

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 25 October 2023**

Panel members present:

Jacqueline Townsend (Chair)
Stuart McDonald
Elizabeth Kinkade
Jesse Lockhart-Krause (Community Representative)

Also present:

A Rossi, Executive Manager Development Assessment
B McNamara, Manager Development Assessment
B Magistrale, Manager Development Assessment
K Johnstone, A/Manager Development Assessment
E Finnegan, Executive Planner Development Assessment
N Calvisi, Administration Officer

At the commencement of the public proceedings at 12.00 pm, those panel members present were as listed above.

*At 1.15pm, the meeting was closed to the public.
At 2.00pm, the Panel reconvened in closed session.
At 3.00pm, the meeting closed.*

WLPP-2310.A

Apologies

There were no apologies.

WLPP-2310.DI

Declarations of Interest

The Chair called for declarations of interest and two were received.

Stuart McDonald advised a conflict of interest and did not participate in the public meeting or the determination for item WLPP-2310.4 - 55 Gould Street BONDI BEACH.

Stuart McDonald advised a conflict of interest and did not participate in the public meeting or the determination for item WLPP-2310.7 - 154 Brighton Boulevard NORTH BONDI.



Jacqueline Townsend
Chairperson

2 Martins Avenue BONDI NSW 2026 - Alterations and additions to residential flat building including an additional floor level to enlarge Units 9, 10, 11 and 12. **(DA-445/2022)**

Report dated 12 October 2023 from the Development Assessment Leadership Team.

Council Recommendation: That the application be APPROVED for the reasons contained in the report.

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

For the RESOLUTION: Townsend, McDonald, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

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

C Peters (Objector) and L Kosnetter (on behalf of the applicant) addressed the meeting.

32 St James Road BONDI JUNCTION NSW 2022 - Alterations and additions to attached dwelling including new first floor addition. **(DA-187/2023)**

Report dated 16 October 2023 from the Development Assessment Leadership Team.

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 and Environment.

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

For the RESOLUTION: Townsend, McDonald, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

34 St James Road BONDI JUNCTION NSW 2022 - Alterations and additions to attached dwelling including new first floor addition. **(DA-181/2023)**

Report dated 16 October 2023 from the Development Assessment Leadership Team.

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 and Environment.

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

For the RESOLUTION: Townsend, McDonald, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

55 Gould Street BONDI BEACH NSW 2026 - Partial demolition and alterations to existing residential flat building, including basement level parking, conversion of 12 units into 4, roof terraces and pools, and strata subdivision. (DA-113/2023)

Report dated 16 October 2023 from the Development Assessment Leadership Team.

Council Recommendation: That the application be APPROVED for the reasons contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard. In the opinion of the Panel the objectives of both the zone and the development standards 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 and Environment.

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

For the RESOLUTION: Townsend, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

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

L Kosnetter (on behalf of the applicant) addressed the meeting.

Stuart McDonald advised a conflict of interest and did not participate in the public meeting or the determination for item WLPP-2310.4 - 55 Gould Street BONDI BEACH.

304 Military Road DOVER HEIGHTS NSW 2030 - Demolition of dwelling and construction of a 2-storey attached dual occupancy with integrated basement carparking and swimming pool at rear. (DA-118/2023)

Report dated 16 October 2023 from the Development Assessment Leadership Team.

Council Recommendation: That the application be APPROVED for the reasons 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 and Environment.

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

For the RESOLUTION: Townsend, McDonald, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report noting there is a corridor view loss but a horizon view gain by this development. The Panel is satisfied that the view sharing principles have been applied, particularly as the building envelope will be compliant and subject to the recommended conditions.

B and L Solomon and D Vasin (Objectors), L Kosnetter (on behalf of the applicant) addressed the meeting.

17 High Street & 19 Prospect Street WAVERLEY NSW 2024 - Construction of two (2) two-storey semi-detached dwellings with basement garages and studios above the rear private open space, and boundary adjustment of existing 2 Torrens lots. (DA-185/2023)

Report dated 16 October 2023 from the Development Assessment Leadership Team.

Council Recommendation: That the application be APPROVED for the reasons 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 minimum subdivision lot size 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 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 2 (a): Double spaced metal batten panels are to be fixed in front of the east facing rear studio windows to mitigate direct overlooking to private open space and window openings of adjoining properties.

Condition Reason: To ensure the development does not adversely impact the visual privacy or amenity of adjoining properties.

- Add Condition 2 (e): Solid 1.6m high privacy screens angled at 45 degrees and extending from the northern and southern first floor walls of the studio adjacent to the eastern extent of the landing are to be included so as to prevent any direct line of sight to the rear gardens of the adjoining properties to the north and south.

Condition Reason: To ensure the development does not adversely impact the visual privacy or amenity of adjoining properties.

- Add Condition 20A: An archival record (at a minimum the front and rear elevations, details of notable elements of each building e.g. the awning and foyers) shall be prepared of the existing buildings for deposit in Waverley Council's Archive. This record must be carried out prior to the removal of any significant building fabric or furnishings from the site and must be submitted to Council prior to the commencement of any demolition work. The record is to comply with the NSW Heritage Office Guidelines for digital archival recording.

Condition Reason: To have a record of the existing buildings on the site prior to demolition.

For the RESOLUTION: Townsend, McDonald, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

REASON: The Panel generally concurs with the Planning Officer's report but has added conditions after hearing from speakers who addressed the meeting.

P Vaux, A Carter, P Lonergan, M Main (Objectors), J Askin (on behalf of the applicant) addressed the meeting.

154 Brighton Boulevard NORTH BONDI NSW 2026 - Demolition and construction of new 4 storey residential flat building with 2 levels of basement parking and associated landscaping works.
(DA-133/2023)

Report dated 14 September 2023 from the Development Assessment Leadership Team.

Council Recommendation: That the application be APPROVED for the reasons contained in the report.

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is satisfied that the matters required to be addressed under clause 4.6(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height and floor space ratio development standards. In the opinion of the Panel the objectives of both the zone and the development standards 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 and Environment.

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

For the RESOLUTION: Townsend, Kinkade, Lockhart-Krause

Against the RESOLUTION: Nil

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

G Karavanas (on behalf of the applicant) addressed the meeting.

Stuart McDonald advised a conflict of interest and did not participate in the public meeting or the determination for item WLPP-2310.7 - 154 Brighton Boulevard NORTH BONDI.