

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 25 June 2025**

Panel members present:

Jacqueline Townsend (Chair)
Kate Bartlett
Clare Swan
Sam Marshall (Community Representative)

Also present:

A Rossi, Executive Manager
B McNamara, Manager Development Assessment
J Zancanaro, Manager Development Assessment
B Magistrale, Manager Development Assessment
N Calvisi, Administration Officer

At the commencement of the public proceedings at 11.04am, those panel members present were as listed above.

*At 12.00pm, the meeting was closed to the public.
At 12.25pm, the Panel reconvened in closed session.
At 14.23pm, the meeting closed.*

WLPP-2504.A

Apologies

There were no apologies.

WLPP-2506.DI

Declarations of Interest

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

WLPP-2506.R

Determinations

The Panel resolved to make the following determinations overleaf.



**Jacqueline Townsend
Chairperson**

88-90 Ramsgate Avenue BONDI BEACH NSW 2026 - Demolition of the existing buildings and construction of a new five storey residential flat building, including affordable housing, over two levels of basement parking. **(DA-563/2024)**

Report dated 15 June 2025 from MoDA.

Council Recommendation: That the development application be **APPROVED** by the WLPP subject to the conditions in Appendix A.

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

Amend Condition 25 to read as follows:

25. DILAPIDATION REPORT

Before any site work commences, a dilapidation report must be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land to the satisfaction of the Principal Certifying Authority. Detailed dilapidation surveys are to be carried out on all structures, buried services and infrastructure that falls within the zone of influence of the excavation. The zone of influence of the excavation is defined by a distance back from the excavation perimeter of twice the total depth of the excavation.

At minimum, the following properties are to be included:

- (a) 76 Ramsgate Avenue
- (b) 78 Ramsgate Avenue
- (c) 80 Ramsgate Avenue
- (d) 82 Ramsgate Avenue
- (e) 84 Ramsgate Avenue
- (f) 86 Ramsgate Avenue
- (g) 92 Ramsgate Avenue
- (h) 94-98 Ramsgate Avenue
- (i) 53 Brighton Boulevard
- (j) 55-57 Brighton Boulevard
- (k) 59 Brighton Boulevard
- (l) 61-63 Brighton Boulevard
- (m) 232-234 Campbell Parade
- (n) 236 Campbell Parade
- (o) 238 Campbell Parade
- (p) 240 Campbell Parade

Where access has not been granted to an adjoining property to prepare the dilapidation report, the report must be based on a survey of what can be observed externally and demonstrate, in writing, to the satisfaction of the Principal Certifying Authority that all reasonable steps were taken to obtain access to the adjoining properties.

The report is to be dated, submitted to, and accepted by the Principal Certifying Authority, prior to any work commencing on the site. No less than 14 days before any site work commences, adjoining property owner(s) must be provided with a copy of the dilapidation report for their property(ies) and a copy of the report(s) must be provided to council (where council is not the principal certifier) at the same time.

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.

Condition Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.

Detailed dilapidation surveys are to be carried out on all structures, buried services and infrastructure that falls within the zone of influence of the excavation. The zone of influence of the excavation is defined by a distance back from the excavation perimeter of twice the total depth of the excavation.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report. The Panel noted that this development is within the new SEPP Housing 2021 (Infill Affordable Housing Bonus). The application complies with the new controls.

L Kosnetter (on behalf of the applicant) and C Kottakis, Kurt, J Byrne (objectors) addressed the meeting.

WLPP-2506.2

45 Blake Street ROSE BAY NSW 2029 - Demolition and construction of a new two-storey semi-detached dwelling, new double garage, boundary adjustment and associated landscaping works. (DA-659/2024)

Report 6 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be **APPROVED** by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the minimum lot size development standard as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

E Doumanis(on behalf of the applicant) and M Fortunato-on behalf of 47 Blake Street(objector) addressed the meeting.

WLPP-2506.3

45A Blake Street ROSE BAY NSW 2029 - Demolition and construction of a new two-storey semi-detached dwelling, including new carport, boundary adjustment and associated landscaping works. (DA-657/2024)

Report 12 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be **APPROVED** by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the minimum lot size development standard as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*

(b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

E Doumanis (on behalf of the applicant) and M Fortunato-on behalf of 47 Blake Street(objector) addressed the meeting.

447 Old South Head Road ROSE BAY NSW 2029 – Demolition of existing buildings and construction of a new multi-dwelling housing with integrated parking and associated landscaping works. (DA-595/2024)

Report 16 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be **APPROVED** by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the lot width, FSR and height development standard of the SEPP (Housing) 2021 as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report subject to amendment to Condition 77 as follows:

77. ALLOCATION OF STREET NUMBER

The redevelopment of the property has led to the following allocation of primary and sub-address numbers for a strata subdivision:

Primary address site number and street location

- *2A The Avenue, Rose Bay*

The following sub-addressing will apply:

- *Nos. 1/2A, 2/2A, 3/2A and 4/2A for the sub-addresses within the correlating with Nos. 1- 4 on the floor plans for the building.*

The address number for a sub-address site shall consist of the sub-address followed by the number of the primary address site.

The address number for a sub-address site shall not consist of the primary address number on its own. Sub-address numbers shall be applied in a logical sequence and within a primary address site shall be unique regardless of the type of the address.

The primary and sub address site number for the properties shall be a minimum of 75mm high and shall be positioned 600mm-1500mm above ground level, located near the pedestrian entry points and be clearly visible on the site boundary that fronts The Avenue.

The primary and sub-address site numbers are to be positioned on the site prior to the issue of the Occupation/Subdivision certificate.

Any variation to the above premises numbering requires a new application for a Change of street number and/or location to be lodged with Council.

Condition Reason: Ensure compliance with NSW Geographical Names Boards Addressing Policy and user manual 2024.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

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

86 Chaleyer Street ROSE BAY NSW 2029 - Torrens title subdivision into two lots. (DA-30/2025)

Report 5 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be **APPROVED** by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the minimum lot size development standard as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

B Van der Plaats (on behalf of the applicant) addressed the meeting.

525 Old South Head Road ROSE BAY NSW 2029 - Demolition of the existing structures and construction of a new shop-top housing building with basement parking, landscaping and associated works. **(DA-556/2024)**

Report 13 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be **APPROVED** by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the minimum landscape area development standard of the SEPP (Housing) 2021 as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

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

4 Cross Street BRONTE NSW 2024 – Alterations and additions to an existing residential flat building including extensions to and replacement of balconies at the rear. **(DA-633/2024)**

Report 11 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings development standard** as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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

C Startari (on behalf of the applicant) and S Guthrie(objectors)addressed the meeting.

44 Bourke Street QUEENS PARK NSW 2022 – Alterations and additions to the existing dwelling, conversion of the swimming pool to a basement wine cellar, a new vehicle crossing, garage and first floor secondary dwelling above. **(DA-667/2024)**

Report 11 June 2025 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the minimum site area development standard for secondary dwellings under clause 53(2)(a) of State Environmental Planning Policy (Housing) 2021 as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and*
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.*

The Panel approves the development application in accordance with the Planning Officer's report.

For the RESOLUTION: Townsend, Bartlett, Swan, Marshall

Against the RESOLUTION: Nil

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