

**MINUTES OF THE WAVERLEY LOCAL
PLANNING PANEL MEETING HELD BY
VIDEO CONFERENCE ON
WEDNESDAY, 24 JUNE 2020**

Panel members present:

Hon Paul Stein (Chair)
Ian Stapleton
Jan Murrell
Allyson Small (Community Rep)

Also present:

Mr M Reid	Executive Manager, Development Assessment
Ms A Rossi	Manager, Development Assessment (Central)
Mrs B McNamara	Manager, Development Assessment (North/South)
Ms B Matlawski	Manager, Development Assessment
Ms R Siaoosi	Administration Officer

At the commencement of the public proceedings at 12 noon those panel members present were as listed above.

At 12.56pm, the meeting was closed to the public.

At 1.30pm, the Panel reconvened in closed session.

At 2.40 pm, the meeting closed.

WLPP-2006.A

Apologies

There were no apologies

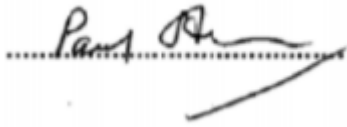
WLPP-2006.DI

Declarations of Interest

The Chair called for declarations of interest and the following were received:

WLPP-2006.R
Determinations

The Panel resolved to make the following determinations overleaf.

A handwritten signature in black ink, appearing to read "Paul Stein", is written over a horizontal dotted line. A long, sweeping horizontal stroke extends from the end of the signature to the right.

The Hon Paul Stein
Chairperson

WLPP-2006.1

50 Botany Street, BONDI JUNCTION - Demolition of existing telecommunications tower and construction of a new telecommunications tower (monopole) and ancillary equipment (DA-79/2020)

Report dated 12 June 2020 from the Development and Building Unit.

COUNCIL RECOMMENDATION: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning, Industry and Environment.

The Panel approves the development application in accordance with the Officer's report and recommended conditions subject to the amendment of the following conditions:

Amendments:

2. HERITAGE INTERPRETATION PANELS

- (a) To acknowledge the heritage significance of the existing communications tower, durable interpretation panels are to be located on the public boundary of the site (both Council Street and Botany Street frontages), illustrating the tower and its known history and cultural significance.
- (b) Details of the location and contents of the interpretation panel are to be submitted to and approved by Council's Heritage Advisor prior to the issue of the relevant Construction Certificate.
- (c) The approved interpretation panels must be installed prior to the issue of any Occupation Certificate.

3. LANDSCAPE WORKS IN A HABITAT CORRIDOR

Landscaping is to be provided on site to screen the shelters from public view, including around the Heritage Interpretation Panel required under Condition 2. A landscape plan is to be submitted to and approved by Council prior to the issue of the relevant Construction Certificate. The landscape plan is to include a plant species list that includes a minimum of 50% of the proposed plantings (not including turfed areas) to be indigenous or local native plants as listed in Annexure B2 - 1 of the *Waverley Development Control Plan 2012*.

4. MATERIALS AND FINISHES

The new telecommunications tower (monopole and shelters) shall be finished neutral in colour and of low reflectivity.

9. ARCHIVAL RECORDING

An archival record shall be prepared of the site for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any substantial fabric from the site and must be submitted to Council prior to the commencement of any work. The record is to comply with the NSW Heritage Office Guidelines for digital archival recording.

Two physical copies and one digital copy are to be submitted to Council's Heritage Officer.

Delete condition 17 and instead make it advisory note AD8

AD8. DEMOLITION – ASBESTOS AND HAZARDOUS MATERIALS

The demolition, removal, storage, handling and disposal of products and materials containing asbestos and lead paint must be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Environment Protection Authority (EPA).

REASON: The Panel has considered submissions and the clause 4.15 assessment in the Officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval subject to amendment of conditions. The Panel has noted the proposal's compliance with the relevant ARPANSA Australian Standards.

For the RESOLUTION: Stein, Murrell, Small and Stapleton

Against the RESOLUTION: Nil

D Fumagalli, T Moore, M Laxmi, (objectors) K Dzinotizei (on behalf of the applicant) addressed the meeting.

WLPP-2006.2

80 Bronte Road, Bronte - Modification to approved mixed use building, including internal reconfiguration, change the use of first floor from commercial to residential use and offer to enter into a Voluntary Planning Agreement (DA-435/2016/A)

Report dated 12 June 2020 from the Development and Building Unit.

COUNCIL RECOMMENDATION: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Panel approves the development application in accordance with the recommendations in the officer's report and in accordance with the conditions recommended in the report.

REASONS: The Panel considered the clause 4.15 assessment in the assessment officer's report and was satisfied that the proposal is acceptable and warrants approval.

For the RESOLUTION: Stein, Murrell, Small and Stapleton

Against the RESOLUTION: Nil

M Sgammotta (on behalf of the applicant) addressed the meeting.

WLPP-2006.3

2 Blenheim Street, QUEENS PARK - Modification to approved roof and alterations and additions to second and third floor (DA-236/2018/A)

Report dated 12 June 2020 from the Development and Building Unit.

COUNCIL RECOMMENDATION: That the application be refused for the reasons contained in the report.

RESOLUTION: This development application is refused in accordance with the reasons recommended in the Officer's report.

For the Resolution: Stein, Murrell, Small and Stapleton

Against the RESOLUTION: Nil

J Askin (on behalf of the applicant) addressed the Panel

Additional written material was received from B Widerberg

WLPP-2006.4

69 Anglesea Street, BONDI - Review of decision seeking alterations to front of dwelling to accommodate a hard stand car space, including minor excavation and new front fence (DA-434/2019/1)

Report dated 6 June 2020 from the Development and Building Unit.

COUNCIL RECOMMENDATION: That the application be refused for the reasons contained in the report.

RESOLUTION: This development application is refused in accordance with the reasons recommended in the Officer's report with the deletion of reason number 4.

Delete Reason 4:

4. The estimated cost of works (\$5000) is not considered to be an accurate reflection of the actual cost for undertaking the proposed development.

For the RESOLUTION: Stein, Murrell, Small and Stapleton

Against the RESOLUTION: Nil

A Smith and T Tow (applicant) addressed the meeting.

WLPP-2006.5

7 Lancaster Road, DOVER HEIGHTS - Alterations and additions to dwelling including internal reconfiguration and first floor addition (DA-75/2020)

Report dated 10 June 2020 from the Development and Building Unit.

COUNCIL RECOMMENDATION: That the application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning, Industry and Environment.

The Panel approves the development application in accordance with the recommendations in the Officer's report subject to the amendment of conditions as follows.

Amend Condition 2(c):

- (c) External privacy louvers are to be fixed to side windows of the master bedroom, living room and kitchen in order to reduce overlooking to neighbouring properties;

Delete Condition 2(e):

- (e) A fixed privacy screen is to be positioned to the western side of the external staircase from the natural ground level to the top of the balustrade on the ground floor, the privacy screen is to be the width of the spiral staircase.

REASONS: The Panel has considered the clause 4.15 assessment in the Officer's report. For the reasons in the report, the Panel was satisfied that the proposal is acceptable and warrants approval subject to the amendments to condition 2.

For the RESOLUTION: Stein, Murrell, Small and Stapleton

Against the RESOLUTION: Nil

M Oxenham (on behalf of the applicant) addressed the meeting.

THE MEETING CLOSED AT 2.40PM.