

**MINUTES OF THE WAVERLEY DEVELOPMENT
ASSESSMENT PANEL MEETING HELD AT THE
WAVERLEY COUNCIL CHAMBERS ON
WEDNESDAY, 24 JULY 2013**

Panel Members Present:

The Hon Paul Stein QC AM Chair
Jan McCredie
Stuart McDonald
Ian Stapleton
Allyson Wolff

Also Present:

Mr M Reid	Divisional Manager, Development Assessment
Mr P Bull	Area Assessment Manager (South)
Mr A Faruqi	Area Assessment Manager (North)
Mr L Kosnetter	Executive Planner

Administrative Support:

Ms K Cooper	Personal Assistant to the Director, Planning & Environmental Services
Mrs J Reid	Governance & Integrated Planning Officer
Mr R Russo	Governance Manager

At the commencement of proceedings at 11.12am, those present were as listed above.

WDAP-1307.A

Apologies

No apologies were received.

WDAP-1307.DI

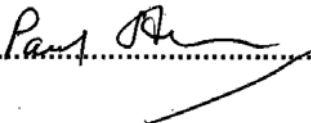
Declarations of Interest

The Chair called for any Declarations of Interest and none were received.

WDAP – 1307.R

Determinations

The Panel resolved to make the following determinations:

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Chairperson

WDAP-1307.1

Tamarama Surf Club – Alterations and additions to existing Surf Club and new signage (DA-97/2011)

Report dated 11 July 2013 from the Development and Building Unit.

K. Nash, on behalf of an Objector, G. Green on behalf of two Objectors, J. Shea, A. Haege, H. Griffiths and G. Beard, Objectors, B. Shires, the Applicant, and S. Fighera, Architect and I. Cady, Town Planner, on behalf of the Applicant addressed the meeting.

DECISION:

That Development Application No. 497/2011 at Tamarama Park, Marine Drive, Tamarama for alterations and additions to the Tamarama Surf Life Saving Club be approved in accordance with the conditions contained in this report subject to the following amendments:

1. Condition 2 – “General Modifications” be amended to read as follows:

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a). All third party advertising being located within the building and not displayed on the exterior, other than the one sponsorship panel referred to below.
- (b). Sponsorship signage confined to one panel (max 3.75x2m) on the western face of the building setback behind the line of the masonry parapet and as per Signage Diagram Page/02Rev/C of the Crown internal Draft Policy on Surf Clubs.
- (c). A sign being erected requesting patrons to be mindful of resident amenity and to keep noise levels low.
- (d). The overlay of the Patrol Room to the principal elevation is amended to a more cohesive and durable form consistent with the external finish of the main masonry parapet of the building. The plans of the revised Patrol Room are to be submitted to and approved by the Council’s Heritage Architect.
- (e). The proposed external metal cladding pattern and colour of the building is finished in a pattern and colour cohesive to the original Inter-War, Art Deco style of the building. The finishes schedule, including signage, is to be submitted and approved by the Council’s Heritage Architect.
- (f). The existing windows in the retained walls are to be retained.
- (g). Details of any sun shading to the new glazing and open deck are to be provided and approved by Council’s Heritage Architect.
- (h). Shaving back of existing rock surfaces adjacent to the eastern fire escape is to be the minimal required for access with no structural fixings to the rock face and no concrete or other man made materials placed against the stone. Cut back rock is to be finished in a manner cohesive to the natural finish.

- (i). For development outside of the existing current licence boundary (building footprint), the Reserve Trust will need to issue a deed of variation to the Surf Club licence.
- (j). The bin enclosure area is to be expanded to accommodate a minimum of four (4) 240 litre bins.
- (k). The doors to the terrace are to be acoustically sealed. All external openings to the main hall are to be double glazed.
- (l). The female and male shower and change areas are to be fully enclosed.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

2. Condition 4 – “Management Plan” be amended to read as follows:

4. MANAGEMENT PLAN

The Management Plan being amended as followings:

- 1. Council reserves the right to require further revisions and amendments to the Management Plan, should incidents occur.
- 2. To reduce any impact on deliveries to the premise all deliveries are to be carried out between 8am and 6pm daily. This would minimise impact on neighbours.
- 3. To reduce any impact on removal of garbage from the premise all garbage is to be collected between the hours of 8am and 6pm daily. In order to reduce noise, the handling and removal of bottles and other drink containers shall only take place between the hours of 8.00am and 6.00pm daily. This would minimise impact on neighbours.
- 4. Prohibit functions for 16-21 year olds including 18th and 21st parties and bucks and hens nights.
- 5. The terrace shall be closed for patrons of licensed functions after 10.00pm.

3. Condition 5 – “Hours of Licensed Functions” be amended to read as follows:

5. HOURS OF LICENSED FUNCTIONS ONE YEAR TRIAL

The approved hours of operation for the premises for licensed functions are 9.00 am to 9.30 pm seven (7) days a week limited to 52 licensed functions per year (including trial hours).

Irrespective of the above, the premises may operate until 12 pm (midnight) on Friday and Saturday nights for a one (1) year trial period. The trial period starts from the date of issue of a final Occupation Certificate for the main hall and ceases on the anniversary of that date. A further development application or Section 96 application may be lodged before the expiration date for Council’s consideration for the continuation of the use.

Council's consideration of this further application will take into account the:

- (a). Compliance of the premises in terms of security and its general management.
- (b). Number and nature of substantiated complaints regarding the operation of the premises.
- (c). Compliance with conditions of consent and the Plan of Management.
- (d). Any other matters considered relevant to the environmental evaluation of the premises.

4. Condition 9 – “Management Responsibility” be amended to read as follows:

9. MANAGEMENT RESPONSIBILITY

The management of the premises shall be responsible for:

- (a). Ensuring patrons do not loiter at the front of the premises.
- (b). Ensure no crowding in front of the premises occurs that obstructs pedestrian access and flow.
- (c). Patron's behaviour of those utilising the sanitary facilities.

5. Condition 15 – “Section 94A Contribution” is deleted.

For the Decision: Stein, McCredie, McDonald, Stapleton and Wolff

Against the Decision: Nil

WDAP-1307.2

86 Blair Street, North Bondi – Section 96 Modification to modify Conditions 1(a), 1(c) and 2(b) to an approved development to the existing dual occupancy (DA-618/2011/A)

Report dated 10 July 2013 from the Development and Building Unit.

D Jaque, Objector and on behalf of another Objector and K Lee, on behalf the Applicant, addressed the meeting.

DECISION:

That the Section 96 application be approved in accordance with the conditions contained in this report subject to the following amendment:

1. Condition 2(b) be amended to read as follows:

- 2(b). The rear first floor balcony is to be reduced in usable depth to 2.5m (measured from the northern wall of the first floor dining room). The remainder (north section of the proposed balcony to be non trafficable).

The revised design to include a 1.5 metre high privacy screen along the northern edge of the first floor rear balcony for its full length.

For the Decision: Stein, McCredie, McDonald, Stapleton and Wolff
Against the Decision: Nil

WDAP-1307.3

38 Wallangra Road, Dover Heights – Ground and First Floor Additions, Alterations and New Roof Top Terrace (DA-143/2013)

Report dated 10 July 2013 from the Development and Building Unit.

C. Bligh, Objector, and R. Read, the Applicant and J. Zhang, Building Designer, on behalf of the Applicant addressed the meeting.

DECISION: That:

1. The Panel finds that the Clause 4.6 variation is well founded.
2. The application be approved in accordance with the conditions contained in this report subject to the following amendment:

Condition 2 – “General Modifications” be amended to read as follows:

2. GENERAL MODIFICATIONS

The proposal shall be amended as follows:

- (a). The proposed new pitched roof and the enclosed access area to the roof terrace is not approved under this application. Instead the roof is to be replaced with a flat roof with the parapet no higher than 76.92RL as demonstrated on the sketch plan provided to Council on 3 July 2013.
- (b). The roof terrace is to be accessed via an uncovered access from the first floor below.
- (c). The roof terrace area is restricted to the front half of the roof only (front and sides of access stairs only) and no terrace is approved over the rear part of the roof from the eastern side of the access stairs (i.e. measuring 6.420m x 9.754m).
- (d). The roof at the street side of the house shall be non trafficable.

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

For the Decision: Stein, McCredie, McDonald, Stapleton and Wolff
Against the Decision: Nil

THE MEETING CLOSED AT 4.22PM