to the Waverley DCP which clearly states that views from the public domain are to be protected.</p> <p>13. The proposed development does not step down the steep sloping site as per the Waverley DCP.</p> <p>14. The proposed development will adversely affect the importance given in the Waverley DCP to protecting the steps and laneways in the public domain, as part of Council’s Greenlinks that in this case, connect residents and visitors to the beach.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay, Main, Sloan, Strewe and Wakefield.</p> <p>Against the Motion: Nil.</p>
Council Inspections	2012	14/04/12	I-1204.2.2	42A Gardyne Street, Bronte – Section 96 application to modify approved landscaping plan (DA 277/2008/C)	<p>That the application be approved in accordance with the conditions contained in this report subject to an amendment to Condition (f) i. Under Part 2 – General Modifications so as to provide for the following:</p> <p>1. The trees that the applicant has agreed to remove are to be removed and the other trees are to be relocated to their previously approved position as per the approved Landscape Plan.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay, Main, Sloan, Strewe and Wakefield.</p> <p>Against the Motion: Nil.</p>
Council Inspections	2012	14/04/12	I-1204.2.3	Unit 3, 30 Lamrock Avenue, Bondi Beach – Alterations and part additional floor to unit 3 of a residential flat building (DA 347/2011)	<p>That the application be granted Deferred Commencement Consent in accordance with the conditions contained in the DBU report subject to the following:</p> <p>1. The two (2) northern most windows on the top level of the eastern elevation be frosted glass.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Kanak, Kay and Sloan.</p> <p>Against the Motion: Crs Main, Strewe and Wakefield.</p>

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Council Inspections	2012	14/04/12	I-1204.2.4	105 Ramsgate Avenue, North Bondi – Demolition of existing residential flat building and erection of a dual occupancy (DA 526/2011)	That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report subject to the following: 1. The roof form must follow the existing roof form. The proposed half-roof towards the rear of the building on the ocean side, between 97 and 105 Ramsgate Avenue, is unacceptable and sets an unacceptable precedent for Bondi. The roof is to be the roof form approved by the Land & Environment Court and as indicated on the tabled plans submitted by Cr Strewe utilising pages 147 and 149 of the agenda papers. 2. The third element, being the sandstone block base on the ocean side (the first and second elements being the rock platform and the concrete building) is not an acceptable design form and the material of the building proper is to continue to the natural sandstone rock platform. Council notes and appreciates the applicant’s preparedness to do this. 3. The steps down between the buildings at 105 and 107 Ramsgate Avenue, ie. on the south side, are not to be built on or over. Existing minimal setbacks are to be maintained. 4. No additional height or length on the structures between 97 and 105 Ramsgate Avenue. The structures may be replaced or changed but not enlarged. 5. The lowest level of the structure, ocean side, is not to extend further than the existing platform and anything above that is to be setback further. 6. No screening on the sides of the balconies and no enclosure of any balconies. 7. The ocean side setback (the rear setback) on the top four (4) floors of the building is to be 2 metres from the base. 8. No vents or ducts, mechanical or otherwise, are to be visible in the public domain and no noise is to be emitted from these into the public domain. 9. The roof line is to be clean, no overruns, vents, etc. 10. Previous geotechnical reports are to be reviewed and updated. 11. Dilapidation reports are to be conducted and copies of these, photographs of the buildings and assessments are to be lodged with Council.	Division For the Motion: Crs Betts, Goltsman, Sloan and Strewe. Against the Motion: Crs Kanak, Main and Wakefield.
Council Inspections	2012	14/04/12	I-1204.2.5	227-229 Old South Head Road, Bondi – Demolition of the existing building and construction of residential flat building containing 24 apartments with basement car parking (DA 294/2011)	A Rescission Motion on this item, duly signed by Crs Betts, Clayton and Kay was submitted after the close of the meeting. The Rescission Motion will now be referred to the next meeting of Council scheduled for Tuesday, 15 May 2012 for consideration. That the application be refused in accordance with the reasons contained in the DBU report subject to the following additional reasons for refusal: 1. The proposal would have adverse traffic congestion implications. 2. The proposal would have adverse impacts on the amenity of the neighbouring park including overshadowing.	Division For the Motion: Crs Cancian, Kanak, Main, Strewe and Wakefield. Against the Motion: Crs Betts, Clayton, Goltsman, Kay and Sloan.
Council	2012	17/04/12	1204.11.2	RESCISSION MOTION – Development Control Committee Meeting – 27 March 2012 – Item D-1203.19 – 180-186 Campbell Parade, Bondi – also known as the Swiss Grand Hotel – Section 96 application to modify conditions of consent and make a number of minor design changes to the approved redevelopment of the Swiss Grand Hotel (DA 619/07/F)	This matter was last considered at the Development Control Committee meeting held on 27 March 2012. UPON ADOPTION OF THE RESCISSION MOTION, THE FOLLOWING MOTION WAS MOVED, SECONDED AND DECLARED CARRIED. That the application be approved in accordance with the conditions contained in the DBU report dated 15 March 2012 subject to the proposed modifications and design changes listed in the report at Part 1.3 (page 48 of the agenda) being amended and granted as follows: 1. Minor modification and increase in height of the curved roof forms; the curved roof forms, for which the Applicant is seeking to increase the height is approved. This height increase is approved on condition that the curved roof forms are setback from the Campbell Parade edge by the additional 1.3 metres as per application. 2. Reconfiguration of access and storage areas to Basement Levels is approved. 3. Introduction of tandem car parking space at Basement Level 01, however total number of car spaces will remain unaltered at 292 is approved. 4. Addition of new roller shutter in Basement Level 01 is approved. 5. Reconfiguration and relocation of garbage areas, lobby areas, retail tenancies and access stairs at Ground floor and Level 01 including the provision for cool rooms, bakery, food preparation room, freezer and plant room within the large retail tenancy located within the rear north western corner of the ground floor level is approved. 6. Introduction of a by-pass walkway with transparent screening (that can be shut down from the atrium) at Level 01, which must be open at least between 7.00am to 10.00pm, to provide secure connectivity for retail tenancies and restaurants and also to provide acoustic amenity when patrons arrive and leave after standard operation hours is approved. 7. Addition of screening to Beach Road façade of hotel apartments is approved.	Division For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay, Sloan and Strewe. Against the Motion: Crs Cancian, Kanak, Main and Wakefield.

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					<p>8. Minor modifications and reconfiguration to apartment layouts, balconies, terraces, access and garbage storage at Levels 2 to 5 is approved.</p> <p>9. Removal of balconies to hotel apartments facing the internal void space at levels 2 to 4 is approved.</p> <p>10. Addition of sunscreens to some balconies along the Campbell Parade frontage at Level 4 in their current proposed form is not approved. The sunscreens may be approved with additional design consideration, to the satisfaction of the Director, Planning and Environmental Services and Council's Heritage Architect and Urban Planning Adviser.</p> <p>11. Level 5 Mezzanine modifications to reinstate planting as required by a condition of the consent, reconfiguration of apartment layouts; minor raising of floor levels to allow for flush level access between living areas and terraces; modifications and reconfiguration of plant areas and access; relocation of some windows; and modification to vault form is approved.</p> <p>12. Modification to Condition 1 to reflect the above changes is approved.</p> <p>13. Deletion of Conditions 2B (c) (d) and (e) as these issued have been resolved in the amended drawings is approved.</p> <p>14. No mechanical or passive vents or ducts, horizontal or otherwise, to Campbell Parade, Beach Road, Curlewis or Gould Streets. All vents and shafts are to be internalised and not to be visible on the exterior of the building.</p> <p>15. The material used for the blade and sunscreens be reconsidered by the Applicant in consultation with the Director, Planning and Environmental Services and Council's Heritage Architect and Urban Planning Adviser.</p> <p>16. Appropriate material treatments to reduce external noise generation are to be used within the loading dock to the satisfaction of the Director, Planning and Environmental Services.</p>	
Council Inspections	2012	5/05/12	I-1205.2.1	<p>MOTION RESCINDED</p> <p>310-330 Oxford Street, Bondi Junction – Modification to add two (2) additional storeys to an approved multi storey mixed commercial / residential development (DA 598/2008/E)</p>	<p>This matter was last considered at the Council Inspection Meeting held on 5 May 2012.</p> <p>Subsequently, the following Notice of Rescission was submitted by Crs Betts, Kay and Wakefield at the Council Inspection Meeting on 2 June 2012:</p> <p><i>"We, the undersigned, give notice of our intention to rescind the decision made by Council at its Inspection meeting on 5 May 2012 regarding Item I-1205.2.1 – 310-330 Oxford Street, Bondi Junction – Modification to add two (2) additional storeys to an approved multi storey mixed commercial / residential development (DA 598/2008/E).</i></p> <p>1. That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report and subject to the formal submission of a Voluntary Planning Agreement which includes the following:</p> <p>(a). Full details of any relevant offer.</p> <p>(b). Full details, provided by a registered valuer, of the value of any land to be dedicated to Council. The valuation must reflect the development potential of the land under the current associated controls.</p> <p>(c). Any works, including the value of such works, proposed to be undertaken by the applicant.</p> <p>(d). The methodology of the transfer of any land to Council.</p> <p>(e). The realisation value of the proposed works.</p> <p>2. The applicant has six (6) months to satisfy these matters.</p> <p>3. The Voluntary Planning Agreement is to conform to the provisions of the Environmental & Planning Assessment Act.</p> <p>4. The consent is not to operate until the Voluntary Planning Agreement has been submitted to the satisfaction of Council.</p> <p>Advisory Note: Should the terms of the Voluntary Planning Agreement be unacceptable to Council, the consent will not operate.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay, Sloan and Wakefield.</p> <p>Against the Motion: Crs Cancian, Kanak and Main.</p>
Council Inspections	2012	5/05/12	I-1205.2.2	<p>25 Kenilworth Street, Bondi Junction – Alterations and additions including a first floor addition to terrace dwelling (DA 421/2011)</p>	<p>That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report, subject to the following additional conditions and Deferred Commencement matters:</p> <p>1. The roof height of the proposed additional storey be reduced so that it is similar in height to the upper level of the adjoining property at 23 Kenilworth Street.</p> <p>2. The width of the eaves be reduced to 450mm as agreed to by the applicant.</p> <p>3. The rear balcony is not approved and is to be deleted.</p> <p>4. The following additional clause be included in Condition 5 – Installation of Air Conditioning:</p> <p>(a). Any machinery, including any air conditioning or other motorised equipment, be internalised or enclosed in an acoustically treated enclosure.</p>	<p>Division</p> <p>For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kanak, Kay, Main, Sloan and Wakefield.</p> <p>Against the Motion: Nil.</p>
Council Inspections	2012	5/05/12	I-1205.2.3	<p>1 Ocean Street, Bondi – Alterations and additions to construct a two storey detached granny flat and a new double garage to heritage item (DA 354/2011)</p>	<p>That the Motion be adopted subject to the deletion of Deferred Commencement Consent matter (b).</p>	<p>Division</p> <p>For the Substantive Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay, Main, Sloan and Wakefield.</p> <p>Against the Substantive Motion: Crs Cancian and Kanak.</p>
Council Inspections	2012	5/05/12	I-1205.2.4	<p>MOTION RESCINDED</p> <p>Unit 4, 16 Consett Avenue, Bondi Beach – Modification to change use of upper level from study / attic storage space to kitchen, dining, living, toilet and media room, and changes to roof deck and screens and planter (DA 272/02/B)</p>	<p>This matter was last considered at the Council Inspection Meeting held on 5 May 2012.</p> <p>Subsequently, the following Notice of Rescission was submitted by Crs Cancian, Kanak, Main and Sloan:</p> <p><i>"We, the undersigned, give notice of our intention to rescind the decision made by Council at its Inspection Meeting on 5 May 2012 regarding Item I-1205.2.4 – Unit 4, 16 Consett Avenue, Bondi Beach – Modification to change use of upper level from study / attic storage space to kitchen, dining, living, toilet and media room, and changes to roof deck and screens and planter (DA 272/02/B). Crs Cancian, Kanak, Main and Sloan"</i></p> <p>That the Motion be adopted subject to the following additional conditions:</p> <p>1. The proposed change of use from a study / attic storage space to kitchen, dining, living, toilet and media room is not approved and the original approved use for the space as a study / attic storage space complying with BCA regulations be reinstated.</p> <p>2. The kitchen equipment / facilities be relocated downstairs to the location originally approved.</p>	<p>Division</p> <p>For the Substantive Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kay, Main and Sloan.</p> <p>Against the Substantive Motion: Cr Kanak.</p>

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Council Inspections	2012	5/05/12	I-1205.2.5	4 Lola Road, Dover Heights – Demolition of existing dwelling and construction of a two storey dwelling with double garage and new swimming pool (DA 543/2011)	That the application be approved in accordance with the conditions contained in this report subject to the following additional conditions: 1. The eastern most wall of both floors of the proposal be setback a minimum of 3 metres. 2. The proposed swimming pool is not approved and is to be deleted. 3. The proposed services / mechanical rooms located on the northern side boundary and setback on the southern side boundary of the site be fully enclosed and acoustically treated. 4. The width of the proposed driveway layback at the kerb line be reduced to a single width driveway layback, and a gate be installed at the front property boundary across the driveway entrance. 5. The proposed barbeque area be relocated from the south side of the property to the north side of the property and be setback a minimum of 1m from the property boundary fence. Advisory Note: The proposed swimming pool was to be located in close proximity to the existing cliff edge. The geotechnical report did not support this and highlighted the inherent danger associated with excavating within 4 metres of the cliff edge, and Council does not endorse any new pool in this location.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kanak, Kay, Main, Sloan and Wakefield. Against the Motion: Nil.
Council	2012	15/05/12	1205.11.1	RESCISSION MOTION – Council Inspection Meeting – 14 April 2012 – Item I-1204.2.5 – 227-229 Old South Head Road, Bondi – Demolition of the existing building and construction of residential flat building containing 24 apartments with basement car parking (DA 294/2011)	This matter was last considered at the Council Inspection Meeting held on 14 April 2012. Subsequently, the following Notice of Rescission was submitted by Crs Betts, Clayton and Kay: <i>“We, the undersigned, give notice of our intention to rescind the decision made by Council at its Inspection meeting on 14 April 2012 regarding Item I-1204.2.5 – 227-229 Old South Head Road, Bondi – Demolition of the existing building and construction of residential flat building containing 24 apartments with basement car parking (DA 294/2011). Crs Betts, Clayton and Kay”.</i> That the application be refused in accordance with the reasons contained in the DBU report subject to the following additional reasons for refusal: 1. The proposal would have adverse traffic congestion implications. 2. The proposal would have adverse impacts on the amenity of the neighbouring park including overshadowing. UPON ADOPTION OF THE RESCISSION MOTION, THE FOLLOWING MOTION WAS MOVED, SECONDED AND DECLARED CARRIED. That the application for 227-229 Old South Head Road, Bondi be deferred in order for the following to be addressed: 1. An amended application be submitted to Council that reflects the modified part 3, part 4 storey proposal, including full plans and supporting planning material, such as shadow diagrams, subject to the following amendments and considerations: (a) Providing a stepped design and increased solar access and less bulk to the ‘pocket park’ and heritage listed dwelling to the south of the site and local environs. (b) Consideration be given to vehicular access from Old South Head Road to mitigate traffic generation in local streets, subject to support from the Roads and Maritime Services. (c) Consideration be given to the SEPP 65 comments contained in Council’s Assessment Report. 2. A Voluntary Planning Agreement be provided at the discretion of the applicant. 3. Additional fees be provided by the applicant for notification of the amended plans and Voluntary Planning Agreement so that residents have an opportunity to comment. Council officers be requested to increase the notification area due to the level of interest in this application.	Division For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay and Sloan Against the Motion: Crs Cancian, Jackson, Kanak, Main and Wakefield
Council Inspections	2012	2/06/12	I-1206.2.1	25 St James Road, Bondi Junction – Alterations and a first floor addition to a semidetached dwelling (DA 601/2011)	That the application be approved in accordance with the conditions contained in this report subject to the following additional conditions: 1. The proposed ground floor side deck at the rear of the property is not approved and is to be deleted in order to protect the privacy of the neighbours. 2. The southern side of the proposed first floor be setback 900mm from the property boundary. 3. The front of the proposed first floor be setback 500mm so that it is located behind the existing gable. 4. Council’s Tree Management Officer investigates the removal of 6 Cyprus trees which has occurred on the site. 5. A landscape plan, which includes replacing the 6 trees removed from the subject site in order to protect the privacy of neighbours to the rear of the subject site, be submitted to the satisfaction of Council’s Director, Planning and Environmental Services.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kanak, Kay, Sloan, Strewé and Wakefield. Against the Motion: Nil.
Council Inspections	2012	2/06/12	I-1206.2.2	20 St Thomas Street, Bronte – Demolition of the existing building and construction of new two storey dwelling with double garage and swimming pool (DA 525/2011)	That the application be approved in accordance with the conditions contained in this report subject to the following additional condition: 1. The bushes on the grass verge be retained and not damaged.	Division For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay, Sloan, Strewé and Wakefield. Against the Motion: Crs Cancian and Kanak.

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Council Inspections	2012	2/06/12	I-1206.2.3	21 Kenneth Street, Tamarama – Development Application for alterations and additions to existing dwelling including balcony extensions, amendments to stair and enclosure of lower terrace (DA 24/2012)	That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report, subject to the applicant submitting amended plans to Council which address the following matters: 1. There be no increase in size to the existing first floor balcony. 2. The previously approved T shaped extension to the ground floor balcony be deleted and instead, the full width of the balcony can extend to align with the first floor balcony of the property which adjoins to the west of the subject site. 3. The internal living area not to encroach into the ground floor balcony area at the rear of the property. 4. The ground floor balcony at the rear of the property not be enclosed. 5. No privacy screens be erected on the sides of the ground floor balcony at the rear of the property. 6. The stairs be retained in their current location at the centre of the structure. 7. No excavation be undertaken in the rear yard. 8. A landscape plan incorporating native, heath-like plantings in the rear yard be submitted to Council for approval to the satisfaction of Council’s Director, Planning & Environmental Services. All trees and shrubs to be planted in locations which preserve and do not obstruct sight lines and views across the site from adjoining properties. 9. Development Consent DA 20/2006 be appropriately amended to the satisfaction of Council’s Director, Planning & Environmental Services to reflect the changes to the rear ground floor balcony.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kanak, Sloan, Strewe and Wakefield. Against the Motion: Cr Kay.
Council Inspections	2012	2/06/12	I-1206.2.4	767-771 Old South Head Road, Vaucluse – Shops 7 and 8 – Change of use of shops 7 and 8 from massage therapy to a café / restaurant (DA 93/2012)	That the application be approved in accordance with the conditions contained in this report, subject to the following additional conditions: 1. The external toilet be compliant with BCA regulations, and the toilet door be soft closing. 2. The external toilet be accessible to patrons only during the approved operating hours for the premises. 3. The rear courtyard and side passageway not be used by staff for recreational purposes. 4. A Waste Management Plan be submitted to Council. The Waste Management Plan to incorporate an enclosure at the rear of the property for bin storage, and an appropriate location on the street for bin placement on waste collection days. 5. No recycling or depositing of waste in external bins be undertaken between 7:30pm and 7am. 6. The side door be closed at 7pm and no entry or exit via this door to occur after this time.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kay and Wakefield. Against the Motion: Crs Kanak, Sloan and Strewe.
Council Inspections	2012	2/06/12	I-1206.2.5	767-771 Old South Head Road, Vaucluse – Shops 7 and 8 – Extension of trading hours of café / restaurant (DA 17/2012)	That the application be refused for the following reasons: 1. The intensification of use of the site. 2. The application is not in the public interest.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kanak, Kay, Sloan, Strewe and Wakefield. Against the Motion: Nil.
Council Inspections	2012	2/06/12	I-1206.2.6	767 Old South Head Road, Vaucluse – Shop 6 – Renewal of footpath seating to the Grumpy Baker café (FPS 15/2012)	That the application be approved in accordance with the conditions contained in this report, subject to the following amendments: 1. Condition 8 – Hours of Operation be amended to now read as follows: “The hours of operation for outdoor dining are 7am – 7pm Monday to Friday and 9am – 4pm Saturday and Sunday. Cleaning and removal of furniture is to be completed within half an hour of closing time.” 2. The size of the proposed footpath seating area be amended to 1.2m x 3m.	Division For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Kay, Strewe and Wakefield. Against the Motion: Crs Kanak and Sloan.
Council Inspections	2012	2/06/12	I-1206.3.1	RESCISSION MOTION – 310-330 Oxford Street, Bondi Junction – Modification to add two (2) additional storeys to an approved multi storey mixed commercial / residential development (DA 598/2008/E)	This matter was last considered at the Council Inspection Meeting held on 5 May 2012. Subsequently, the following Notice of Rescission was submitted by Crs Betts, Kay and Wakefield at the Council Inspection Meeting on 2 June 2012: <i>“We, the undersigned, give notice of our intention to rescind the decision made by Council at its Inspection meeting on 5 May 2012 regarding Item I-1205.2.1 – 310-330 Oxford Street, Bondi Junction – Modification to add two (2) additional storeys to an approved multi storey mixed commercial / residential development (DA 598/2008/E) .</i> UPON ADOPTION OF THE RESCISSION MOTION, THE FOLLOWING MOTION WAS MOVED, SECONDED AND DECLARED CARRIED: That: 1. Council accept the applicant’s offer to enter into a Voluntary Planning Agreement for the provision of a monetary contribution pursuant to the provisions of Section 93F of the Environmental Planning & Assessment Act 1979. 2. The application be approved in accordance with the conditions contained in the Development and Building Unit report dated 21 March 2012, subject to the following additional conditions: (a). The owners of the land of the subject site shall enter into a Voluntary Planning Agreement (VPA) in accordance with the offer made by Tashken Pty Ltd, Treesol Holdings Pty Ltd, and Morelle Pty Ltd on 1 June 2012 for the payment of a monetary contribution to Council in the sum of \$3,000,000 on the date of the execution of the agreement to be applied towards a public purpose in accordance with the agreement. The VPA is to be entered into as soon as possible following the completion of the notification of the VPA in accordance with the requirements of Section 93G of the Environmental Planning and Assessment Act 1979 and Clause 25D of the Environmental Planning and Assessment Regulation 2000. (b). A Construction Certificate must not be issued with respect to the works which are the subject of this approval (that is, development consent as modified under application DA 598/2008/E) until Council has provided written confirmation of receipt of the monetary contribution referred to in clause 2 (a) above.	Division For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Kay, Sloan and Wakefield. Against the Motion: Crs Cancian, Jackson and Strewe.

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Council	2012	19/06/12	1206.11.1	RESCISSION MOTION – Council Inspection Meeting – 5 May 2012 – Item I-1205.2.4 – Unit 4, 16 Consett Avenue, Bondi Beach – Modification to change use of upper level from study / attic storage space to kitchen, dining, living, toilet and media room, and changes to roof deck and screens and planter (DA 272/02/B)	<p>This matter was last considered at the Council Inspection Meeting held on 5 May 2012.</p> <p>Subsequently, the following Notice of Rescission was submitted by Crs Cancian, Kanak, Main and Sloan:</p> <p><i>“We, the undersigned, give notice of our intention to rescind the decision made by Council at its Inspection Meeting on 5 May 2012 regarding Item I-1205.2.4 – Unit 4, 16 Consett Avenue, Bondi Beach – Modification to change use of upper level from study / attic storage space to kitchen, dining, living, toilet and media room, and changes to roof deck and screens and planter (DA 272/02/B). Crs Cancian, Kanak, Main and Sloan”.</i></p> <p>UPON ADOPTION OF THE RESCISSION MOTION, THE FOLLOWING MOTION WAS MOVED, SECONDED AND DECLARED CARRIED.</p> <p>That the application be approved in accordance with the conditions contained in the Development and Building Unit report dated 25 November 2011 and subsequently amended 11 April 2012, subject to the following additional conditions:</p> <ol style="list-style-type: none"> 1. The upstairs bathroom window/s be translucent, and the applicant consider the same translucent glazing for the downstairs bathroom window/s. 2. A privacy screen and planter box be installed at the subject property in accordance with plans dated 6 June 2012 tabled at the meeting by the applicant. 	Division For the Motion: Crs Cancian, Guttman-Jones, Jackson, Kanak, Sloan and Strewe. Against the Motion: Crs Betts, Clayton, Goltsman and Kay.
FESP	2012	3/07/12	F-1207.4	Draft Waverley Development Control Plan 2011 (A08/0476)	<p>1. Council adopt the draft Waverley Development Control Plan (DCP) 2011 subject to amendments outlined in this report and the following additions and amendments:</p> <p>PART E</p> <p>2.0 BONDI BEACHFRONT AREA</p> <ul style="list-style-type: none"> • 2.2.1 Notts Avenue - Controls – Clause (a) (ii) be deleted. • 2.2.4 Campbell Parade North be amended to read as follows: <p>Existing Character and Built Form</p> <p>Campbell Parade is the principal street that follows the gentle curve of Bondi Beach. A regular pattern of secondary streets runs perpendicular with the Campbell Parade retail strip. The land is steeply sloping towards Dover Heights and the secondary streets generally run along the contours. This area has a variety of building types including dwelling-houses, townhouses and residential flat buildings. Shop-top housing is generally located towards the corners.</p> <p>Existing buildings along Campbell Parade have narrow frontages and are built to the street alignment, with notable facades that contribute to its inter-war heritage. Many sites contain contributory buildings which contribute to the overall character of the Area. These buildings are generally intact and consistent with other 1920s/30s precincts in Sydney.</p> <p>Existing buildings are predominantly rendered masonry with parapets with a vertical expression through the use of bay or vertically proportioned windows, pilasters and few balconies, typically enclosed.</p> <p>Buildings are generally oriented to the south to take advantage of the view over Bondi Beach, with some balconies. The orientation and narrow frontages limit solar access and cross ventilation.</p> <p>Desired Future Character Objectives</p> <p>(a) To ensure new development and major renovations are consistent with the existing character of the area.</p> <p>(b) To ensure development is built to the street with no setbacks along Campbell Parade.</p> <p>Built Form Controls</p> <p>(a) Height and Bulk</p> <p>(i) A maximum of 4 storeys is permitted.</p> <p>(ii) A Maximum external wall height of 12.5m is permitted.</p> <p>(iii) An attic level or part additional floor may be permitted.</p> <p>(b) Setbacks</p> <p>(i) Buildings with frontages to Campbell Parade are to be built to the street edge with no setbacks.</p> <p>(ii) Buildings with frontages to Ramsgate Avenue and Brighton Boulevard are to have a front setback of 3m.</p> <p>(iii) Where a building is to be extended by the construction of additional floors, the new section is to be setback from the existing façade line by a minimum distance of 3m.</p> <p>(c) Façade Materials and Finishes</p> <p>(i) New facades must be predominately rendered masonry with parapets and have a vertical expression.</p> <p>(ii) Blank, flat and unmodelled facades are prohibited.</p> <p>(d) Heritage and contributory buildings</p> <p>Heritage items and contributory buildings are identified in Figure 9. These items are to conform to the following controls:</p> <p>(i) Maintain the existing character of the area including narrow frontages and vertical expression.</p> <p>(ii) Where a building is to be constructed in conjunction with a retained façade, the new construction is to be similarly setback and integrated with the preserved section of the building.</p> <p>(iii) Existing facebrick building exteriors should be retained and not painted or rendered.</p> <p>(e) Façade Materials and Finishes</p> <p>(i) New facades must be predominately rendered masonry with parapets and have a vertical expression.</p> <p>(ii) Blank, flat and unmodelled facades are prohibited.</p> <p>(iii) Buildings within the visual catchment of Bondi Beach must not use materials that are highly reflective.</p> <p>(iv) Windows above ground level must have a vertical proportion.</p> <p>(v) Dark or tinted glazing is prohibited.</p>	NO DIVISION RECORDED

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					<p>(f) Marseille Tile Pitched Roofs (i) Where original Marseille tile pitched roofs exist, additional floor area must be contained within the existing roof space. (g) Balconies and Balustrades (i) Balconies along Campbell Parade must be recessed into the building envelope and should not project in front of a principal façade. (ii) Balconies along Campbell Parade must be screened. (iii) Balustrades along Campbell Parade, must be predominantly solid with no or minimal glazing. (iv) Balconies adjacent to a public open space or on side boundaries must be screened. (v) Balconies must be composed as part of the overall form of the building. (h) External Sun Shading (i) External sun shading must be suitable to the environmental conditions of the site. (ii) External sunshading must be consistent with the style and articulation of the building. Sunshading must not project beyond the principal façade. (i) Roofs and Parapets (i) Parapets must be predominantly rendered masonry. (ii) Roofs must be flat with parapets. (iii) Roofs must not be visible from Campbell Parade, unless providing a pitched roof relates to an adjacent heritage item or contributory building. (iv) The roofline of buildings, predominately comprising lift motor rooms and plant rooms shall be designed as an integral part of the buildings architectural form (j) Façade Colours (i) Colours must be consistent with, retained or reinstated on heritage items and contributory buildings (refer to Annexure E2-1) (ii) Light to mid colours must be used on all other buildings. (iii) Dark colours are prohibited. (k) Parking (i) Vehicle entries are prohibited along Campbell Parade (ii) Parking should be located below ground level and should not be visible from the street. 2. Subject to Clause 1 above, the Development Control Plan becomes effective at the time of the gazettal of the Waverley Comprehensive Local Environmental Plan (LEP). 3. Subject to Clause 1 above, the Development Control Plan be renamed WDCP 2012 to be consistent with the title of the Comprehensive LEP, and references to the comprehensive LEP be amended accordingly.</p>	
Council	2012	17/07/12	1207.6.2	Art Deco	<p>That Council: 1. Commission a preliminary study to determine the range and extent of interwar buildings of note in the Bondi Beach area with a view to developing a set of DCP controls to maintain their individual character and to identify, understand and protect them as a group. 2. Revise the Bondi Beach DCP Part E.2 (Site specific: Bondi Beach) to change Annexure E2-1 for preferred paint and material treatment of heritage items and contributory buildings to reflect the colour palette of the art deco and inter-war period. 3. Hold a workshop for staff, planners and Councillors to educate, inform and allow them to learn about art deco, inter-war and architecture in Bondi Beach and throughout Waverley. 4. Develop a resource on Council's website with photos and history of Bondi's buildings of the art deco and inter-war period. 5. Investigate ways that will encourage and / or ensure retention and restoration of important facades of art deco and inter-war buildings along Campbell Parade. These could include a grant system or prize for the restoration of the facades and / or provision of incentive-based controls in the LEP / DCP similar to the existing heritage incentive clause, or changes to existing controls in the LEP / DCP.</p>	<p>UNANIMOUS DECISION For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Jackson, Kanak, Kay, Main, Sloan and Strewé and Wakefield. Against the Motion: Nil.</p>
Council	2012	17/07/12	1207.6.4	The Green Paper	<p>That: 1. Council is of the opinion that the State Government's Green Paper on a new Planning System for NSW removes almost all rights from residents and Councillors to have a say on development (other than at the strategic document preparation stage), and that too much weight has been given to the submissions mentioned in the Green Paper from those with a commercial interest in development. The Green Paper also increases the rights of those seeking rezoning of land to the detriment of existing residents. The Green Paper also throws up the option of a new property tax on existing fully developed residential areas such as Dover Heights, Bronte and Queens Park where infrastructure has already been paid for by residents – a tax that would be used to assist developers in Greenfield sites. 2. Council is of the opinion that the proposals in The Green Paper are not in the best interests of Waverley residents. 3. Council seek a commitment to ecological sustainable development. 4. A workshop be held to discuss the issues in depth, and a submission be prepared to forward to the State Government.</p>	NO DIVISION RECORDED
Council	2012	17/07/12	1207.13.2.1	Finance, Ethics & Strategic Planning Committee	That:	Division

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Meeting	Year	Date	Res No.	Subject	Action required (That/That Council...)	Planning
				Meeting Minutes – 3 July 2012 – Clause F-1207.4 – Draft Waverley Development Control Plan 2011 (A08/0476)	<p>1. Council adopt the Draft Waverley Development Control Plan (DCP) 2011 subject to amendments outlined in the report and the following additions and amendments:</p> <ul style="list-style-type: none"> • Part E, 2.0 Bondi Beachfront Area – 2.2.1 Notts Avenue – Controls – Clause (a) (ii) be deleted. • Part E, 2.0 Bondi Beachfront Area – 2.2.4 Campbell Parade North be amended to now read as follows: <p>Existing Character and Built Form</p> <p>Campbell Parade is the principal street that follows the gentle curve of Bondi Beach. A regular pattern of secondary streets runs perpendicular with Campbell Parade. The land is steeply sloping towards Dover Heights and the secondary streets generally run along the contours. This area has a variety of building types including dwelling-houses, townhouses and residential flat buildings. Shop-top housing is generally located towards the corners. Existing buildings along Campbell Parade have narrow frontages and are built to the street alignment, with notable facades that contribute to its inter-war heritage. Many sites contain contributory buildings which contribute to the overall character of the Area. These buildings are generally intact and consistent with other 1920s / 30s precincts in Sydney.</p> <p>Existing buildings are predominantly rendered masonry with parapets with a vertical expression through the use of bay or vertically proportioned windows, pilasters and few balconies, typically enclosed.</p> <p>Buildings are generally oriented to the south to take advantage of the view over Bondi Beach, with some recessed balconies. The orientation and narrow frontages limit solar access and cross ventilation.</p> <p>Desired Future Character Objectives</p> <p>(a) To ensure new development and major renovations are consistent with the existing character of the area.</p> <p>(b) To ensure development is built to the street with no setbacks along Campbell Parade.</p> <p>Built Form Controls</p> <p>(a) Height and Bulk</p> <p>(i) A maximum of 4 storeys is permitted.</p> <p>(ii) A maximum external wall height of 12.5m is permitted.</p> <p>(iii) An attic level or part additional floor may be permitted.</p> <p>(b) Setbacks</p> <p>(i) Buildings with frontages to Campbell Parade are to be built to the street edge with no setbacks.</p> <p>(ii) Buildings with frontages to Ramsgate Avenue and Brighton Boulevard are to have a front setback of 3m.</p> <p>(c) Façade Materials and Finishes</p> <p>(i) New facades must be predominately rendered masonry with parapets and have a vertical expression.</p> <p>(ii) Blank, flat and unmodelled facades are prohibited.</p> <p>(iii) Buildings within the visual catchment of Bondi Beach must not use materials that are highly reflective.</p> <p>(d) Heritage and Contributory Buildings Heritage items and contributory buildings are identified in Figure 9. These items are to conform to the following controls:</p> <p>(i) Maintain the existing character of the area, including narrow frontages and vertical expression.</p> <p>(ii) Where a building is to be constructed in conjunction with a retained façade, the new construction is to be similarly setback and integrated with the preserved section of the building.</p> <p>(iii) Existing facebrick building exteriors should be retained and not painted or rendered.</p> <p>(e). Fenestrations</p> <p>(i). Fenestrations must have a vertical proportion.</p> <p>(ii). Dark or tinted glazing is prohibited.</p> <p>(iii). Fenestrations along a side boundary must ensure visual and acoustic privacy is maintained between buildings.</p> <p>(f). Balconies and Balustrades</p> <p>(i) Balconies along Campbell Parade must be recessed into the building envelope and should not project in front of a principal façade.</p> <p>(ii) Balustrades along Campbell Parade must be predominately solid with no or minimal glazing.</p> <p>(iii) Balconies on side boundaries may be screened.</p> <p>(iv) Balconies must be composed as part of the overall form of the building.</p> <p>(g). External Sun Shading</p> <p>(i). External sun shading must be suitable to the environmental conditions of the site.</p> <p>(ii). External sun shading must be consistent with the style and articulation of the building. Sun shading must not project beyond the principal façade.</p> <p>(h). Rooves and Parapets</p> <p>(i) Parapets must be predominately rendered masonry.</p> <p>(ii) Pitched Marseille tile rooves are encouraged.</p> <p>(iii) Flat rooves behind parapets are permissible.</p> <p>(iv) Rooves must not be visible from Campbell Parade unless providing a pitched roof relates to an adjacent heritage item or contributory building.</p> <p>(v) The roofline of buildings predominately comprising lift motor rooms and plant rooms shall be designed as an integral part of the building's architectural form.</p>	<p>For the Motion: Crs Betts, Clayton, Goltsman, Guttman-Jones, Jackson, Kay, Main, Sloan, Strewe and Wakefield.</p> <p>Against the Motion: Crs Cancian and Kanak.</p>

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Meeting	Year	Date	Res No.	Subject	Action required (That/That Council...)	Planning
Council	2012	17/07/12	1207.18.1	Confidential Report – Voluntary Planning Agreement Proposal – 570 to 588 Oxford Street, Bondi Junction	That: 1. The report be treated as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2) of the Local Government Act 1993. 2. Council receive and note the report of the General Manager regarding the proposal from Lindsay Bennelong Developers to undertake a Voluntary Planning Agreement in accordance with the Environmental Planning & Assessment Act as part of the development of 570 to 588 Oxford Street, Bondi Junction. 3. Council is prepared to give consideration to both Option A and Option B, or variations thereof, as outlined in the report on the provision that more detailed designs of the building form and the building's articulation to the road and footpath be submitted to Council. Submissions from the applicant must include assessments in relation to pedestrian amenity and movement, potential shadowing and view loss, and wind impacts.	UNANIMOUS DECISION For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Jackson, Kanak, Kay, Main, Sloan and Strewé and Wakefield. Against the Motion: Nil.
Council	2012	17/07/12	1207.18.2	Confidential Report - New Waverley Council Depot Site – Proposed Acquisition (A12/0075)	That: 1. The report be treated as confidential in accordance with section 11(3) of the Local Government Act 1993, as it relates to a matter specified in section 10A(2) of the Local Government Act 1993 2. Council receive and note the report of the General Manager regarding the possible development sites for the Waverley Council Depot. 3. Council continue to negotiate with Macquarie Development Capital Australia to finalise purchase arrangements. 4. The General Manager and the Mayor be authorised to execute contract documentation and deeds as required, and affix Council's seal to all necessary documentation.	For the Motion: Crs Betts, Cancian, Clayton, Goltsman, Guttman-Jones, Jackson, Kanak, Kay, Main, Sloan and Strewé and Wakefield.
Council Inspections	2012	4/08/12	I-1208.2.1	84 Macpherson Street, Bronte – Demolition and construction of a part two, part three storey dual occupancy including basement garage and swimming pool (DA 49/2012)	That the application be approved in accordance with the conditions contained in this report, subject to the following additional conditions: 1. The front gate at the driveway is 1200ml high, aligns with the fence and meets with the satisfaction of Director, Planning and Environmental Services. 2. Consideration is given to the neighbouring building to the east during the excavation and that no excavation is to take place on weekends.	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Kay, Main, Sloan, Strewé and Wakefield. Against the Motion: Crs Cancian and Kanak.
Council Inspections	2012	4/08/12	I-1208.2.2	16 Sandridge Street, Bondi – Repair existing residential flat building (DA 157/2012)	That the application be granted Deferred Commencement Consent in accordance with the conditions contained in this report, subject to the following amendments and additional conditions: 1. Photographic evidence indicating architectural detail of the original building is provided to the Director, Planning and Environmental Services and that officers ensure that such is reflected in the plans. 2. A public domain plan be provided and incorporated into the Deferred Commencement Consent detailing: (a) the use of the garage exiting onto Wilga Street, (b) treatment of vehicle access, (c) bollards demarcating vehicle access and pedestrian access to the adjacent property, (d) a designated area for garbage bin pick up. 3. A designated enclosure be provided on the site for garbage bin storage. 4. Council officers check the current building footprint against the original plans that Council holds.	Division For the Motion: Crs Betts, Cancian, Goltsman, Guttman-Jones, Kay, Main, Sloan, Strewé and Wakefield. Against the Motion: Cr Kanak.
Council Inspections	2012	4/08/12	I-1208.2.3	11 Francis Street, Bondi Beach – New balconies to the rear of a residential flat building (DA 153/2012)	That the application be approved in accordance with the conditions contained in this report, subject to the following amendment and additional condition: 1. Clause 2 (b) General Modifications be deleted. 2. Balcony projections are reduced in width by 450 ml on each side.	UNANIMOUS DECISION For the Motion: Crs Betts, Cancian, Goltsman, Guttman-Jones, Kanak, Kay, Main, Sloan, Strewé and Wakefield. Against the Motion: Nil
Council Inspections	2012	4/08/12	I-1208.4.1	Arnold Street Quarry (also fronting Bourke Street) Queens Park – Construction of a dual occupancy of 2 storeys plus basement level parking (DA-608/2011)	That the application be granted Deferred Commencement Consent subject to the conditions contained in this report and the following amendments and additional conditions: 1. Deletion of the void. 2. Deletion of one deck. 3. Protection of the fig tree. 4. Deletion of one bathroom. 5. Reduction of the size of the rumpus. 6. The roof to be non-trafficable apart from the walkway access to the lift 7. Deletion of the perimeter balustrade from the edge of the roof, on condition that all safety requirements are met. 8. The addition of a balustrade along the roof top walkway to the lift. 9. The roof level lift be restricted to its minimum foot print and plans of the lift and associated structure be provided to the satisfaction of the Director, Planning and Environmental Services. 10. To address privacy and overlooking, adequate screening is to be provided to the remaining decks to the satisfaction of the Director, Planning and Environmental Services. 11. The applicant plant three trees, of an initial minimum height of three metres with a growth potential of five metres, in the public domain on the south west corner to protect the privacy of 70 Queens Park Road.	Division For the Motion: Crs Betts, Goltsman, Guttman-Jones, Kay, Strewé and Wakefield. Against the Motion: Crs Cancian, Kanak, Main and Sloan.

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Meeting	Year	Date	Res No.	Subject	Action required (That/That Council...)	Planning
Council	2012	4/09/12	1209.12.1	NSW Planning System Review – Green Paper (A11/0500)	<p>1. Council receive and note this report.</p> <p>2. Council provide feedback to contribute to the preparation of the submission.</p> <p>3. The following amendments and additions are included in Council’s submission:</p> <p>(a). The paragraph under the heading ‘General Comments’ on page 1 of the draft submission be amended to read as follows: “The Independent Review prepared by Tim Moore and Ron Dyer contained well over 200 recommendations and the Green Paper has included 23 transformative changes in response. This is a significant number of recommendations that have not been included. For example, the important issue of social justice and reconciliation which Mr Moore’s and Mr Dyer’s Independent Review recommendations addressed in relation to Aboriginal prior and present custodianship of land and water in NSW are not reflected in the Green Paper, and the suggested preamble to their proposed Sustainable Planning Act which recognises this prior custodianship is lost. Council requests that the White Paper include the preamble of the Independent Review’s Sustainable Planning Act as a suggested preamble to any future planning legislation. Clarification is sought regarding what will happen to recommendations that are not included within the Green Paper.”</p> <p>(b). The first paragraph on page 2 of the draft submission be deleted and replaced with the following: “Council is of the opinion that the Green Paper includes two significant, conflicting aims – stronger community involvement in strategic plans on one hand and yet, on the other, that any development proposal can be submitted and assessed. The proposed shift towards a focus on strategic planning will only work if strategic plans are given significant weight to enable a delivery of their vision. Strategic plans, therefore, must be given greater certainty with determining authority to remain with local government. Introducing an expanded role for the Joint Regional Planning Panels (JRPP) and local expert panels is strongly opposed as there are appropriate skills and knowledge available within local government to make these decisions. There is a strong community perception that the JRPP operate without adequate accountability measures. JRPPs and expert panels should only be advisory bodies for reviews and larger developments with all decisions being referred back to Council to be assessed by Council staff with extensive local knowledge and insight, and the final determining authority to remain with Councillors. Variations beyond what is permitted within local plans is not generally supported, and this should be a basic requirement of any future plans to provide certainty for the community and developers. Ideally, a nominal figure such as 10% could be provided to permit some flexibility beyond which a DA could be refused. Where there is a greater non-compliance, the developer should seek a planning proposal(rezoning) with substantial justification provided for any variation to a plan.”</p> <p>(c). The paragraph under the subheading “Enterprise Zone” on page 7 of the draft submission be amended to read as follows: “The Enterprise Zone may potentially be a good recommendation to encourage innovation in design and promote employment generation and investment. Council requests that the Waverley Local Government Area be explicitly excluded from any potential Enterprise Zones. It will be important to select appropriate uses and nodes for this particular zone, and ensure that measures are included to provide a transition to sites directly adjoining the zone to retain their amenity. Any Enterprise Zone should incorporate fair planning procedures and controls to guide development.”</p> <p>(d). The first paragraph under the subheading “Decision making by elected Councillors” on page 7 of the draft submission be amended to read as follows: “The NSW Government should seriously consider adopting the recommendation from the Independent Review regarding the importance of retaining decision making powers for the elected Council for particular classes of development and for decisions to be made on ‘proper planning grounds’. Reviewing the types of applications that can be determined by the elected Council is a more appropriate direction towards removing perceived unnecessary political involvement.”</p> <p>(e). That the issue of climate change does not appear to be addressed by the Green Paper and should be included and addressed, be incorporated in the submission.</p> <p>(f). That the Disability Discrimination Act does not appear to be addressed by the Green Paper and should be included and addressed in any future legislation, be included in the submission.</p> <p>(g). That the basis of any future legislation needs to take greater note of a more widely defined definition of human wellbeing, including psychological wellbeing, in its outcomes be included in the submission.</p> <p>(h). The submission to include that the work done by the Sydney Coastal Councils Group be noted.</p> <p>(i). That the Green Paper should address the issue of the potential increase in compliance responsibilities for Council as a result of any change to legislation be included in the submission.</p>	NO DIVISION RECORDED
Council	2012	16/10/12	1210.11.1	Heritage and Inundation Fees for Development Applications	<p>That a report be submitted to the December Council Meeting investigating the merits or otherwise of the following:</p> <p>1. Council waiving the additional Development Application fee charged on Waverley Heritage Assessment listed buildings – approximately \$900 for advertising.</p> <p>2. Council waiving the proposed additional Coastal Risk Management Development Application fee for Inundation Zones – approximately \$500 (but not cliff zones).</p> <p>3. All Waverley Development Applications being charged an additional small fee to cover the additional Development Application costs for Waverley heritage listed buildings and inundation zones.</p>	UNANIMOUS DECISION For the Motion: Crs Betts, Burrill, Clayton, Cusack, Goltsman, Guttman-Jones, Kanak, Kay, Masselos, Mouroukas and Strewe. Against the Motion: Nil.
FESP	2012	6/11/12	F-1211.5	Draft Waverley Development Contributions Plan 2006 (Amendment 4) (A12/0307)	<p>That:</p> <p>1. Council resolve to adopt the draft Waverley Development Contributions Plan 2006 (Amendment 4).</p> <p>2. Upon confirmation of the proposed legislative changes under the NSW Planning System Review, a report be submitted to Council outlining possible changes that could be made to the Development Contributions Levy including variation to the payment percentages and tiering, and application of the levy. If permitted by the proposed new legislation, the report is also to consider a distinction between development types in regard to equity and appropriateness of the levy.</p>	NO DIVISION RECORDED

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FESP	2012	6/11/12	F-1211.6	Waverley Planning Review 2012 and Amendment 1 Timeline (A07/1581-06 and A12/0668)	That: 1. Council receive and note this report. 2. Council continues with the Councillor Working Group to discuss issues relating to Amendment 1 of the LEP 2012 and DCP 2012. 3. The Councillor Working Group be comprised of the Mayor, Cr Betts, and Crs Burrill, Kay, Goltsman, Guttman-Jones and Strewe, with Cr Masselos being the alternate member for Cr Strewe.	NO DIVISION RECORDED
Council	2012	11/12/12	1212.11.2	Change to S94A Development Contributions Plan 2006 (A12/0307)	That Council, as part of the report that will be prepared on changes to the Development Contributions Levy, investigate further possible amendments to the S94A Development Contributions Plan 2006 (the 'Plan') to include a set of criteria within the 'Plan' that clarifies circumstances where the levy may be waived.	NO DIVISION RECORDED
Council	2012	11/12/12	1212.12.11	Additional fees for Development Applications that are heritage-related or subjected to coastal inundation (A12/0193)	That this matter be deferred to the February 2013 meeting of Council so that the officers can further investigate the proposed options to ensure they are lawful and equitable and to also consider further options not yet investigated including the extent of advertising required for heritage properties and whether amendments to the advertising requirements rather than the fees is an option that Council should consider.	NO DIVISION RECORDED