

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL  
MEETING HELD BY VIDEO CONFERENCE ON  
WEDNESDAY, 22 APRIL 2026**

**Panel members present:**

David Ryan (Chair)  
Stephen Davies  
Greg Woodhams  
Claire Edwards (Community Representative)

**Also present:**

J Zancanaro, Acting Executive Manager Development Assessment  
B Magistrale, Manager Development Assessment  
B McNamara, Manager Development Assessment (via Teams)  
K Johnstone, Acting Manager Development Assessment  
N Calvisi, Administration Officer

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*At the commencement of the public proceedings at 11.01am, those panel members present were as listed above.*

*At 12.18pm, the meeting was closed to the public.  
At 12.40pm, the Panel reconvened in closed session.  
At 2.02pm, the meeting closed.*

**WLPP-2604.A**

**Apologies**

There were no apologies.

**WLPP-2604.DI**

**Declarations of Interest**

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

**WLPP-2604.R**

**Determinations**

The Panel resolved to make the following determinations overleaf.



David Ryan  
**Chairperson**

**WLPP-2604.1**

**45 Liverpool Street ROSE BAY NSW 2029 - Alterations and additions to dwelling house.  
(DA-604/2025)**

Report dated 2 April 2026 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 of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*W Perdigao (on behalf of the applicant) addressed the meeting.*

**WLPP-2604.2**

**29 Oceanview Avenue DOVER HEIGHTS NSW 2030** - Demolition of dwelling and swimming pool and construction of a new dual occupancy development, with basement level parking, swimming pools and associated landscaping. **(DA-610/2025)**

Report 9 April 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the development application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the Reasons for Refusal set out in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*E Rowell, S Hirschowitz and T Moody (objectors) addressed the meeting.*

### WLPP-2604.3

**50 Botany Street BONDI JUNCTION NSW 2022** - Demolition of a decommissioned Telstra building and relevant structures and construction of a new two-storey with attic level seven multi dwelling house development, basement carparking and associated landscaping works. (DA-578/2025)

Report 2 April 2026 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 floor space ratio development standard of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report, subject to the following conditions to be included or modified:

#### **4. Arborist site supervision and reporting**

- (a) A qualified Arborist (minimum AQF Level 5) must oversee various stages of work within the Tree Protection Zone(s) (TPZs) of any tree listed for retention in the approved arborist report.
- (b) The Arborist must undertake monthly inspections through the development works aligning with critical stages of works until such time that an Occupation Certificate is issued.
- (c) The Arborist must certify compliance with each key milestone detailed below:
  - (i) Installation of tree protection measures (i.e. tree protection fencing, trunk and branch protection, ground protection, tree protection signage) prior to the commencement of the development works;
  - (ii) Demolition of ground surface materials (pavers, concrete, grass etc.) or inground structures within the TPZs of any tree to be retained;
  - (iii) Excavation and trenching within the TPZs;
  - (iv) Construction of the slab, footings and patio within the tree's TPZs;
  - (v) Landscape works within the TPZs;
  - (vi) Other times as specified in the Arboricultural Impact Assessment Report, Tree Protection Plan or these conditions.
- (d) A Tree Protection Compliance Report is required, which includes photographic evidence and provides details on the health and structure of tree(s), for each scheduled inspection and key milestone listed above.
- (e) The report is to be submitted to the Principal Certifier within one week of each inspection.
- (f) The Tree Protection Compliance Report must include:
  - (i) Confirmation that the tree protection measures have been installed in accordance with these conditions;

- (ii) Details of any additional tree protection recommendations and subsequent implementation to ensure the tree(s) remain in a healthy condition;
- (iii) Details of works undertaken on any tree to be retained or any works within the TPZs.
- (g) A final Tree Protection Compliance Certificate demonstrating that all Tree Protection Compliance Reports at each scheduled inspection and key milestone listed above must be submitted and approved by the Principal Certifier prior to the issue of any Occupation Certificate.

Condition reason: To ensure the protection and ongoing health of trees on the site.

### **57. Certification of tree assessment**

Prior to the issue of a Final Occupation Certificate, certification is required from the project arborist that the completed works have been carried out in accordance with the approved Tree Protection Specifications (TPS), Tree Protection Plan (TPP) imposed in the conditions of consent. Certification should include a statement on the condition of the retained trees, as well as details of any deviations from the approved TPS, TPP or consent conditions, and their impacts on trees. The certification is to be provided to the satisfaction of Council's Tree Technical Officer and submitted to [treemgt@waverley.nsw.gov.au](mailto:treemgt@waverley.nsw.gov.au).

The following trees are to be retained and protected in accordance with the recommended conditions and the approved Arborist Report:

- a) **T1-T7** located on the southern boundary of 48 Botany Street
- b) **T17- T20** located within neighbouring properties to the site's southern boundary.

In the event that any of the trees referenced above appear to be in poor health, an amended Landscaping Plan must be submitted and approved by Council's Tree Technical Officer (or delegate) prior to the issue of any Occupation Certificate, and must reflect the following:

- (i) At minimum one (1) large endemic (local native) replacement tree per damaged tree (selected from *Waverley Development Control Plan 2022*, Annexure B3-1 - Planting List) must be planted anywhere on-site to compensate for the removal or damage of surrounding trees.

Condition reason: To ensure tree protection measures have been carried out in appropriately.

## **AFFORDABLE HOUSING**

### **7. AFFORDABLE HOUSING CONTRIBUTION**

The Affordable Housing Contribution is as follows:

- (a) Pursuant to Clause 6.18 of the Waverley Local Environmental Plan 2012 and the Waverley Affordable Housing Contribution Scheme 2023, the applicant must provide Council a monetary contribution towards the provision of affordable housing.
- (b) The contribution of **\$1,816,271.10** payable for the provision of affordable housing shall be paid in one complete payment to Waverley Council prior to the issue of any Occupation Certificate. This contribution amount has been calculated based on a total proposed market residential gross floor area of **933sqm**.

Condition reason: The proposal requires a contribution in accordance with Cl 6.18 of the WLEP and the Waverley Affordable Housing Contribution Scheme 2023.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel noted concerns expressed by the neighbours about potential construction impacts associated with the development. The Panel considers that conditions of consent imposed will adequately mitigate those potential impacts. The Panel has also imposed additional conditions to address impacts on existing trees on and adjoining the site. The Panel has also imposed a condition for affordable housing contributions as authorised under the Waverley LEP.

*T and A Mueller, J Jurd and S Whittle (objectors) and A Pigott and A Nicolle (on behalf of the applicant) addressed the meeting.*

#### **WLPP-2604.4**

**53 Glasgow Avenue BONDI BEACH NSW 2026** - First use of Shop 4 as a food and drink premises, fit out works and provision of mechanical ducting and exhaust discharge. **(DA-650/2025)**

Report dated 7 April 2026 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 of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

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

**WLPP-2604.5**

**79 Angelsea Street BONDI NSW 2026** - Section 4.56 Modification to DA-72/2022 to modify the building envelope and height, including additional penthouse floor area with internal layout adjustments, increased basement levels, increased floor-to-floor heights, removal of rooftop landscaping and various other changes. **(DA-72/2022/C)**

Report 9 April 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the development application be APPROVED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

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

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*J Lockhart-Krause (on behalf of the applicant) addressed the meeting.*

**WLPP-2604.6**

**60 Fletcher Street BONDI NSW 2026** - Substantial alterations and additions to the dwelling house, including internal reconfiguration, new first floor level with new flat roof, part green roof and skylights. **(DA-596/2025)**

Report 9 April 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the development application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the Reasons for Refusal set out in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*S Odorisio and J Perumal (objectors) and M Hanna (on behalf of the applicant) addressed the meeting.*

**WLPP-2604.7**

**14 St Thomas Street BRONTE NSW 2024** - Approval for the use of unauthorised alterations to an existing residential flat building. **(DA-591/2025)**

Report 8 April 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the development application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the Reasons for Refusal set out in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*R Nunez Delgado, L Viselle and D Dempsey (objectors) addressed the meeting.*

**WLPP-2604.8**

**2 Harlowe Place BRONTE NSW 2024 - S4.55(2)** modification to DA-156/2023 for amendments to the internal layout, wall height glazing, pool shape and landscaping. **(DA-156/2023/A)**

Report 7 April 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification application be APPROVED by the Waverley Local Planning Panel subject to modified and new conditions in Appendices A and B.

**RESOLUTION:** The Panel approves the modification application in accordance with the recommendations in the Planning Officer’s report and recommended conditions, subject to the following amendment to (Condition 1A).

The development must be in accordance with:

(a) Architectural Plans prepared by Tobias Partners of Project No: 0465 including the following:

<b>Plan Number and Revision</b>	<b>Plan description</b>	<b>Plan Date</b>	<b>Date received by Council</b>
<b><i>A2.002C, Rev D</i></b>	<b><i>Elevation – East (Rear) + East Boundary</i></b>	<b><i>21/10/2025</i></b>	<b><i>21/11/2025</i></b>

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer’s report. The Panel noted the concerns raised by adjoining neighbours in relation to tree heights, landscaping, acoustic impacts and the height of the privacy wall. The Panel considers that the issues are adequately addressed by the conditions imposed, noting that (Condition 2C) has been clarified, confirming the maximum height of trees being 6 metres.

*M Garrick and M Boon (objectors) G Karavanas (on behalf of the applicant) addressed the meeting.*

## WLPP-2604.9

**10 Brae Street BRONTE NSW 2024** - Alterations and additions to attached dwelling including first floor addition. (DA-595/2025)

Report 10 April 2026 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 floor space ratio development standard of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report, subject to the following amendment:

### 2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

- (c) The privacy screen located along the western edge of the first-floor front terrace is to be solid in nature to avoid overlooking into the neighbouring property.

Condition reason: To limit overlooking to the neighbouring property.

The amendments are to be approved by the **Principal Certifier** prior to the issue of any Construction Certificate.

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

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

*R Edwards (objectors) and A Subotic and A Frino (on behalf of the applicant) addressed the meeting.*

## **WLPP-2604.10**

**89 Macpherson Street BRONTE NSW 2024** - Demolition of existing structures and construction of a pair of dual occupancy dwellings with parking and cabana structure at the rear and strata subdivision. **(DA-543/2025)**

Report 8 April 2026 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 floor space ratio development standard of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report, subject to the following additional condition:

### **7. AFFORDABLE HOUSING CONTRIBUTION – PAYMENT IN ACCORDANCE WITH STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021**

The Affordable Housing Contribution is as follows:

- a) Pursuant to clause 48(2) of State Environmental Planning Policy (Housing) 2021, the applicant must provide a monetary contribution towards the provision of affordable housing as the proposed development will or is likely to reduce the availability of affordable housing within the area.
- b) The contribution of \$228,750 payable for the provision of affordable rental housing under s7.33 of the Environmental Planning and Assessment Act 1979 for the purpose of mitigating the loss of low-rental accommodation proposed by the subject DA, shall be paid in one complete payment to Waverley Council prior to the issue of any Construction Certificate.

Condition reason: The proposal is likely to result in the loss of low rental dwellings and a monetary contribution is expected to mitigate the negative impact.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel has also imposed a condition for affordable housing contributions as authorised under SEPP (Housing) 2021.

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

**WLPP-2604.11**

**2 Busby Parade BRONTE NSW 2024** - Alterations to dwelling including construction of a studio addition over existing garage and green roof to existing single storey extension. (**DA-475/2025**)

Report 7 April 2026 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 floor space ratio development standard of the *Waverley Local Environmental Plan 2012* 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 recommendations in the Planning Officer's report.

**For the RESOLUTION:** Ryan, Davies, Woodhams, Edwards

**Against the RESOLUTION:** Nil

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

THE MEETING CLOSED AT 2.02pm