

MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 24 MARCH 2021

Panel members present:

Hon RN Talbot (Angus) (Chair)
Graham Brown
Jan Murrell
Sandra Robinson (Community Rep)

Also present:

Mr M Reid	Executive Manager, Development Assessment
Ms A Rossi	Manager, Development Assessment (Central)
Ms B McNamara	Manager, Development Assessment (North/South)
Mr B Magistrale	Acting Manager, Development Assessment
Ms R Siasosi	Administration Officer

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

At 12.40pm, the meeting was closed to the public.

At 1.30pm, the Panel reconvened in closed session.

At 2.46pm, the meeting closed.

WLPP-2103.A

Apologies

There were no apologies

WLPP-2103.DI

Declarations of Interest

The Chair called for declarations of interest and none were received.

WLPP-2103.R

Determinations

The Panel resolved to make the following determinations overleaf.



Hon RN Talbot (Angus)
Chairperson
WLPP-2103.1

1 Belgrave Street, Bronte - Partial demolition, earthworks and substantial alterations and additions to heritage listed dwelling (DA-310/2020)

Report dated 11 March 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

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

For the RESOLUTION: Talbot, Brown, Murrell and Robinson

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report.

J Robilliard, C Sowada (objectors) addressed the meeting.

**Units 1 And 2, 19 Wonderland Avenue, Tamarama - Modification to lift and lift access from garage level, reinstate extension of the third floor balcony and new privacy screens.
(DA-97/2020/A)**

Report dated 11 March 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

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

For the RESOLUTION: Talbot, Brown, Murrell and Robinson

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report.

The Panel is satisfied that the modification is substantially the same development as originally approved. The Panel notes the amended plan dated 14 February 2021 reduces the width of the extended balcony to the central portion and the Panel is satisfied this does not create unreasonable additional impacts.

N Burton (objector) addressed the meeting.

10 Wonderland Avenue, Tamarama - Alterations and additions to dwelling including extension along the western elevation and new external deck, stairs and landscaping at the ground floor entrance (DA-410/2020)

Report dated 10 March 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

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

The Panel approves the development application in accordance with the recommendations in the Officer's report and recommended conditions with the exception of condition 2 being deleted and condition 3 being amended, as follows.

- Delete Condition 2
- Amend Condition 3(a)

3(a) The *Olea europea* (Olive Tree) and *Banksia marginate* (Silver Banksia) within the front garden area are to be deleted and replaced (at a rate of 1 for 1) with an alternate species suitable for the coastal environment that typically has a mature growth height of species of 2m maximum.

Note: condition numbering to be adjusted accordingly upon no 2 being deleted.

For the RESOLUTION: Talbot, Brown, Murrell and Robinson

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report.

S Koolloos (on behalf of the applicant) addressed the meeting.

48 Wallangra Road, Dover Heights - Alterations and additions to existing dwelling including internal reconfiguration and extension of basement level. (DA-446/2020)

Report dated 4 March 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

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

The Panel approves the development application in accordance with the recommendations in the Officer's report and recommended conditions as amended by the Panel:

Amend Condition 17

17 DILAPIDATION REPORT

A Dilapidation report is to be prepared for any adjoining or nearby property that may be subject to potential damage as a result of any works being undertaken. The dilapidation report is to be made available to affected property owners.

Note: Any damage that may be caused is a civil matter. This consent does not allow or authorise any party to cause damage, trespass, or any other unlawful act and Council will not be held responsible for any damage that may be caused to adjoining buildings as a consequence of the development being carried out. Council will not become directly involved in disputes between the builder, owner, developer, its contractors and the owners of neighbouring buildings.

For the RESOLUTION: Talbot, Brown, Murrell and Robinson

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report.

D Springer, J Caplan (objectors) addressed the meeting.

64 Fletcher Street, Bondi - Alterations and additions to existing building to change use from a dual occupancy to create a single dwelling including internal reconfiguration, new window and door openings and construction of a swimming pool. (DA-356/2020)

Report dated 10 March 2021 from the Development and Building Unit.

Council Recommendation: That the application be approved in accordance with the conditions contained in the report.

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

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

For the RESOLUTION: Talbot, Brown, Murrell and Robinson

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report.

C Grinham (on behalf of the applicant)

The meeting closed at 2.46pm