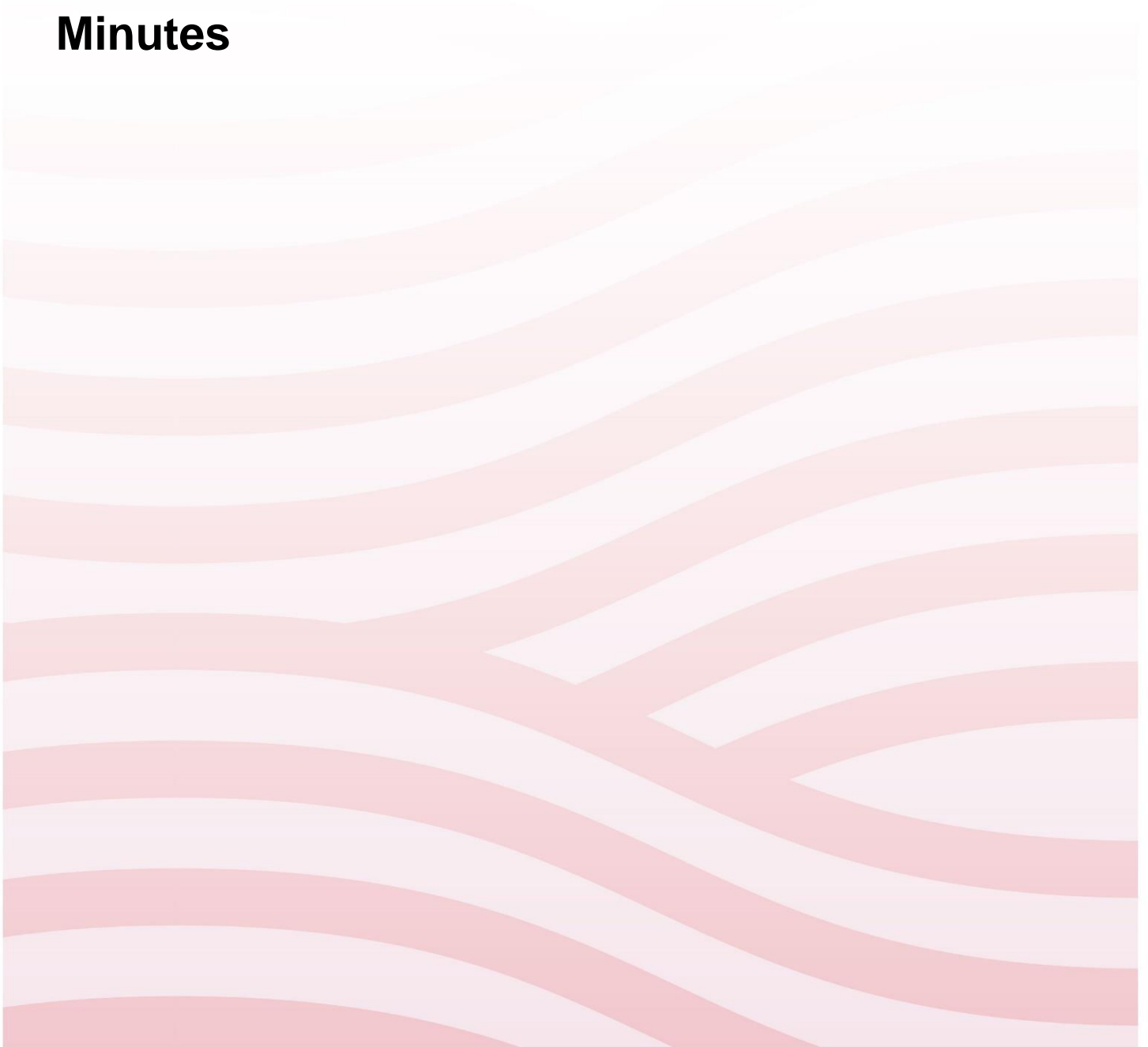




Woollahra Local Planning Panel (Public Meeting)

Thursday 2 May 2024
1.00pm

Minutes



Woollahra Local Planning Panel (Public Meeting) Minutes

Thursday 2 May 2024
Held under clause 25 of Schedule 2
of the Environmental Planning and Assessment Act 1979

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Woollahra Local Planning Panel (Public Meeting) Minutes

**Minutes of the Meeting held on
2 May 2024 at 1.00pm.**

Present:	Helen Lochhead	(Expert)
	Peter Brennan	(Expert)
	Oliver Klein	(Expert)
	Malcolm Young	(Community Representative)
Staff:	David Booth	(Acting Team Leader)
	Nick Economou	(Manager Development Assessment)
	George Fotis	(Team Leader)
	Carolyn Nurmi	(Governance Officer)
	Thomas Wong	(Team Leader)

Note: The Panel was briefed by council staff on each Item prior to the meeting.

The Panel heard members of the public who registered to address at the commencement of the public meeting. The public meeting was closed at 1.15pm.

The Panel then deliberated and voted on each Item in a confidential meeting.

The decisions are recorded in these Minutes.

Leave of Absence and Apologies

Nil

Late Correspondence

Nil

Declarations of Interest

Oliver Klein declared a Significant Non-Pecuniary interest in item D1 (80-82 New South Head Road, Vaucluse) as he has been involved a recent Land & Environment court case involving Harshane Kahagalle who has submitted a submission and who represented the opposing position. Oliver Klein removed himself and did not take part in the meeting, did not participated in the debate nor voted on the matter.

ITEM No. D1
FILE No. DA316/2023/1
ADDRESS 80-82 New South Head Road
PROPOSAL Use of the south-western section of Samuel Park, 80-82 New South Head Road Vaucluse containing the *Vaucluse Bowling Club and Community Facility*, as a recreation facility (outdoor) and a community facility

Note: Oliver Klein declared a Significant Non-Pecuniary interest in item D1 (80-82 New South Head Road, Vaucluse) as he has been involved a recent Land & Environment court case involving Harshane Kahagalle who has submitted a submission and who represented the opposing position. Oliver Klein did not take part in the meeting, did not participated in the debate nor voted on the matter.

Note: Emma Fitzgerald, Applicant addressed the panel.

Reasons for Decision

The Panel has undertaken a site inspection, considered any submissions and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

For the reasons generally in the assessment report, the Panel is satisfied that the application can be approved subject to the conditions in the assessment report.

The Panel did acknowledge the applicants request to extend the operating hours for the community facility. Two of the Panel members considered optimal use of the community facility may be restricted through the approved hours and the Panel members noted that they were open to consider a future modification application to modify the hours of operation supported by appropriate documentation (updated acoustic report, operational plan and plan of management) and community feedback. Malcolm Young did not concur with the rest of the Panel on this point.

Resolved: Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979

THAT the Woollahra Local Planning Panel, exercising the functions of Council, grant development consent to Development Application No. 316/2023/1 for the use of the south-western section of Samuel Park, 80-82 New South Head Road Vaucluse containing the *Vaucluse Bowling Club and Community Facility*, as a recreation facility (outdoor) and a community facility, subject to the following conditions:

A. GENERAL CONDITIONS

A. 1.	Conditions
	Consent is granted subject to the following conditions imposed under section 4.16 of the Environmental Planning and Assessment Act 1979 (“the Act”), and the provisions of the Environmental Planning and Assessment Regulation 2021 (“the Regulations”) and the provisions of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 (“the Development Certification and Fire Safety Regulations”), such conditions being reasonable and relevant to the development as assessed under section 4.15 of the Act.
	Notes: <ul style="list-style-type: none">• Failure to comply with this development consent and any condition of this consent is a criminal offence. Failure to comply with other environmental laws is also a criminal offence.

	<ul style="list-style-type: none"> • Where there is any breach Council may without any further warning: <ol style="list-style-type: none"> a) Issue Penalty Infringement Notices (On-the-spot fines); b) Issue notices and orders; c) Prosecute any person breaching this consent; and/or d) Seek injunctions/orders before the courts to restrain and remedy any breach. • Maximum penalties under NSW environmental laws include fines up to \$1.1 Million and/or custodial sentences for serious offences. • Should Council have to take any action to enforced compliance with this consent or other environmental laws Council's policy is to seek from the Court appropriate orders requiring the payments of its costs beyond any penalty or remedy the Court may order. • This consent and this specific advice will be tendered to the Court when seeking costs orders from the Court where Council is successful in any necessary enforcement action. • The payment of environmental penalty infringement notices does not result in any criminal offence being recorded. If a penalty infringement notice is challenged in Court and the person is found guilty of the offence by the Court, subject to section 10 of the Crimes (Sentencing Procedure) Act 1999, a criminal conviction is recorded. The effect of a criminal conviction beyond any fine is serious.
	<p>Condition Reason: To ensure all parties are aware of the relevant legislation that applies to the development.</p>
<p>A. 2.</p>	<p>Definitions</p> <p>Unless specified otherwise, words have the same meaning as defined by the <i>Act</i>, the <i>Regulations</i>, the <i>Development Certification and Fire Safety Regulations</i> and the <i>Interpretation Act 1987</i> as in force at the date of consent.</p> <p>Applicant means the applicant for this consent.</p> <p>Approved Plans mean the plans endorsed by Council referenced by this consent as amended by conditions of this consent.</p> <p>Local native plants means species of native plant endemic to Sydney's eastern suburbs.</p> <p>Owner-builder has the same meaning as in the <i>Home Building Act 1989</i>.</p> <p>PC means the Principal Certifier under the <i>Act</i>.</p> <p>Principal Contractor has the same meaning as in the <i>Act</i>, or where a Principal Contractor has not been appointed by the Owner of the land being developed Principal Contractor means the Owner of the land being developed.</p> <p>Professional engineer has the same meaning as in the <i>BCA</i>.</p> <p>Public place has the same meaning as in the <i>Local Government Act 1993</i>.</p> <p>Road has the same meaning as in the <i>Roads Act 1993</i>.</p> <p>SEE means the final version of the Statement of Environmental Effects lodged by the Applicant.</p> <p>Site means the land being developed subject to this consent.</p> <p>Site work means any work that is physically carried out on the land to which the development the subject of this development consent is to be carried out, including but not limited to building work, subdivision work, demolition work, clearing of vegetation or remediation work.</p>

Woollahra LEP means *Woollahra Local Environmental Plan 2014*

Woollahra DCP means *Woollahra Development Control Plan 2015*

Work for the purposes of this consent means:

- the use of land in connection with development,
- the subdivision of land,
- the erection of a building,
- the carrying out of any work,
- the use of any site crane, machine, article, material, or thing,
- the storage of waste, materials, site crane, machine, article, material, or thing,
- the demolition of a building,
- the piling, piercing, cutting, boring, drilling, rock breaking, rock sawing or excavation of land,
- the delivery to or removal from the *site* of any machine, article, material, or thing, or
- the occupation of the *site* by any person unless authorised by an occupation certificate.

Condition Reason: To ensure all parties are aware of the relevant definitions.

A. 3. Approved Plans and Supporting Documents

Those with the benefit of this consent must carry out all work and maintain the use and works in accordance with both the architectural plans to which is affixed a Council stamp “Approved” and supporting documents listed below unless modified by any following condition.

Where the plans relate to alterations or additions only those works shown in colour or highlighted are approved.

Reference	Description	Author	Date
A100 Rev A	Site Plan	Stanton Dahl Architects	20/12/2022
A200 Rev G	Ground Floor Layout	Stanton Dahl Architects	08/08/2023
230552 – Vaucluse Bowling Club – Acoustic Assessment – R3	Acoustic Report	Pulse White Noise Acoustics Pty Ltd	06/12/2023
23.125r01v02	Traffic Impact Statement	Traffix	16 Aug 2023
Operational Management Plan	Operational Management Plan	Council’s Manager Community and Culture and Manager Property and Projects	19 Mar 2024

Notes:

- Warning to Principal Certifier – You must always insist on sighting the original Council stamped approved plans. You must not rely solely upon the plan reference numbers in this condition. Should the Applicant not be able to provide you with the original copy Council will provide you with access to its files so you may review our original copy of the approved plans.
- These plans and supporting documentation may be subject to conditions imposed under section 4.17(1)(g) of the Act modifying or amending the development.

Condition Reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

A. 4.	Development Consent is Not Granted in Relation to these Matters
	This approval does not give consent for the sale of liquor on the premises.
	Condition Reasons: The development application did not seek development consent for licensed premises nor does it describe that liquor will be sold on the premises.

B. BEFORE DEMOLITION WORK COMMENCES

Nil.

C. ON COMPLETION OF REMEDIATION WORK

Nil.

D. BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

Nil.

E. BEFORE BUILDING WORK COMMENCES

Nil.

F. DURING BUILDING WORK

Nil.

G. BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

G. 1.	Occupation Certificate (section 6.9 of the Act)
	A person must not commence occupation or use of the whole or any part of a new building (within the meaning of section 6.10 of the Act) unless an occupation certificate has been issued in relation to the building or part. Note: New building includes an altered portion of, or an extension to, an existing building.
	Condition Reason: To ensure the building is suitable to occupy.
G. 2.	Amendment of the Operational Management Plan
	Before the issue of any occupation certificate, the <i>Operational Management Plan: For the Management of Vaucluse Bowling Club and Community Facility – Final, Clarifications: 19 March 2023</i> shall be amended to incorporate the acoustic control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaucluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023</i> as amended by the following noise management commitment contained in the operational plan of management: <ul style="list-style-type: none"> • <i>External music is not permitted before 11.00am.</i>
	Condition Reason: To ensure the mitigation of acoustic impacts upon the locality.

G. 3.	<p>Fire Safety Certificates</p> <p>Before the issue of any occupation certificate to authorise a person:</p> <p>a) to commence occupation or use of a new building, or</p> <p>b) to commence a change of building use for an existing building, the Principal Certifier must be satisfied that a final fire safety certificate has been issued for the building.</p> <p>Notes:</p> <ul style="list-style-type: none"> In this condition: <ul style="list-style-type: none"> interim fire safety certificate has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. final fire safety certificate has the same meaning as it has in Part 11 of the Development Certification and Fire Safety Regulation. new building has the same meaning as it has in section 6.1 of the Act. <p>Condition Reason: To ensure that a final fire safety certificate is issued prior to occupation.</p>
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H. OCCUPATION AND ONGOING USE

H. 1.	<p>Hours of Use of the Community Facility</p> <p>During the occupation and ongoing use, the hours of use of the community facility are limited to the following:</p> <ul style="list-style-type: none"> Sunday to Thursday – 7am - 9pm. Friday and Saturday – 7am -11pm with the exception of the outdoor hardstand patio area which is to close at 9:30pm. <p>Notes:</p> <ul style="list-style-type: none"> Deliveries to or dispatches from the site must not be made outside these hours. This condition does not apply to activities such as cleaning which takes place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling than such internal activities must not occur outside these hours of use. This condition does not restrict the operation of noise pollution laws. <p>Condition Reason: This is to mitigate amenity impacts upon the neighbourhood</p>
H. 2.	<p>Hours of Use of the Recreation Facility (Outdoor)</p> <p>During the occupation and ongoing use, the hours of use of the recreation facility (outdoor) are limited to the following:</p> <ul style="list-style-type: none"> 7.00am-9.00pm, 7 days a week. <p>Notes:</p> <ul style="list-style-type: none"> Maintenance works and deliveries to or dispatches from the site must not be made outside these hours. This condition does not apply to activities such as cleaning which takes place wholly within the building and which are not audible within any adjoining residential dwelling. If internal activities are audible within any adjoining residential dwelling such that they cause a nuisance to the occupiers of such dwelling than such internal activities must not occur outside these hours of use. This condition does not restrict the operation of noise pollution laws.

	<p>Condition Reason: This is to mitigate amenity impacts upon the neighbourhood</p>
H. 3.	<p>Maximum Patron Capacity</p> <p>During the occupation and ongoing use, the following maximum patron capacities, as informed by the acoustic report and the operational plan of management, must not be exceeded:</p> <p>7:00am – 6:00pm</p> <ul style="list-style-type: none"> • A maximum of 100 patrons using the external bowling green at any one time. • A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time. <p>6:00pm – 9:00pm</p> <ul style="list-style-type: none"> • A maximum of 75 patrons using the external bowling green at any one time. • A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time. <p>9:00pm – 9.30pm Friday and Saturday</p> <ul style="list-style-type: none"> • A maximum of 75 patrons within the internal hall and the adjacent external paved podium/patio area at any one time. <p>9:30pm – 10.00pm Friday and Saturday</p> <ul style="list-style-type: none"> • No patrons are permitted to be outside. • A maximum of 75 patrons within the internal hall at any one time. <p>10:00pm – 11pm Friday and Saturday</p> <ul style="list-style-type: none"> • No patrons are permitted to be outside. • A maximum of 75 patrons within the internal hall area at any one time. <p>Condition Reason: To achieve consistency with the acoustic report/ operational plan of management and to minimise impacts on local amenity.</p>
H. 4.	<p>Acoustic Control Measures</p> <p>The acoustic and management control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vaocluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023</i>, shall be fully implemented as amended by the following noise management commitment contained in the operational plan of management during the ongoing use of the premises:</p> <ul style="list-style-type: none"> • <i>External music is not permitted before 11.00am.</i> <p>Condition Reason: To ensure consistency between the operational plan of management and the acoustic report and the mitigation of acoustic impacts upon the locality.</p>
H. 5.	<p>Noise Control</p> <p>During the occupation and ongoing use, the use of the premises must not give rise to the transmission of offensive noise to any place of different occupancy. Offensive noise is defined in the Protection of the Environment Operations Act 1997.</p>

	<p>Notes:</p> <ul style="list-style-type: none"> • Council will generally enforce this condition in accordance with the Noise Guide for Local Government (www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government) and the NSW Industrial Noise Policy (www.epa.nsw.gov.au/your-environment/noise/industrial-noise) published by the NSW Environment Protection Authority. Other State Government authorities also regulate the Protection of the Environment Operations Act 1997. • Useful links: <ul style="list-style-type: none"> - Community Justice Centres—free mediation service provided by the NSW Government www.cjc.nsw.gov.au. - NSW Environment Protection Authority— see “noise” section www.environment.nsw.gov.au/noise. - NSW Government legislation- access to all NSW legislation, including the Protection of the Environment Operations Act 1997 and the Protection of the Environment Noise Control Regulation 2017 is available at www.legislation.nsw.gov.au. - Australian Acoustical Society—professional society of noise related professionals www.acoustics.asn.au. - Association of Australian Acoustical Consultants—professional society of noise related professionals www.aaac.org.au. - Liquor and Gaming NSW—www.liquorandgaming.nsw.gov.au. <p>Condition Reason: To protect the amenity of the neighbourhood.</p>
<p>H. 6.</p>	<p>Noise from Vaucluse Bowling Club & Community Facility</p> <p>During the occupation and ongoing use, the LA10 noise level emitted from the premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) by more than 5dB(A) between 07:00 am and 12:00 midnight at the boundary of any affected residence.</p> <p>The LA10 noise level emitted from the premises must not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8k Hz inclusive) between 12:00 midnight and 07:00am at the boundary of any affected residence.</p> <p>Notwithstanding compliance with the above, the noise from the premises must not be audible within any habitable room in any residential premises between the hours of 12:00 midnight and 07:00am.</p> <p>Notes:</p> <ul style="list-style-type: none"> • dB(A) is a value used for ‘A-weighted’ sound pressure levels ‘A’ frequency weighting is an adjustment made to approximate the response of the human ear. • For the purposes of this condition, the LA10 is the A-weighted sound pressure level that is exceeded for 10% of the time over which a given sound is measured. • The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90 level measured by a sound level meter over the applicable period. • This condition reflects the minimum standard condition imposed by the former Casino Liquor and Gaming Control Authority. Liquor & Gaming NSW or the Independent Liquor & Gaming Authority may specify other standards in respect of the above condition under the Liquor Act 2007, and associated Regulations. Section 79 of the Liquor Act 2007 provides an informal mechanism for complaints to be made (by residents, Police, local consent authorities and others) where the amenity of local neighbourhoods is unduly disturbed by the conduct of licensed premises including registered clubs (or their patrons). The Secretary of the Department of Industry is responsible for resolving such complaints and may impose temporary or permanent conditions on any licence. For more information go to Liquor and Gaming NSW website www.liquorandgaming.nsw.gov.au • Interior noise levels of licensed premises which exceed safe hearing levels are not supported or condoned by Council.

	<p>Condition Reason: To protect the amenity of the neighbourhood.</p>
H. 7.	<p>Noise from Mechanical Plant and Equipment (Air Conditioning Equipment)</p> <p>During the occupation and ongoing use, the noise level measured at any boundary of the site at any time while the mechanical plant and equipment is operating must not exceed the background noise level. Where noise sensitive receivers are located within the site, the noise level is measured from the nearest strata, stratum or community title land and must not exceed background noise level at any time.</p> <p>The background noise level is the underlying level present in the ambient noise, excluding the subject noise source, when extraneous noise is removed. For assessment purposes the background noise level is the LA90, 15 minute level measured by a sound level meter.</p> <p>Notes:</p> <ul style="list-style-type: none"> Words in this condition have the same meaning as in the Noise Policy for Industry (2017) www.epa.nsw.gov.au/your-environment/noise/industrial-noise/noise-policy-for-industry-(2017) and Noise Guide for Local Government (2013) www.epa.nsw.gov.au/your-environment/noise/regulating-noise/noise-guide-local-government <p>Condition Reason: To protect the amenity of the neighbourhood.</p>
H. 8.	<p>Annual Fire Safety Statements (Class 1b to 9c buildings inclusive)</p> <p>During the occupation and ongoing use, each year, an annual fire safety statement must be provided to Council and the Commissioner of Fire and Rescue NSW. The annual fire safety statement must be prominently displayed in the building.</p> <p>Notes:</p> <ul style="list-style-type: none"> essential fire safety measure has the same meaning as in Schedule 2 of the Development Certification and Fire Safety Regulation. annual fire safety statement has the same meaning as in clause 88 of the Development Certification and Fire Safety Regulation. Visit Council's website for additional information in relation to fire safety www.woollahra.nsw.gov.au. <p>Condition Reason: To ensure public safety.</p>
H. 9.	<p>Outdoor Lighting – Sports Lighting</p> <p>During the occupation and ongoing use, outdoor sports lighting must generally comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminaire must not exceed the level 1 control relevant under Table 2.2 of AS 4282.</p> <p>The maximum illuminance and the threshold limits must be in accordance with Table 2.1 of AS 4282.</p> <p>No sports lighting must operate after 8.30pm and must, by automatic timer, switch off no later than that time.</p> <p>The intensity of light provided to the sporting area must comply with AS2560 and relevant parts to this Australian Standard.</p>

	<p>Notes:</p> <ul style="list-style-type: none"> The height of the poles as proposed may be too low to comply with both AS4282 and AS2560. Where this is disclosed, it will be necessary to seek an amendment to this consent if it is proposed to increase the height of the poles and lights to achieve compliance with both standards. Council may consider, subject to an appropriate Section 4.55 Application, relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible. <p>Condition Reason: To control the obtrusive effects of outdoor lighting, to limit the hours of use to protect the amenity of neighbours and to maintain safe conditions for sporting activities.</p>
<p>H. 10.</p>	<p>Outdoor Lighting – Commercial</p> <p>During the occupation and ongoing use, outdoor lighting must comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. The maximum luminous intensity from each luminare and threshold limits must not exceed the level 1 control relevant under tables in AS/NZS 4282.</p> <p>Notes:</p> <ul style="list-style-type: none"> Council may consider, subject to an appropriate Section 4.55 Application, relaxation of this condition where it can be demonstrated, by expert report, that the level of lighting in the existing area already exceeds the above criteria, where physical shielding is present or physical shielding is reasonably possible. <p>Condition Reason: To protect the amenity of neighbours and limit the obtrusive effects of outdoor lighting in public places.</p>
<p>H. 11.</p>	<p>Operation in Accordance with Operational Plan of Management (POM)</p> <p>During the occupation and ongoing use, the operation and management of the premises must be in accordance with the <i>Operational Management Plan: For the Management of Vacluse Bowling Club and Community Facility – Final, Clarifications: 19 March 2023</i> as amended to incorporate the acoustic control measures, as recommended in <i>Acoustic Report: prepared by Pulse White Noise Acoustics Pty Ltd – Report Reference: 230552 – Vacluse Bowling Club – Acoustic Assessment – R3 – 06 December 2023.</i> .</p> <p>The POM cannot be altered without the written consent of Council.</p> <p>Condition Reason: To mitigate amenity impacts upon the neighbourhood.</p>
<p>H. 12.</p>	<p>Garbage Area and Containers</p> <p>During the occupation and ongoing use, the garbage area must be maintained at all times to ensure that a breeding ground is not created for pests and must be capable of being easily and effectively cleaned.</p> <p>All garbage containers must have tight fitting lids and be large enough or in sufficient numbers to contain all the waste produced by the business while awaiting the next removal from the premises.</p> <p>Condition Reason: To mitigate amenity impacts upon the neighbourhood.</p>

<p>H. 13.</p>	<p>Glass Sorting and Collection</p> <p>During the occupation and ongoing use, glass must not be emptied or transferred from one receptacle to another anywhere in a public place. All glass must be emptied/transferred within the premises and removed in containers.</p> <p>No bottle or glass sorting, recycling or collection shall take place between 8.00pm and 8.00am Sunday to Friday and between 9.00pm Saturday and 10am Sundays and Public Holidays.</p> <p>Condition Reason: To mitigate amenity impacts upon the neighbourhood.</p>
<p>H. 14.</p>	<p>Waste Collection – Commercial</p> <p>During the occupation and ongoing use, general waste collection is to be undertaken ONLY between the hours of:</p> <ul style="list-style-type: none"> • 7.00am to 9.00pm Monday to Friday, and • 8.00am to 8.00pm Saturday, Sunday and Public Holidays <p>Condition Reason: To protect the amenity of neighbouring residents.</p>
<p>H. 15.</p>	<p>Waste Management – Commercial</p> <p>During the occupation and ongoing use, compliance must be maintained with the relevant provisions of Woollahra DCP 2015, Chapter E5–Waste Management.</p> <p>All waste must be presented for collection in a receptacle. Waste receptacles must be presented no earlier than the close of business on the day before collection. Waste and recycling bins/crates must be removed from the road or footpath within 1 hour of collection.</p> <p>Receptacles are not to be stored in any public place at any time. Waste and recycling receptacles must be stored at all times within the boundaries of the site.</p> <p>This condition does not apply to the extent that Activity Approval exists under the Local Government Act 1993 or the Roads Act 1993 and subject that all conditions of such approval(s) are complied with.</p> <p>Notes:</p> <ul style="list-style-type: none"> • No waste will be collected by Council that is not presented properly. The waste must be presented with lid closed to reduce littering. <p>Condition Reason: To ensure that the provisions of the approved SWMMP and Woollahra DCP are complied with during the ongoing operations of the development.</p>
<p>H. 16.</p>	<p>Provision of Off-street Public and Visitor Parking</p> <p>During the occupation and ongoing use, in compliance with the bicycle parking rates prescribed under E1.6.2 of Woollahra DCP 2015 and the provisions of AS 2890.3: Parking Facilities - Bicycle Parking Facilities, unimpeded public access to off-street bicycle parking must be maintained as follows:</p>

Use	Number of spaces
Recreation facility	7
Community facility	3
Staff	5

Notes:

- Where there is a potential for the trespass of private motor vehicles upon private parking servicing the owner of the site may seek to enter into a free parking area agreement with Council. Council may under such agreement enforce parking restrictions under section 650 of the Local Government Act 1993.
- Further information can be obtained from Council's Compliance Team by calling 9391 7000 or from the Office of Local Government at www.olg.nsw.gov.au or call 4428 4100.

Condition Reason: To ensure adequate on-site bicycle parking is maintained.

I. BEFORE THE ISSUE OF A SUBDIVISION WORKS CERTIFICATE

Nil.

J. BEFORE SUBDIVISION WORK COMMENCES

Nil.

K. BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE (SUBDIVISION WORKS)

Nil

L. BEFORE THE ISSUE OF A SUBDIVISION CERTIFICATE (NO SUBDIVISION WORKS)

Nil.

M. BEFORE THE ISSUE OF A STRATA CERTIFICATE

Nil.

Note: In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.

For the Motion

Peter Brennan
Helen Lochhead
Malcolm Young

3/0

Against the Motion

Nil

There being no further business the meeting concluded at 1.22pm.

We certify that the pages numbered 1 to 15 inclusive are the Minutes of the Woollahra Local Planning Panel (Public Meeting) Meeting held on 2 May 2024 and confirmed by all Panel members of the Woollahra Local Panel on 6 May 2024 as correct.

Chairperson

Secretary of Committee

Expert

Expert

Community Representative