



Willoughby City Council

ORDINARY COUNCIL

MINUTES

Council Chamber, 31 Victor Street, Chatswood

13 July 2015

commencing at 7:00pm

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1 PRESENT	5
2 DISCLOSURES OF INTEREST - COUNCILLORS AND STAFF	5
3 CONFIRMATION OF MINUTES	5
4 APOLOGIES AND LEAVE OF ABSENCE	6
5 PETITIONS	7
5.1 PETITION - 4 SCOTT CRESCENT ROSEVILLE	7
5.2 PETITION - 36A PARK ROAD NAREMBURN	8
6 OPEN FORUM	9
7 MAYORAL MINUTE	10
7.1 MAYORAL MINUTE - THE LATE GEOFF WEEKS	10
7.2 MAYOR'S DIARY – COUNCIL MEETING NOTES – 13 JULY 2015	11
8 GENERAL MANAGER'S LATE REPORT	13
8.1 THE LATE LYNETTE MORRIS, COUNCIL'S HERITAGE PLANNER.....	13
9 MATTERS FOR DEFERRAL, REFERRAL TO INSPECTION AND/OR PROCEDURAL PRIORITY	14
10 MATTERS BROUGHT FORWARD BY THE PUBLIC	14
11 MATTERS NOT REQUIRING ELABORATION OR DEBATE	14
12 REPORTS FROM COMMITTEES	15
12.1 MIDDLE HARBOUR WARD COUNCILLORS INSPECTION COMMITTEE MEETING - 2, 129 VICTORIA AVENUE CHATSWOOD - 3 JULY 2015.....	15
12.2 WEST WARD COUNCILLORS INSPECTION COMMITTEE MEETING - 19 DALRYMPLE AVENUE LANE COVE NORTH - 3 JULY 2015	17
12.3 NAREMBURN WARD COUNCILLORS INSPECTION COMMITTEE MEETING - 2-14 NORTHCOTE STREET NAREMBURN - 25 JUNE 2015	18
13 DEFERRED MATTERS	20
14 CORRESPONDENCE	21
14.1 COUNCILLORS INFORMATION BOOKLETS - 25 JUNE, 2 AND 9 JULY 2015	21
15 REPORTS FROM OFFICERS - GENERAL MANAGER	22
16 REPORTS FROM OFFICERS - CORPORATE SERVICES DIRECTOR	22
17 REPORTS FROM OFFICERS - COMMUNITY SERVICES DIRECTOR	22
18 REPORTS FROM OFFICERS - ENVIRONMENTAL SERVICES DIRECTOR	23
18.1 211 PACIFIC HIGHWAY ST LEONARDS - DA2014/301	23
18.2 12 PLUNKETT STREET NAREMBURN - DA-2014/352	32
18.3 1 WESTBOURNE STREET ST LEONARDS - DA-2015/67	49
18.4 150 MOWBRAY ROAD & 670-680 WILLOUGHBY ROAD WILLOUGHBY - DA2014/510 - REPORT TO JRPP	51
18.5 815 PACIFIC HIGHWAY CHATSWOOD - PLANNING PROPOSAL - 2015/1	53

18.6 NOMINATION - PLANNING MANAGER - PROCESS AND FINALISE
DRAFT LOCAL ENVIRONMENT PLANS55

18.7 APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY
FOR THE MONTHS OF MAY AND JUNE 201556

18.8 DEVELOPMENT APPLICATION REPORT TO 7 JULY 201557

19 REPORTS FROM OFFICERS - INFRASTRUCTURE SERVICES DIRECTOR.....58

19.1 COUNCIL SUBMISSION TO TRANSPORT FOR NSW ON SYDNEY
METRO - CITY AND SOUTHWEST LINK58

20 NOTICE OF MOTION59

21 CONFIDENTIAL ITEMS.....59

22 QUESTIONS59

THIS PAGE IS INTENTIONALLY LEFT BLANK

1 PRESENT

Councillors

Her Worship the Mayor Councillor G Giles-Gidney, Councillors H Eriksson, R Hill, J Hooper, T Mustaca, W Norton, A Rozos, J Rutherford, L Saville, M Sloane and N Wright.

Officers

Ms D Just (General Manager), Ms M Smith (Community Services Director), Mr M McDonald, (Financial Services Manager), Mr I Arnott (Development Planning Manager), Ms L McClure (Strategic Planning Manager), Ms J Gorrington (Sustainable Transport Planner), Ms M Hillman (Governance and Administration Manager) and Ms P Sheldrake (Minute Secretary)

2 DISCLOSURES OF INTEREST - COUNCILLORS AND STAFF

- Councillor M Sloane declared, via a Disclosure of Interest Form, a less than substantial, non-pecuniary interest in Item 18.3 - 1 Westbourne Street, St Leonards – DA2015/67.
(Nature of Interest: Ramsay Healthcare is a supporter of the Baird Institute, the organisation I work for)
- Councillor G Giles-Gidney declared, via a Disclosure of Interest Form, a conflict of interest in Item 18.3 - 1 Westbourne Street, St Leonards – DA2015/67 and Item 18.4 – 150 Mowbray Road & 670-680 Willoughby Road – DA2014/510 – Report to JRPP
(Nature of Interest: I am a JRPP Representative)
- Councillor A Mustaca OAM declared, via a Disclosure of Interest Form, a less than substantial, non-pecuniary interest in Item 18.3 - 1 Westbourne Street, St Leonards – DA2015/67 and Item 18.4 – 150 Mowbray Road & 670-680 Willoughby Road – DA2014/510 – Report to JRPP
(Nature of Interest: I am a member of the JRPP)

3 CONFIRMATION OF MINUTES

That the Minutes of the Ordinary Meeting of Council held 22 June 2015, copies of which have been circulated to each member of Council, be confirmed.

Councillor Norton noted that in the Minutes of the Ordinary Meeting of Council held 25 May 2015 she was absent for the vote on Item 21.2 on Page 60.

4 APOLOGIES AND LEAVE OF ABSENCE

- Councillor M Stevens submitted an apology for non-attendance and requested Leave of Absence.
- Councillor S Coppock submitted an apology for non-attendance and requested Leave of Absence.
- Councillor H Eriksson requested Leave of Absence from 19 July – 24 July 2015.

RESOLUTION

That:

1. Council note the absence of Councillor Stevens and grant Leave of Absence.
2. Council note the absence of Councillor Coppock and grant Leave of Absence.
3. Council grant Leave of Absence to Councillor Eriksson from 19 July – 24 July 2015.

MOVED COUNCILLOR HOOPER

SECONDED COUNCILLOR MUSTACA

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

5 PETITIONS

5.1 PETITION - 4 SCOTT CRESCENT ROSEVILLE

ATTACHMENTS:	1. PETITION
RESPONSIBLE OFFICER:	MARNIE HILLMAN – GOVERNANCE AND ADMINISTRATION MANAGER
AUTHOR:	PATRICIA SHELDRAKE – MINUTE SECRETARY
MEETING DATE:	13 JULY 2015

Purpose of Report

The attached petition, containing 22 signatures, has been sent to Council in opposition to a Development Application for 4 Scott Crescent, Roseville (2014/561). The proposal is for the demolition of existing structures and construction of a two storey boarding house, garage and associated works.

RESOLUTION

That Council receives the petition relating to DA2014/561 for 4 Scott Crescent, Roseville and it be referred to the Planning Officer for consideration.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SAVILLE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

5.2 PETITION - 36A PARK ROAD NAREMBURN

ATTACHMENTS:	1. PETITION
RESPONSIBLE OFFICER:	MARNIE HILLMAN - GOVERNANCE AND ADMINISTRATION MANAGER
AUTHOR:	TRISHA DUFFY - SECRETARY
MEETING DATE:	13 JULY 2015

Purpose of Report

The attached petition, containing 20 signatures, has been sent to Council in opposition to a Development Application for 36A Park Road, Naremburn (2015/190). The proposal is for the demolition of existing structures, construction of a residential flat building, car parking, subdivision and associated works.

RESOLUTION

That Council receives the petition relating to DA 2015/190 for 36A Park Road, Naremburn and it be referred to the Planning Officer for consideration.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SAVILLE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

6 OPEN FORUM

NIL

7 MAYORAL MINUTE

7.1 MAYORAL MINUTE - THE LATE GEOFF WEEKS

MEETING DATE: 13 JULY 2015

Purpose of Report

To consider the Mayoral Minute on the passing of Geoff Weeks.

Motion

I am saddened to inform the meeting that Geoff Weeks passed away on 25 June 2015, aged 83 years.

Geoff was a stalwart of the West Ward Progress Association for many years. In particular, he oversaw the activities of the Stream Watch initiative for over ten years. This involved liaison with Sydney Water, rostering around ten volunteers and undertaking water testing for the two sites at Blue Gum Creek and Swaines Creek.

Geoff and his wife Jo were also very active in the scouting and girl guides movements over several decades. Their children went through Chatswood High and they gave their time to support the school.

A service celebrating Geoff's life was held on Monday 6 July 2015 at the Macquarie Park Cemetery and Crematorium.

I move that Council send a letter of condolence to the family of the late Geoff Weeks.

RESOLUTION

That Council adopts the Mayoral Minute on the passing of Geoff Weeks.

MOVED COUNCILLOR GILES-GIDNEY

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

Councillor Mustaca advised Council of the passing of Felicity Sombroek wife of Rick Sombroek from Shead Property.

Council observed a minute's silence in memory of the late Geoff Weeks and the late Felicity Sombroek.

7.2 MAYOR'S DIARY – COUNCIL MEETING NOTES – 13 JULY 2015

The Mayoral Report was circulated to all Councillors listing the Mayor's activities.

TUESDAY 23 JUNE			
Cr Saville	9 am-3 pm	EPA Grants Information Session: <i>Love Food Hate Waste</i>	City
Mayor	11.30 am	“Topping Out” Ceremony	38 Albert Avenue
Mayor	2 pm	Round-table Discussion: <i>Innovative and Sustainable Infrastructure – smart roads of tomorrow</i>	Boardroom: Museum of Applied Arts & Sciences, Ultimo
Mayor Cr Norton	6 pm	Guringai Reconciliation Writing Competition Awards	Chatswood Library
Cr Saville	6 pm	Clean Energy Projects Seminar	WCC
WEDNESDAY 24 JUNE			
Mayor	6.30 pm	Rotary Club of Chatswood: Changeover Evening	Chatswood Golf Club
Cr Saville	6-8 pm	Crown Lands Information Seminar	NSW Parliament House
THURSDAY 25 JUNE			
Cr Saville	10 am	Visit Food Distribution	Shore Care
FRIDAY 26 JUNE			
Mayor Cr Norton	7 pm	Bingara Military Ball	Roxy Theatre, Bingara
SATURDAY 27 JUNE			
Mayor Cr Norton	Morning	Bingara Orange Festival & CWA Long Lunch	Bingara
Cr Saville	7 pm	WSO Concert: Bohemian Tango	The Concourse
SUNDAY 28 JUNE			
Cr Norton	Afternoon	WSO Concert	The Concourse
TUESDAY 30 JUNE			
Crs Norton, Rutherford	Afternoon	MOSAIC Ladies Group: 20 th Anniversary Luncheon	Beauchamp Park
FRIDAY 3 JULY			

Crs Eriksson, Hooper, Norton, Rutherford	Evening	Shabbat Dinner	North Shore Temple Emanuel
SATURDAY 4 JULY			
Cr Norton	6 pm	“The Magic of Musicals” by Willoughby Theatre Company	The Concourse
TUESDAY 7 JULY			
Mayor Cr Eriksson	12 noon	Visit from Vice-Mayor of Aarhus, Denmark: Anne Nygaard	Chatswood Site Visit
SATURDAY 11 JULY			
Mayor Deputy Mayor: Cr Mustaca	10.30 am	Opening Celebrations for Exhibition: “Art of Wenli Huang”	Chatswood Cultural Centre & Shanghai Stories

8 GENERAL MANAGER'S LATE REPORT

8.1 THE LATE LYNETTE MORRIS, COUNCIL'S HERITAGE PLANNER

Purpose of Report

To inform the Council of the passing of Lynette Morris, Council's Heritage Planner.

Discussion

Lynette Morris died on Friday morning (10 July) after a long period of illness. Lyn started with Council on 6 February 2001 and worked part-time as our Heritage Architect/Planner. She had also been a councillor at Holroyd City Council before starting work at Willoughby City Council.

We have missed her dry wit and down-to-earth personality around the office since she has been ill. Through all her pain Lyn, continued to be interested in what was going on at Council and all matters associated with heritage.

Lyn left school at 14 to look after younger siblings and eventually put herself through her High School Certificate as a mature student. She went on to earn an Arts degree in Archaeology and then more recently studied planning at the University of New England. Her daughter Rachel is an accomplished journalist.

RESOLUTION

That Council notes the passing of Lynette Morris, Council's Heritage Planner, on 10 July 2015 and sends a letter of condolence to Lynette's husband Jim and their family.

MOVED COUNCILLOR HOOPER

SECONDED COUNCILLOR MUSTACA

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

Council observed a minute's silence in memory of the late Lynette Morris.

9 MATTERS FOR DEFERRAL, REFERRAL TO INSPECTION AND/OR PROCEDURAL PRIORITY

10 MATTERS BROUGHT FORWARD BY THE PUBLIC

- Item 18.2 12 Plunkett Street, Naremburn – DA 2014/352
 Item 18.5 815 Pacific Highway, Chatswood – Planning Proposal – 2015/1

11 MATTERS NOT REQUIRING ELABORATION OR DEBATE

The Mayor invited Councillors to indicate the items not brought forward by the public that they wished to deal with separately:

- Item 18.4 150 Mowbray Road & 670-680 Willoughby Road, Willoughby – DA2014/510 – Report to JRPP
 Item 19.1 Council Submission to Transport for NSW on Sydney Metro – City and Southwest Link

RESOLUTION

That the remaining items, viz:

- Item 12.1 Middle Harbour Ward Councillors Inspection Committee Meeting – 2, 129 Victoria Avenue, Chatswood – 3 July 2015
 Item 12.2 West Ward Councillors Inspection Committee Meeting – 19 Dalrymple Avenue, Lane Cove North – 3 July 2015
 Item 12.3 Naremburn Ward Councillors Inspection Committee Meeting – 2-14 Northcote Street, Naremburn – 25 June 2015
 Item 14.1 Councillors Information Booklets – 25 June, 2 and 9 July 2015
 Item 18.1 211 Pacific Highway, St Leonards – DA2014/301
 Item 18.3 1 Westbourne Street, St Leonards – DA2015/67
 Item 18.6 Nomination – Planning Manager – Process and Finalise Draft Local Environment Plans
 Item 18.7 Applications Determined under Delegated Authority for the months of May and June 2015
 Item 18.8 Development Application Report to 7 July 2015

MOVED COUNCILLOR HOOPER

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

12 REPORTS FROM COMMITTEES

12.1 MIDDLE HARBOUR WARD COUNCILLORS INSPECTION COMMITTEE MEETING - 2, 129 VICTORIA AVENUE CHATSWOOD - 3 JULY 2015

ATTACHMENTS:	1. MINUTES
RESPONSIBLE OFFICER:	IAN ARNOTT - DEVELOPMENT PLANNING MANAGER
AUTHOR:	NICHOLAS KAMOLS - DEVELOPMENT PLANNER
MEETING DATE:	13 JULY 2015

Purpose of Report

To list on the agenda the minutes of the Middle Harbour Ward Councillors Meeting held 3 July 2015.

RESOLUTION

That Council:

1. Receives the Minutes of the Middle Harbour Ward Councillors Inspection Committee Meeting held 3 July 2015.
2. Notes the resolution adopted by the Committee.

That the application be approved in accordance with the Officer's recommendation, subject to Condition 2 of Schedule 1 being amended to read as follows:

2. *Plan of Management - Noise*

A Management Plan which provides details of specific practices and procedures to minimise the emission of noise and related impacts on residents, shall be approved by the site's body corporate (which is not to be unreasonably withheld) and then submitted to Council. The plan should address, but is not limited to, the following:

- ***appropriate hours for deliveries;***
- ***appropriate hours for garbage collection if not part of the scheduled Council services;***
- ***procedures limiting noise associated with transfer of garbage into garbage bins;***
- ***procedures limiting noise associated with staff on scheduled breaks;***
- ***procedures for customer and staff access to sections of the site such as amenities and courtyard***

- *prompt and quiet pack-up of the outdoor area to be completed by 10pm;*
- *procedures managing any internal set-up or pack-up outside of the approved hours:*
 - *staff movements*
 - *equipment preparation, maintenance and cleaning;*
- *doors to be kept closed from 10pm except when in use;*
- *provision of advice to customers of parking provision, location and access including internal and window signage, advice on website and staff communication to customers;*
- *provision of internal signage and staff communication to customers of key location and access to toilets.*

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

**12.2 WEST WARD COUNCILLORS INSPECTION COMMITTEE MEETING - 19
DALRYMPLE AVENUE LANE COVE NORTH - 3 JULY 2015**

ATTACHMENTS:	1. MINUTES
RESPONSIBLE OFFICER:	PETER ROWAN - BUILDING SERVICES MANAGER
AUTHOR:	DIPAK RAM - DEVELOPMENT OFFICER (BUILDING SURVEYOR)
MEETING DATE:	13 JULY 2015

Purpose of Report

To present the minutes of the West Ward Councillors Inspection Committee Meeting held 3 July 2015.

RESOLUTION

That Council:

- 1. Receives the minutes of the West Ward Councillors Inspection Committee Meeting held 3 July 2015, dealing with DA 2014/393 for 19 Dalrymple Avenue, Lane Cove North.**
- 2. Notes the resolution adopted by the Committee.**
 - 1. That Development Application 2014/393 for 19 Dalrymple Avenue, Lane Cove North be approved, subject to the deletion of Condition 4.**
 - 2. That delegated authority be granted to the General Manager to issue the consent notice.**

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

**12.3 NAREMBURN WARD COUNCILLORS INSPECTION COMMITTEE
MEETING - 2-14 NORTHCOTE STREET NAREMBURN - 25 JUNE 2015**

ATTACHMENTS:	1. MINUTES
RESPONSIBLE OFFICER:	IAN ARNOTT - DEVELOPMENT PLANNING MANAGER
AUTHOR:	CHI WAI KONG - DEVELOPMENT PLANNER
MEETING DATE:	13 JULY 2015

Purpose of Report

To present the minutes of the Naremburn Ward Councillors Inspection Committee Meeting held 15 June 2015.

RESOLUTION

That Council:

- 1. Receives the Minutes of the Naremburn Ward Councillors Inspection Committee Meeting held 25 June 2015.**
- 2. Notes the resolution adopted by the Committee:**

That the Section 96 modification application be approved in accordance with the Officer's recommendation, subject to Conditions 41 and 116A being modified to read as follows:

41. Hours of Work

All construction/demolition work relating to this Development Consent within the City must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays.

Notwithstanding the above, *non-audible works (being painting, tiling, plastering and cleaning but excluding tile cutting, floor laying and pressure cleaning) are permissible between the hours of 12:00pm and 2:00pm on Saturdays within the building only until 30 December 2015 inclusive. Works between 12:00pm and 2:00pm on Saturdays are only to occur within a part of the building that has reached lock-up stage as confirmed in writing by Council. No works external to the building or within any part of the building that has not reached lock-up stage, are to occur after 12:00pm on Saturdays.*

Council reserves the right to revoke the approval for Saturday afternoon working hours at any time if there is any interference with the amenity of neighbouring properties.

No work is permitted on Sundays or Public Holidays.

An application under Section 96 of the Environmental Planning and Assessment Act for a variation to these approved hours must be lodged with Council at least 3 working days in advance of the proposed work. The application must include a statement regarding the reasons for the variation sought and must be accompanied by the required fee.

Note: This S96 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

116A. Plan of Management

The non-audible works (being limited to those as outlined in Condition 41) conducted on Saturday extended hours within the building shall at all times be carried out in accordance with the requirements of Condition 41 and the Plan of Management attached to the letter to Council dated 24 February 2015 prepared by SJB Planning (NSW) Pty Ltd for the owner Property Development Corporation (Northcote) Pty Ltd.

(Reason: Amenity)

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

13 DEFERRED MATTERS

NIL

14 CORRESPONDENCE

14.1 COUNCILLORS INFORMATION BOOKLETS - 25 JUNE, 2 AND 9 JULY 2015

RESPONSIBLE OFFICER:	DEBRA JUST - GENERAL MANAGER
AUTHOR:	TRISHA DUFFY - SECRETARY ADMINISTRATIVE SERVICES
CITY STRATEGY LINK:	6.1.1 A COUNCIL THAT IS OPEN, ACCOUNTABLE AND REPRESENTS ITS CONSTITUENTS
MEETING DATE:	13 JULY 2015

Purpose of Report

To list on the Council Agenda the weekly Councillors Information Booklet, circulated to all Councillors on 25 June, 2 and 9 July 2015.

RESOLUTION

That the Councillors Information Booklets circulated to all Councillors on 25 June, 2 and 9 July 2015 be received.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

15 REPORTS FROM OFFICERS - GENERAL MANAGER

NIL

**16 REPORTS FROM OFFICERS - CORPORATE SERVICES
DIRECTOR**

NIL

**17 REPORTS FROM OFFICERS - COMMUNITY SERVICES
DIRECTOR**

NIL

18 REPORTS FROM OFFICERS - ENVIRONMENTAL SERVICES DIRECTOR

DEVELOPMENT APPLICATIONS

18.1 211 PACIFIC HIGHWAY ST LEONARDS - DA2014/301

ATTACHMENTS:

1. NOTIFICATION MAP
2. PLANS & ELEVATIONS
3. GENERAL TERMS OF APPROVAL (OEH)

MEETING DATE: 22 JUNE 2015

RECOMMENDATION: APPROVAL

LOCATION: 211 PACIFIC HIGHWAY, ST LEONARDS (FORMER SEXTON COTTAGE SITE - GORE HILL MEMORIAL CEMETERY)

APPLICANT: GORE HILL MEMORIAL CEMETERY TRUST

OWNER: CROWN LAND – (MANAGED BY NORTHERN METROPOLITAN CEMETRIES TRUST)

PROPOSAL: ALTERATIONS AND ADDITIONS TO EXISTING OFFICE BUILDING TO INCLUDE FIRST FLOOR ADDITION TO REPLACE EXISTING MEZZANINE AND ASSOCIATED WORKS

DATE OF LODGEMENT: 24 JULY 2014

REPORTING OFFICER: ANNIE LEUNG – DEVELOPMENT PLANNER

RESPONSIBLE OFFICER: IAN ARNOTT – DEVELOPMENT PLANNING MANAGER

DESCRIPTION OF PROPOSAL

Development application seeks Council's consent for alterations and additions to the existing office building on land known as the former Sexton Cottage site within the grounds of the Gore Hill Memorial Cemetery. The proposed additions to the existing building involve:

- Retain existing Car Park Level for eleven (11) Vehicles;
- Construct timber decks to eastern facade at Ground and First Floor;
- Demolish existing Mezzanine and construct new First Floor; and
- Remove existing roof and construct new sheet metal roof.

RESOLUTION**That Council:**

1. Approves Development Application 2014/301 for alterations and additions to the existing office building to include first floor addition to replace existing mezzanine and associated works at the former Sexton Cottage site (Gore Hill Memorial Cemetery) and grants delegated authority to the General Manager to issue the consent notice subject to the attached conditions.
2. Exercises its discretion to waive the requirements of Willoughby City Section 94A Development Contributions Plan 2011 of \$7,970 for this development pursuant to Clause 3.3.2 of the plan having regard to the on-going economic viability of the heritage listed property.

MOVED COUNCILLOR MUSTACA**SECONDED COUNCILLOR SLOANE****CARRIED****Voting****For the Resolution:** Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.**Against:** Nil

SCHEDULE OF CONDITIONS

Conditions of Consent: (Including reasons for such conditions)

CONSENT IDENTIFICATION

The following condition provides information on what forms part of the Consent.

1. Approved Plan/Details

The development must be in accordance with the following plans:

Type	Plan No.	Revision / Issue No	Plan Date (as Amended)	Date Stamped by Council	Prepared by
Architectural	Proj 1313 Dwg 02-08(inclusion)	B	09.08.2013	24 Jul 2014	Gartner Trovato Architects
Stormwater	Proj 1313 Dwg 11				

the application form and any other supporting documentation submitted as part of the application, except for:

- a) any modifications which are "Exempt Development" as defined under S76(2) of the Environmental Planning and Assessment Act 1979;
- b) otherwise provided by the conditions of this consent.
(Reason: Information and ensure compliance)

PRIOR TO MAKING AN APPLICATION FOR A CONSTRUCTION CERTIFICATE

The following conditions are to be complied with before any Construction Certificate Application is made to the Certifying Authority.

2. Integrated Development – General Terms of Approval

This development consent is subject to General Terms of Approval issued by the Heritage Council NSW in accordance with s91A of the Environmental Planning and Assessment Act 1979, and attached to this development consent as Annexure A with letter from Heritage Council NSW signed dated 27 April 2015, reference DOC14/295923 EF14/5838, Contact - Stuart Read 02 9873 8554.
(Reason: Statutory Requirements)

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate.

3. Sydney Water 'Quick Check' Certificate

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains and to see if further requirements need to be met.

Plans will be appropriately stamped and the Principal certifying authority must ensure the plans are stamped by Sydney Water prior to release of the Construction Certificate.

(Reason: Ensure compliance)

4. Fire Safety Schedule

Submission of the anticipated schedule of current and proposed fire safety measures to be implemented in the building, such fire safety schedule shall specify the minimum standard of performance for each fire safety measure.

(Reason: Compliance)

5. Upgrade of Premises

Pursuant to clause 94 of the Environmental Planning and Assessment Regulation 2000 the entire building being upgraded to meet the Performance Requirements of the Building Code of Australia.

Plans being detailed to include the required upgrade prior to the issue of the Construction Certificate.

(Reason: Occupant safety)

6. External Finishes – Heritage Character

All external building material shall be in colours and textures, which are compatible with the heritage character of the locality. In this regard:

- (b) the Schedule of Colours and Finishes submitted with the application satisfies this requirement.

(Reason: Visual amenity)

7. Damage Deposit

The applicant shall lodge a Damage Deposit of \$5,000 (GST Exempt) as cash, cheque or an unconditional bank guarantee, to Council against possible damage to Council's asset during the course of the building works. The deposit will be refundable subject to inspection by Council after the completion of all works relating to the proposed development. For the purpose of inspections carried out by Council Engineers, an inspection fee of \$66 (GST Exempt) is payable to Council. Any damages identified by Council shall be restored by the applicant prior to release of the Damage Deposit.

(Reason: Protection of public asset)

PRIOR TO COMMENCEMENT

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site, including demolition.

8. Report Existing Damages on Council's Property

Prior to commencement of any works on site, the applicant shall notify Council in writing with digital photographs of any existing damages to Council's assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

(Reasons: Protection of Council's Infrastructure)

9. Permits and Approvals Required

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed use. It should be noted that the issue of such permits may also involve approval from the NSW Police Force and the RTA. A separate written application to work outside normal hours must be submitted for approval.

It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.

- c) Permit to open public roads, including footpaths, nature strip, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- d) Permit to place skip/waste bin on footpath and/or nature strip. (Maximum three (3) days).
- e) Permit to work and/or place building materials on footpath and/or nature strip. (Maximum two (2) weeks).
- f) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.

- g) Permit to construct vehicular crossings over Council's footpath, road or nature strip.

(Reason: Legal requirements)

10. Tree Protection

- i) Retain and protect the following trees and vegetation throughout the demolition and construction period: All trees not indicated for removal on the approved plans.
- ii) The above trees must be clearly marked and protection devices in place prior to commencement of works to prevent soil compaction and machinery damage.
- iii) Tree roots greater than 50mm diameter are not to be removed unless approved by the nominated Arborist on site. All structures are to bridge roots unless directed by the nominated Arborist on site.
- iv) Tree protection measures must comply with the AS 4970-2009 Protection of trees on development sites.

(Reason: Tree management)

DURING DEMOLITION, EXCAVATION AND CONSTRUCTION

The following conditions are to be complied with throughout the course of site works including demolition, excavation and construction.

11. Hours of Work

All construction/demolition work relating to this Development Consent within the City must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application under Section 96 of the Environmental Planning and Assessment Act for a variation to these approved hours must be lodged with Council at least 3 working days in advance of the proposed work. The application must include a statement regarding the reasons for the variation sought and must be accompanied by the required fee.

Note: This S96 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

12. Installation of Fill

- i) The area of fill proposed on the eastern side of the basement wall (Plan No. 03 B – Proposed Carpark Plan) is to comprise free draining material approved by the nominated Arborist.
- ii) Installation of fill and establishment of final levels to be carried out under the supervision of the nominated Arborist to minimise impacts on the existing trees in this location.

(Reason: Tree management)

13. Building Site Fencing

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5m). Temporary fences are to have a minimum height of 1.8m and be constructed of cyclone wire or similar with fabric attached to the inside of the fence to provide dust control.

Fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place and be maintained throughout construction.
(Reason: Safety)

14. Provide Erosion and Sediment Control

Erosion and sediment control devices shall be provided whilst work is being carried out in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into Council's stormwater system natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the requirements of the Protection of Environment Operations Act 1997 and the Department of Environment, Climate Change and Water guidelines. The control devices are to be maintained in a serviceable condition AT ALL TIMES.

(Reason: Environmental protection)

15. Demolition Work AS 2601

Demolition works being carried out in accordance with the requirements of AS 2601 "The demolition of structures".

(Reason: Safety)

16. Temporary Toilet Facilities

Temporary toilet facilities shall be provided to the satisfaction of the Principal Certifying Authority.

The provision of toilet facilities must be completed before any other work is commenced on site. NOTE: Portable toilet facilities are not permitted to be placed on public areas without prior approval having been obtained from Council.

(Reason: Health and amenity)

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an occupation certificate.

17. Access for the Disabled - Disability Discrimination Act

The building/development must comply with the requirements of the Disability Discrimination Act.

It should be noted that this approval does not guarantee compliance with this Act and the applicant/owner should investigate their liability under this Act.

(Reason: Access and egress)

18. Fire Safety Certificate Forwarded to NSW Fire and Rescue

Upon completion of the building work a Fire Safety Certificate shall be furnished by the owner to Council, and the owner must cause a copy of the certificate (together with a copy of the current fire safety schedule) to be forwarded to the Commissioner of New South Wales Fire and Rescue, and must cause a further copy of the certificate (together with a copy of the current fire safety schedule) to be prominently displayed in the building in accordance with Clause 172 of the Environmental Planning and Assessment Regulation 2000 in respect to each essential fire safety measure included in the Schedule attached to the Construction Certificate.

(Reason: Safety)

ADDITIONAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.

19. Annual Fire Safety Statement

Attention is directed to Clause 177 of the Environmental Planning and Assessment Regulation 2000 regarding the submission of an Annual Fire Safety Statement in relation to each essential fire safety measure implemented in the building or on the land on which the building is situated.

(Reason: Safety)

20. Underground Utility Services

Locate and establish the size and levels of all utility services in the footpath and road reserve. Contact "Dial Before You Dig" Service" prior to commencement of any works.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: Protection of utilities)

21. Public Infrastructure Restoration

Prior to the release of the Damage Deposit, any damaged public infrastructure caused as a result of the construction works on the subject site (including damage caused by, but not limited to , delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) must be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.

(Reason: Protection of public assets)

22. Construction Vehicles

All construction related vehicles must use The Avenue as the sole access for material deliveries. No construction related vehicles shall not enter from the public car parking.

(Ensure: Protection of public assets)

23. Trees on Adjoining Properties

No approval is given for the removal or pruning of trees on the nature strip, adjoining reserves, or neighbouring private land.

(Reason: Environmental protection)

STATUTORY REQUIREMENTS

The following advisory notes are statutory requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and are provided to assist applicants

24. Construction Certificate Required

This consent IS NOT an approval to carry out any building works (with the exception of demolition work). A Construction Certificate is required PRIOR TO ANY BUILDING WORKS BEING COMMENCED.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9777 1000.

(Reason: Ensure compliance and statutory requirement)

25. Notify Council of Intention to Commence Works

In accordance with the provisions of Clause 81A(2) of the Environmental Planning and Assessment Act 1979 the person having the benefit of the development consent shall appoint a Principal Certifying Authority and give at least 2 days' notice to Council, in writing, of the persons intention to commence the erection of the building.

(Reason: Information and ensure compliance)

26. Occupation Certificate

The building/structure or part thereof shall not be occupied or used until an interim occupation / final occupation certificate has been issued in respect of the building or part.

(Reason: Safety)

+

18.2 12 PLUNKETT STREET NAREMBURN - DA-2014/352

ATTACHMENTS:

1. PREVIOUS WARD COUNCIL REPORT DATED 2 NOVEMBER 2014
2. LETTER FROM THE OWNERS OF NO. 12 PLUNKETT STREET IN RESPONSE TO THE RESOLUTION OF THE WARD COUNCILLORS MEETING HELD ON 15 DECEMBER 2014
3. WARD COUNCIL REPORT DATED 13 APRIL 2015

MEETING DATE: 13 JULY 2015

RECOMMENDATION: APPROVAL

LOCATION: 12 PLUNKETT STREET, NAREMBURN NSW 2065.

APPLICANT: DBCF PTY LIMITED

OWNER: MR P R JORGENSEN AND MS J VILARDI

PROPOSAL: ALTERATIONS AND ADDITIONS TO EXISTING DWELLING TO INCLUDE INTERNAL, DEMOLITION AND RE-CONSTRUCTION OF REAR GROUND FLOOR, ATTIC FLOOR ADDITION AND ASSOCIATED WORKS.

DATE OF LODGEMENT: 21-AUG-2014

VALID APPLICATION DATE: 21-AUG-2014

REPORTING OFFICER: CHI WAI KONG (DEVELOPMENT PLANNER)

RESPONSIBLE OFFICER: IAN ARNOTT (PLANNING MANAGER)

DESCRIPTION OF PROPOSAL

Development Application 2014/352 proposes alterations and additions to an existing dwelling at 12 Plunkett Street, Naremburn. The proposal involves substantial ground floor alterations and a first floor attic addition.

PROCEDURAL MOTION

That the following people address the meeting:

- Philip Sarbutt
- James Batchelor
- Scott Barwick (Associate Director, SJB Planning)
- Ms N Coroneo
- Philip Jorgensen (Applicant)

The above people addressed the meeting and answered questions of the Councillors.

MOTION

That Development Application 2014/352 for alterations and additions to an existing dwelling at 12 Plunkett Street, Naremburn be approved and delegated authority be granted to the General Manager to issue the Consent notice in accordance with the attached conditions (being the same as those contained in the Ward Council report dated 2 November 2014), and subject to further conditions:

- 2(e) the requirement for frosted glass or a fixed privacy screen on the west facing window.
- 2(f) the applicant provides a sky light to the living room of 10 Plunkett Street, Naremburn subject to the agreement of the owner of 10 Plunkett Street, Naremburn.

MOVED COUNCILLOR SLOANE

SECONDED COUNCILLOR WRIGHT

CARRIED

Voting

For the Motion: Councillors Giles-Gidney, Eriksson, Hill, Mustaca, Rutherford, Saville, Sloane and Wright.

Against: Councillors Hooper, Rozos and Norton

AMENDMENT

That Development Application 2014/352 for alterations and additions to an existing dwelling at 12 Plunkett Street, Naremburn be approved and delegated authority be granted to the General Manager to issue Consent notice subject to the attached conditions (being the same as those contained in the Ward Council report dated 2 November 2014) and subject to the additional conditions:

- 2(e) the requirement for frosted glass or a fixed privacy screen on the west facing window.
- 2(f) the applicant provides a sky light to the living room of 10 Plunkett Street, Naremburn subject to the agreement of the owner of 10 Plunkett Street, Naremburn; and
- subject to conditions 2(a) and 2(b) being deleted.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR HOOPER

LOST

Voting

For the Amendment: Councillors Hooper and Mustaca.

Against: Councillors Giles-Gidney, Eriksson, Hill, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

AMENDMENT

That Development Application 2014/352 for alterations and additions to an existing dwelling at 12 Plunkett Street, Naremburn be deferred to enable further consultation regarding shadow diagrams.

MOVED COUNCILLOR ROZOS

SECONDED COUNCILLOR HOOPER

LOST

Voting

For the Amendment: Councillors Norton, Rozos and Saville,

Against: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Rutherford, Sloane and Wright.

SCHEDULE

Conditions of Consent: (Including reasons for such conditions)

CONSENT IDENTIFICATION

The following condition provides information on what forms part of the Consent.

1. Approved Plan/Details

The development must be in accordance with the following plans:

Type	Plan No.	Revision/ Issue No	Plan Date (as Amended)	Date Stamped by Council	Prepared by
Existing floor plan	101	-	25.07.14	21 August 2014	DBCF Pty Ltd
Existing roof plan	102	-			
Demolish plan	103	-			
Proposed G/F plan	104	-			
Proposed 1/F plan	105	-			
Proposed roof plan	106	-			
North elevation	107	-			
South elevation	108	-			
East/west elevations	109	-			
Section A-A	110	-			
Section B-B	111	-			
Site analysis plan & landscaping	112	-			

the application form and any other supporting documentation submitted as part of the application, except for:

- a) any modifications which are "Exempt Development" as defined under S76(2) of the Environmental Planning and Assessment Act 1979;
- b) otherwise provided by the conditions of this consent.
(Reason: Information and ensure compliance)

PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate.

2. Amendments

The proposal is to be amended in the following manner:

- (a) The upper level rear (west) facing wall is to be relocated a minimum of 1.5m from the line of the ground floor wall below and the resulting 1.5m area is to be roofed in a skillion form at a height comparable to the upper level floor level.
- (b) The roof form is to be modified to incorporate a hipped form above the rear (west) facing window to Bedroom 2.
- (c) The metal awning over the rear deck area is to be reduced in size so as to be a minimum of 1m from the southern boundary and extending a maximum of 2.5m from the ground floor rear wall.
- (d) The paved areas on the northern side and front yard are required to be removed and reinstated to landscaped area as shown on the architectural plan numbered 0002 prepared by Stewart Design dated 8/10/2009 accompanied with the Building Certificate application (2009/119).

Plans detailing these amendments are required to be shown on the Construction Certificate plans.

(Reason: Ensure compliance)

3. Section 94A Contributions

A monetary contribution of \$4,070 (subject to indexing as outlined below) is to be paid in accordance with Section 94A of the Environmental Planning and Assessment Act, 1979.

This contribution is based on 1% of the estimated development cost of \$407,000 at 21 August 2014 and the adopted Section 94A Contributions Plan.

To calculate the monetary contribution that is payable, the proposed cost of development is to be indexed to reflect quantity variations in the Building Price Index (Enterprise Bargaining Agreement) [BPI(EBA)] between the date the proposed cost of development was agreed by the Council and the date the levy is to be paid as required by this Plan.

To calculate the indexed levy, the formula used to determine the cash contribution is set out below.

$$NL = \$Lo + \$Lo \times \frac{[\text{current index} - \text{base index}]}{\text{base index}}$$

Where:

NL is the new section 94A levy

Lo is the original levy

**Current index
[BPI(EBA)]**

is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Public Works available at the time of review of the contribution rate

**Base index
[BPI(EBA)]**

is the Building Price Index (Enterprise Bargaining Agreement) as published by the NSW Public Works at the date of the proposed cost of development as above

In the event that the current BPI(EBA) is less than the previous BPI(EBA), the current BPI(EBA) shall be taken as not less than the previous BPI(EBA).

Prior to payment Council can provide the value of the indexed levy.

Copies of the S94A Contributions Plan are available for inspection online at www.willoughby.nsw.gov.au

(Reason: Statutory requirement)

4. Roof Material – Reflectivity

The external finish to the roof shall be painted or treated in a neutral, recessive non reflective colour range to minimise the effects of glare to neighbouring properties. Roof colour details being submitted with the construction certificate application for approval.

(Reason: Amenity)

5. Sydney Water ‘Quick Check’ Certificate

The approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water’s sewer and water mains and to see if further requirements need to be met.

Plans will be appropriately stamped and the Principal certifying authority must ensure the plans are stamped by Sydney Water prior to release of the Construction Certificate.

(Reason: Ensure compliance)

6. External Finishes – Heritage Character

All external building material shall be in colours and textures, which are compatible with the heritage character of the locality. In this regard:

a schedule of these colours and textures shall be submitted to the Principal Certifying Authority;

(Reason: Visual amenity)

7. Damage Deposit

The applicant shall lodge a Damage Deposit of \$3,500 (GST Exempt) as cash, cheque or an unconditional bank guarantee, to Council against possible damage to Council's asset during the course of the building works. The deposit will be refundable subject to inspection by Council after the completion of all works relating to the proposed development. For the purpose of inspections carried out by Council Engineers, an inspection fee of \$66 (GST Exempt) is payable to Council. Any damages identified by Council shall be restored by the applicant prior to release of the Damage Deposit.

(Reason: Protection of public asset)

8. Stormwater Conveyed to Street Drainage

Stormwater runoff from the site shall be collected and conveyed to the street drainage system in accordance with Council's specifications. Any new drainage pipe connections to street kerb shall be made using a 125mm x 75mm x 4mm thick galvanised Rectangular Hollow Section (RHS) with a grated drainage pit (min. 600mm x 600mm) provided within the property and adjacent to the boundary prior to discharging to the Council's drainage system. All drainage works shall comply with the requirements described in Part C.5 of Council's DCP and Technical Standards. In this regard, full design and construction details showing the method of disposal of surface and roof water from the site shall be shown on the Construction Certificate plans.

(Reason: Stormwater control)

9. Detailed Stormwater Management Plan (SWMP)

Submit for approval by the Accredited Certifier, detailed stormwater management plans in relation to the on-site stormwater management and disposal system for the development. The construction drawings and specifications shall be prepared by a suitably qualified and experienced civil engineer and in accordance with Part C.5 of Council's Development Control Plan and Technical Standards, AS3500.3 – *Plumbing and Drainage Code* and BCA.

(Reason: Ensure Compliance)

PRIOR TO COMMENCEMENT

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. All of these conditions are to be complied with prior to the commencement of any works on site.

10. Waste Management Plan

A Construction and Demolition Waste Management Plan which provides details of specific strategies to salvage and recycle a minimum of 85% of used and unused demolition and construction materials shall be submitted to the Principal Certifying Authority.

(Reason: Environment protection/waste reduction)

11. Licensee Details

The name, address and contractor licence number of the licensee who has contracted to carry out the work or the name and permit number of the owner-builder who intends to carry out the work shall be furnished in writing to the Principal Certifying Authority.

NB: Should changes be made for the carrying out of the work the Principal Certifying Authority must be immediately informed.

(Reason: Information)

12. Report Existing Damages on Council's Property

Prior to commencement of any works on site, the applicant shall notify Council in writing with digital photographs of any existing damages to Council's assets fronting the property and the immediate adjoining properties. Failure to do so will result in the applicant being liable for any construction related damages to these assets. In this respect, the damage deposit lodged by the applicant may be used by Council to repair such damages.

(Reasons: Protection of Council's Infrastructure)

13. Permits and Approvals Required

Application is to be made to Council's Infrastructure Services Division for the following approvals and permits as appropriate:-

- a) Permit to erect Builder's hoarding where buildings are to be erected or demolished within 3.50m of the street alignment. Applications are to include current fees and are to be received at least 21 days before commencement of the construction.
- b) Permit to stand mobile cranes and/or other major plant on public roads. Applications are to include current fees and security deposits and are to be received at least seven days before the proposed use. It should be noted that the issue of such permits may also involve approval from the NSW Police Force and the RTA. A separate written application to work outside normal hours must be submitted for approval.
It should also be noted that, in some cases, the above Permits may be refused and temporary road closures required instead which may lead to longer delays due to statutory advertisement requirements.
- c) Permit to open public roads, including footpaths, nature strip, vehicular crossing or for any purpose whatsoever. All applications are to include current fees.
- d) Permit to place skip/waste bin on footpath and/or nature strip. (Maximum three (3) days).
- e) Permit to work and/or place building materials on footpath and/or nature strip. (Maximum two (2) weeks).
- f) Permit to establish Works Zone on Public Roads adjacent to the Development including use of footpath area. Applications must be received by Council at least twenty-one days prior to the zone being required. The application will then be referred to the Council's Local Traffic Committee for approval, which may include special conditions.
- g) Permit to construct vehicular crossings over Council's footpath, road or nature strip.

(Reason: Legal requirements)

DURING DEMOLITION, EXCAVATION AND CONSTRUCTION

The following conditions are to be complied with throughout the course of site works including demolition, excavation and construction.

14. Removal of Material

Remove all excess excavation and construction material from the site at the completion of works to the satisfaction of the Principal Certifying Authority. Under no circumstances should any material be dumped or allowed to spill outside the primary or secondary building areas.

(Reason: Environmental protection)

15. Hours of Work

All construction/demolition work relating to this Development Consent within the City must be carried out only between the hours of 7 am to 5 pm Mondays to Fridays and 7 am to 12 noon on Saturdays. No work is permitted on Sundays or Public Holidays.

An application under Section 96 of the Environmental Planning and Assessment Act for a variation to these approved hours must be lodged with Council at least 3 working days in advance of the proposed work. The application must include a statement regarding the reasons for the variation sought and must be accompanied by the required fee.

Note: This S96 application may require re-notification in some circumstances.

(Reason: Ensure compliance and amenity)

16. Construction Information Sign

A clearly visible all weather sign is required to be erected in a prominent position on the site detailing:

- (a) that unauthorised entry to the work site is prohibited;
- (b) the excavator's and / or the demolisher's and / or the builder's name;
- (c) contact phone number/after hours emergency number;
- (d) licence number;
- (e) approved hours of site work; and
- (f) name, address and contact phone number of the Principal Certifying Authority (if other than Council)

ANY SUCH SIGN IS TO BE REMOVED WHEN THE WORK HAS BEEN COMPLETED.

Council may allow exceptions where normal use of the building/s concerned will continue with ongoing occupation, or the works approved are contained wholly within the building.

(Reason: Ensure compliance)

17. Building Site Fencing

Public access to the site and building works, materials and equipment on the site is to be restricted, when work is not in progress or the site is unoccupied.

A temporary safety fence is to be provided to protect the public, located to the perimeter of the site (unless the site is separated from the adjoining land by an existing structurally adequate fence, having a minimum height of 1.5m). Temporary fences are to have a minimum height of 1.8m and be constructed of cyclone wire or similar with fabric attached to the inside of the fence to provide dust control.

Fences are to be structurally adequate and be constructed in a good and workmanlike manner and the use of poor quality materials or steel reinforcement mesh as fencing is not permissible.

The public safety provisions and temporary fences must be in place and be maintained throughout construction.
(Reason: Safety)

18. Provide Erosion and Sediment Control

Erosion and sediment control devices shall be provided whilst work is being carried out in order to prevent sediment and silt from site works (including demolition and/or excavation) being conveyed by stormwater into Council's stormwater system natural watercourses, bushland and neighbouring properties. In this regard, all stormwater discharge from the site shall meet the requirements of the Protection of Environment Operations Act 1997 and the Department of Environment, Climate Change and Water guidelines. The control devices are to be maintained in a serviceable condition AT ALL TIMES.

(Reason: Environmental protection)

19. Demolition Work AS 2601

Demolition works being carried out in accordance with the requirements of AS 2601 "The demolition of structures".

(Reason: Safety)

20. Suitable Footpath Crossing Provided

Adequate provision is to be made to ensure that a suitable footpath crossing is provided to the site so as to allow safe pedestrian access along the footpath area at all times.

(Reason: Protection of public safety)

21. Asbestos Sign to be Erected

On sites involving demolition or alterations and additions to building where asbestos cement is being repaired, removed or disposed of a standard commercially manufactured sign not less than 400mm x 300mm containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" is to be erected in a prominent visible position on the site. The sign is to be erected prior to the commencement of works and is to remain in place until such time as all asbestos cement has been removed from the site to an approved waste facility.

(Reason: Public Health and safety/Ensure compliance)

22. Neighbour Notification of Asbestos Removal

The applicant/builder is to notify the adjoining residents five working days prior to demolition works involving removal of asbestos. Such notification is to be clearly written, giving the date work will commence, Work Cover NSW phone number 131 050, Councils phone number 9777 1000.

This notification is to be placed in the letterbox of every property (including every residential flat or unit) either side and immediately at the rear of the site.
(Reason: Public health)

23. Asbestos Removal

Works involving the removal of asbestos must comply with Councils Policy on handling and disposal of asbestos, and must also comply with the Code of Practice for Safe Removal of Asbestos (National Occupational Health and Safety Commission 2012 (1994).

Demolition is to be carried out in accordance with the applicable provisions of Australian Standard AS 2601 – The Demolition of Structures.
(Reason: Public health and safety/Ensure compliance)

24. Asbestos Disposal

All asbestos laden waste, including bonded or friable asbestos must be disposed of at a waste disposal site approved by the NSW Department of Environment, Climate Change and Water.

Upon completion of the asbestos removal and disposal the applicant must furnish the Principal Certifying Authority with a copy of all receipts issued by the waste disposal site as evidence of proper disposal.
(Reason: Environmental protection/Public health and safety)

25. Survey Certificate

Certification of the following shall be submitted to the Principal Certifying Authority by a registered surveyor:

- a) At completion indicating the relation of the building and any projections to the boundaries, and that the building has been erected to the levels approved in the Development Application.

(Reason: Ensure compliance)

26. Road and Footpath

Council's footpath, nature strip or roadway not being damaged and shall be kept clear at all times.

(Reason: Maintain public safety)

27. No Storage on Foot/Roadway

Building materials, plant and equipment and builder's waste, are not to be placed or stored at any time on Council's footpath, nature strip or roadway adjacent to building sites unless prior written approval has been granted by Council.

(Reason: Safety)

28. Skips and Bins

Rubbish skips or bins are not to be placed on Council's footpath, nature strip or roadway unless prior written approval has been granted by Council.
(Reason: Safety)

29. Excavations and Backfilling

All excavations and backfilling associated with the erection or demolition of a building must be executed safely, and must be properly guarded and protected to prevent them from being dangerous to life or property.
(Reason: Safety)

30. Sweep & Clean Pavement

Sweep and clean pavement surface adjacent to the ingress and egress points of earth, mud and other materials at all times and in particular at the end of each working day or as directed by Council.
(Reason: Legal requirement)

31. Street Signs

The applicant is responsible for the protection of all regulatory / parking / street signs fronting the property. Any damaged or missing street signs as a consequence of the development and associated construction works are to be replaced at full cost to the applicant.
(Reason: Protection of public assets)

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an occupation certificate.

32. Street Number Display

The street number at least 100mm high shall be clearly displayed.
(Reason: Information)

33. Landscaping

The paved areas on the northern side and front yard of the dwelling are required to be removed and reinstated to landscaped area.
(Reason: Amenity)

34. Automatic Fire Detection

Provision of an automatic fire detection and alarm system complying with Part 3.7.2 of the Housing Provisions or smoke alarms complying with AS 3786 or listed in the SSL Register of Accredited Products, connected to the mains electricity and having a stand-by power supply. Smoke alarms must be interconnected and installed in a class 1 building on or near the ceiling in:

- a) any storey containing bedrooms
 - i) between each part of the dwelling containing bedrooms and the remainder of the dwelling.
 - ii) where the bedrooms are served by a hallway, in the hallway.
- b) any other storey not containing bedrooms.

(Reason: Safety)

35. Surface Water Runoff

Surface water runoff from paved areas shall be directed away from neighbouring properties and disposed of to the satisfaction of the Principal Certifying Authority.

(Reason: Health and amenity)

36. Roof Stormwater Disposal

Roof stormwater shall be disposed of to:

- a) Council's kerb and gutter

(Reason: Health and amenity)

37. BASIX Certificate

A completion certificate is to be submitted to the Principal Certifying Authority demonstrating the manner in which the measures committed to in the latest BASIX Certificate have been satisfied.

(Reason: Environmental sustainability)

38. Services - Mailboxes

All mail boxes provided on site are to comply with the requirements of 'Australia Post' in terms of size, location, numbering and clearing. Details of the requirements can be obtained from Australia Post or from their web site. Letter boxes for adaptable dwellings shall comply with AS 4299 Cl 3.8.

(Reason: Legal)

39. On-site Water Management System

The stormwater runoff from the site shall be collected and disposed of via an approved rainwater retention and reuse system in accordance with Sydney Water's requirements, the NSW Code of Practice – Plumbing and Drainage, Council's DCP and Technical Standards. The construction of the stormwater drainage system of the proposed development shall be generally in accordance with the approved design stormwater management plans and Council's specification (AUS-SPEC).

(Reason: Prevent nuisance flooding)

40. Rainwater Re-use – Major

The applicant shall supply and install rainwater re-use tanks with a minimum storage volume of 6m³ in accordance with the approved stormwater management plans, Sydney Water's requirements and Council's DCP and Technical Standards. The rainwater reuse system shall be connected to supply non-potable use including, but not limited to laundry, toilet flushing and landscape irrigation. The rainwater tank shall be located behind the front alignment of the building to which the tank is connected.

(Reason: Ensure compliance and conserve natural resources)

41. Sign for Rainwater Retention and Reuse System

An aluminium plaque measuring no less than 400mm x 200mm is to be permanently attached and displayed within the immediate vicinity of the rainwater tanks.

The wording for the plaque shall state "*This is the Rainwater Retention and Reuse System required by Willoughby City Council. It is an offence to alter any part of the system without written consent from Council. The registered proprietor shall keep the system in good working order by regular maintenance including removal of debris*".

(Reason: Prevent unlawful alteration)

42. Certification of Rainwater Reuse System

Upon completion of the Rainwater Retention and Reuse System, a licensed plumber shall certify on Council's standard certification form that the rainwater retention and reuse system has been constructed in accordance with the approved stormwater management plans and that the as-built system has been fitted with proprietary first flush device and connected to non-potable use including toilet flushings, laundry and landscape irrigations. All plumbing/drainage works shall be carried out which comply with the current plumbing requirements of Sydney Water and Committee on Uniformity of Plumbing and Drainage Regulations of NSW". Council's Standard Certification form is available in the appendix of Council's Technical Standard No. 2.

(Reason: Record or works)

43. Works-As-Executed Plans – Rainwater Reuse

Upon completion of the Rainwater Re-use System, the following shall be submitted to the Principal Certifying Authority:

- Work-as-executed plans based on the approved stormwater plans from a registered surveyor to verify that the volume of storage, invert levels of inlet, overflow pipes and discharge outlet are constructed in accordance with design requirements. Any minor changes or variations to the approved plans should be highlighted in red on the approved stormwater plans.
- Plumber's certification that the Rainwater Re-use system has been fitted with proprietary first flush device and connected to non-potable use including toilet flushings, laundry and landscape irrigations. All works completed shall comply with the current plumbing requirements of Sydney Water and Committee on Uniformity of Plumbing and Drainage Regulations of NSW.

(Reason: Record of works)

44. S88E(3) Instrument

Create Positive Covenant and Restriction on the Use of Land on the Title in favour of Council as the benefiting authority for the as-built rainwater retention and reuse system. The standard wording of the terms of the Positive Covenant and Restriction on the Use of Land are available in Council's Technical Standards.

The above instruments shall be created under Section 88E(3) of the Conveyancing Act 1919 using Form 13PC and 13RPA respectively. The relative location of the rainwater tanks, in relation to the building footprint, must be shown on the scale sketch, attached as an annexure to the request 13PC and 13RPA forms. The 13PC/13RPA forms shall be lodged with Council's Standard S88B/S88E Lodgement Form with all supporting documentations listed in the Form. Council's Standard Form is available from Council upon requested.

Documentary evidence of registration of these instruments with the Land and Property Information shall be submitted to the Principal Certifying Authority and Council prior to issue of any Occupation Certificate.

(Reason: Maintenance requirement)

45. Documentary Evidence of Positive Covenant, Engineers Certificate

The following documentary evidence of the completed drainage works shall be submitted to Principal Certifying Authority and Council: -

- Registered Positive Covenant and Restriction on the Use of Land by way of the Title Deed.
- Certification from a suitably qualified and experienced civil engineer (generally CP Eng. Qualification) for the as-built OSD system and/or plumber's certification of the as-built rainwater reuse system.
- Work-as-Executed plans highlighting in red based on the approved stormwater management plans from a registered surveyor for the as-built OSD system and/or rainwater reuse system.

(Reason: Public record)

ADDITIONAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land, and relevant legislation.

46. Retaining Walls and Drainage

If the soil conditions require it:

- a) retaining walls associated with the erection or demolition of a building or other approved methods of preventing movement of the soil must be provided, and
- b) adequate provision must be made for drainage.

(Reason: Safety)

47. Erection Wholly within the Boundaries

All works (with the exception of any works approved under S138 of the Roads Act 1993) including footings, shall be erected wholly within the boundaries of the property.

(Reason: Ensure compliance)

48. Heritage – Maintain Portion of Existing Building

Should any portion of the existing building which is indicated on the approved plans to be retained be damaged, all the works on-site are to cease and written notification given to Council. No work is to resume until the written approval of Council is obtained. **FAILURE TO COMPLY WITH THE PROVISIONS OF THIS CONDITION OF CONSENT WILL RESULT IN THE CONSENT BECOMING VOID.**

(Reason: Heritage conservation and Ensure compliance)

49. Stormwater Kerb Outlet

New stormwater connection outlets at street kerb shall be made using 125x75x4 galvanised Rectangular Hollow Section (RHS). Where there are multiple outlets required, a minimum distance of 100mm shall separate these outlets. A grated drainage pit (min. 600mm x 600mm) shall be provided within and adjacent to the property boundary prior to discharging to the Council's drainage system.

(Reason: Protection of public asset)

50. Underground Utility Services

Locate and establish the size and levels of all utility services in the footpath and road reserve. Contact "Dial Before You Dig" Service" prior to commencement of any works.

All adjustments to public utilities' mains and services as a consequence of the development and associated construction works shall be at the full cost to the applicant.

(Reason: Protection of utilities)

51. Public Infrastructure Restoration

Prior to the release of the Damage Deposit, any damaged public infrastructure caused as a result of the construction works on the subject site (including damage caused by, but not limited to , delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) must be fully repaired in accordance with Council's specification and AUS-SPEC at no cost to Council.

(Reason: Protection of public assets)

PRESCRIBED CONDITIONS

The following conditions are prescribed by S80A of the Environmental Planning & Assessment Act for developments involving building work.

52. Compliance with Building Code of Australia

All building works must be carried out in accordance with the performance requirements of the Building Code of Australia.

(Reason: Compliance)

53. Support for Neighbouring Buildings

- (1) If development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on an adjoining property, the person having the benefit of the development consent must, at the person's own expense:
 - a) protect and support the building, structure or work from possible damage from the excavation, and
 - b) if necessary, underpin and support the building, structure or work to prevent any such damage, and
 - c) must, at least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
- (2) The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this clause, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.
- (3) In this clause, "allotment of land" includes a public road and any other public place.

(Reason: Safety)

STATUTORY REQUIREMENTS

The following advisory notes are statutory requirements of the Environmental Planning & Assessment Act and the Environmental Planning & Assessment Regulations and are provided to assist applicants

54. Construction Certificate Required

This consent IS NOT an approval to carry out any building works (with the exception of demolition work). A Construction Certificate is required PRIOR TO ANY BUILDING WORKS BEING COMMENCED.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9777 1000.

(Reason: Ensure compliance and statutory requirement)

55. Occupation Certificate

The building/structure or part thereof shall not be occupied or used until an interim occupation / final occupation certificate has been issued in respect of the building or part.

(Reason: Safety)

18.3 1 WESTBOURNE STREET ST LEONARDS - DA-2015/67

ATTACHMENTS:

1. JRPP ASSESSMENT REPORT & SCHEDULE OF CONDITIONS
2. NOTIFICATION MAP
3. ARCHITECTURAL PLANS

MEETING DATE: 13 JULY 2015

RECOMMENDATION: THAT COUNCIL NOTE THE REPORT

LOCATION: 1 WESTBOURNE STREET ST LEONARDS NSW 2065

APPLICANT: RAMSAY HEALTH CARE LIMITED

OWNER: STRATA PLAN 58606

PROPOSAL: EXTENSION TO NORTH SHORE PRIVATE HOSPITAL: CONSTRUCTION OF A SIX-STOREY BUILDING (45 BEDS) CONNECTED TO THE EXISTING WARD BUILDING, EXTENSION OF EXISTING WARD BUILDING LEVELS 1 AND 2 FOR THE CONSTRUCTION OF A THEATRE AND CLINICAL SUPPORT AREAS AND ASSOCIATED WORKS.

DATE OF LODGEMENT: 04-MAR-2015

VALID APPLICATION DATE: 04-MAR-2015

REPORTING OFFICER: CHI WAI KONG (DEVELOPMENT PLANNER)

RESPONSIBLE OFFICER: IAN ARNOTT - DEVELOPMENT PLANNING MANAGER

DESCRIPTION OF PROPOSAL

Development Application 2015/67 seeks approval for an extension to the east of the North Shore Private Hospital including the construction of a 6-storey building and extension of part of existing Levels 1 and 2 to the west to provide ancillary facilities to support the east extension. The details of the proposal are as follows:

East Extension

- Ground floor - A conference and support area;
- Level 1 to Level 5 – Additional beds, nursing stations and ancillary uses. The total number of beds to be provided for the extension is 45.

The extension of existing Levels 1 and 2

- Additional operation theatre, endoscopy recovery and support areas, staff room and store room.

RESOLUTION

1. That the Assessment Report to Sydney East JRPP for DA 2014/430 extensions to North Shore Private Hospital be received and noted.
2. That the Council Members of the JRPP retire from the Council Chambers for consideration of the application.
3. That Council determine whether a submission is required to be made to the JRPP on the application and, if so, the matters that are to be raised in the submission.

MOVED COUNCILLOR MUSTACA**SECONDED COUNCILLOR SLOANE****CARRIED****Voting****For the Resolution:** Councillors Eriksson, Hill, Hooper, Norton, Rozos, Rutherford, Saville, Sloane and Wright.**Against:** Nil**Absent:** Councillors Giles-Gidney and Mustaca.

18.4 150 MOWBRAY ROAD & 670-680 WILLOUGHBY ROAD WILLOUGHBY - DA2014/510 - REPORT TO JRPP**ATTACHMENTS: 1. JRPP REPORT****MEETING DATE: 13 JULY 2015**

RECOMMENDATION: DEFERRED COMMENCEMENT APPROVAL**LOCATION: 150 MOWBRAY ROAD & 670-680 WILLOUGHBY ROAD, WILLOUGHBY NSW 2068****APPLICANT: CEEROSE****PROPOSAL: DEMOLITION OF THE EXISTING BUILDINGS AND STRUCTURES AND THE CONSTRUCTION OF THREE COMMERCIAL PREMISES AND 104 SHOP-TOP HOUSING UNITS.****DATE OF LODGEMENT: 21 NOV 2014****REPORTING OFFICER: ANNIE LEUNG – DEVELOPMENT PLANNER****RESPONSIBLE OFFICER: IAN ARNOTT - DEVELOPMENT PLANNING MANAGER**

Purpose of Report

To inform Council that Development Application 2014/510 for demolition of the existing buildings and structures and the construction of three commercial premises and 104 shop-top housing units will be considered by the Sydney East Joint Regional Planning Panel (JRPP) at its meeting on 22 July 2015.

MOTION

- 1. That the Assessment report to JRPP for DA2014/510 be received and noted.**
- 2. That the Council members of the JRPP retire from the Council Chambers for the consideration of the application.**
- 3. That Council make a submission to the JRPP addressing the following matters:**
 - Investigation of the addition of alternative pedestrian solutions e.g. a footbridge (with an adequate maintenance schedule)**
 - Provision of additional parking**
 - Optimal sustainability measures**
 - That further attempts be made to consolidate the development site with the isolated properties on the corner of Mowbray Road and Willoughby Road**

MOVED COUNCILLOR ROZOS

SECONDED COUNCILLOR RUTHERFORD

CARRIED

Voting

For the Motion: Councillors Eriksson, Hill, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Councillor Hooper

Absent: Councillors Giles-Gidney and Mustaca.

18.5 815 PACIFIC HIGHWAY CHATSWOOD - PLANNING PROPOSAL - 2015/1**ATTACHMENTS:** 1. CONCEPT PLANS (Distributed separately)**RESPONSIBLE OFFICER:** IAN ARNOTT - DEVELOPMENT PLANNING
MANAGER**AUTHOR:** NONI DE CARVALHO – PLANNER**MEETING DATE:** 13 JULY 2015**Purpose of Report**

To advise Council and seek direction on the Planning Proposal 2015/1 lodged on 5 February 2015 for 815 Pacific Highway Chatswood.

PROCEDURAL MOTION

That the following people address the meeting:

- David Haseler (FJMT)
- Stuart McDonald (SJB Planning)

Mr Haseler and Mr McDonald addressed the meeting and answered questions of the Councillors.

MOTION

That Council not support the Planning Proposal 2015/1 for 815 Pacific Highway Chatswood or recommend it proceeds to a gateway determination.

MOVED COUNCILLOR SAVILLE**SECONDED COUNCILLOR ROZOS****CARRIED****Voting**

For the Motion: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Councillor Mustaca

AMENDMENT

That Council defer Planning Proposal 2015/1 for 815 Pacific Highway Chatswood to enable further discussion with the applicant.

MOVED COUNCILLOR HOOPER

SECONDED COUNCILLOR NORTON

LOST

Voting

For the Amendment: Councillors Hooper, Mustaca and Norton

Against: Councillors Giles-Gidney, Eriksson, Hill, Rozos, Rutherford, Saville, Sloane and Wright.

GENERAL MATTERS**18.6 NOMINATION - PLANNING MANAGER - PROCESS AND FINALISE DRAFT LOCAL ENVIRONMENT PLANS****ATTACHMENTS:** 1. COUNCIL REPORT OF 12 NOVEMBER 2014**RESPONSIBLE OFFICER:** LINDA MCCLURE – STRATEGIC PLANNING MANAGER**AUTHOR:** JANE GIBSON – STRATEGIC PLANNER**MEETING DATE:** 13 JULY 2015

Purpose of Report

This report is to nominate the new Planning Manager to be a delegate to process and finalise Draft Local Environmental Plans.

RESOLUTION**That Council:**

1. nominates Mr Ian Arnott, Planning Manager, as delegate to process and finalise a Local Environmental Plan where Council has considered submissions and determined the outcome of a Draft Local Environmental Plan, and
2. advises the Department of Planning and Environment of Council's decision.

MOVED COUNCILLOR MUSTACA**SECONDED COUNCILLOR SLOANE****CARRIED****Voting****For the Resolution:** Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.**Against:** Nil

18.7 APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY FOR THE MONTHS OF MAY AND JUNE 2015

ATTACHMENTS:	1. LIST OF DETERMINED APPLICATIONS
RESPONSIBLE OFFICER:	IAN ARNOTT - DEVELOPMENT PLANNING MANAGER, PETER ROWAN - BUILDING SERVICES MANAGER
AUTHOR:	BUILDING SURVEYORS, DEVELOPMENT PLANNERS
MEETING DATE:	13 JULY 2015

Purpose of Report

The attached schedule lists all applications determined under delegated authority for the months of May and June 2015.

RESOLUTION

That the information be noted.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

18.8 DEVELOPMENT APPLICATION REPORT TO 7 JULY 2015

ATTACHMENTS:	1. LIST OF APPLICATIONS
RESPONSIBLE OFFICER:	IAN ARNOTT – DEVELOPMENT PLANNING MANAGER, PETER ROWAN – BUILDING SERVICES MANAGER
AUTHOR:	DEVELOPMENT PLANNERS, BUILDING SURVEYORS
MEETING DATE:	13 JULY 2015

Purpose of Report

The attached schedule lists all current Development Applications grouped by Suburb.

RESOLUTION

That the information on the Development Application Report to 6 July be noted.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

19 REPORTS FROM OFFICERS - INFRASTRUCTURE SERVICES DIRECTOR

19.1 COUNCIL SUBMISSION TO TRANSPORT FOR NSW ON SYDNEY METRO - CITY AND SOUTHWEST LINK

ATTACHMENTS:	<ol style="list-style-type: none">1. DRAFT SUBMISSION TO TRANSPORT FOR NSW RE SYDNEY METRO AND SOUTHWEST LINK2. TRANSFORMING SYDNEY-SYDNEY METRO CITY AND SOUTH WEST PROJECT OVERVIEW3. SGS ADVICE ON ARTARMON INDUSTRIAL PRECINCT STATION-METRO SYDNEY
RESPONSIBLE OFFICER:	MARK MCDONALD – ACTING DIRECTOR INFRASTRUCTURE SERVICES
AUTHOR:	DAVID SUNG - ENGINEERING SERVICES MANAGER LINDA MCCLURE - STRATEGIC PLANNING MANAGER JOSEPHINE GORRING - SUSTAINABLE TRANSPORT PLANNER
CITY STRATEGY LINK:	4.2.1 INCREASED USE OF ACTIVE AND PUBLIC TRANSPORT
MEETING DATE:	13 JULY 2015

Purpose of Report

To advise Council of, and seek Council input to, the content of the Willoughby City Council (WCC) submission to Transport for NSW (TfNSW) for the Sydney Metro that closes on 17 July 2015.

RESOLUTION

That Council delegates to the General Manager the authority to finalise the submission to Transport for NSW which will include the points raised within the draft submission, provided in Attachment 1.

MOVED COUNCILLOR MUSTACA

SECONDED COUNCILLOR SLOANE

CARRIED

Voting

For the Resolution: Councillors Giles-Gidney, Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville, Sloane and Wright.

Against: Nil

During the meeting, the General Manager gave an undertaking to include an executive summary in the submission.

20 NOTICE OF MOTION

NIL

21 CONFIDENTIAL ITEMS

NIL

22 QUESTIONS

NIL

- **Councillors Giles-Gidney and Mustaca, both representatives of JRPP, left the meeting at 9:45pm and Councillor Norton took the Chair for Items 18.3 and 18.4.**
- **Councillors Giles-Gidney and Mustaca returned to the meeting at 10:14pm.**

The meeting closed at 10:15pm

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council held on 13 July 2015. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.