

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 22 November 2023**

Panel members present:

Jacqueline Townsend (Chair)
Gabrielle Morrish
Heather Warton
Geoffrey Denman (Community Representative)

Also present:

A Rossi, Executive Manager Development Assessment
B McNamara, Manager Development Assessment
B Magistrale, Manager Development Assessment
J Zancanaro, 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 3.40pm, the meeting closed.*

WLPP-2311.A

Apologies

There were no apologies.

WLPP-2311.DI

Declarations of Interest

The Chair called for declarations of interest and one was received.

Gabrielle Morrish advised a potential conflict of interest for item WLPP-2311.2 – 24 Varna Street WAVERLEY as they are currently working on a project with the town planning firm, but with a different staff member from that firm. Gabrielle Morrish did participate in the public meeting and the determination the item.



Jacqueline Townsend
Chairperson

24 Jensen Street VAUCLUSE NSW 2030 - Alterations and additions to semi-detached dwelling including demolition and construction of a new first floor rear addition. **(DA-222/2023)**

Report dated 10 November 2023 from the Managers of Development Assessment (MoDA).

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 as amended by the Panel:

- Amend Condition 2 (b): The first-floor Juliet balcony along the southern elevation is to be deleted. A glass balustrade in front of the stacker sliding doors to bedrooms 1 and 2 is permitted.

Condition Reason: To comply with minimum setback controls and to lessen streetscape impacts.

- Amend Condition 15: 'Separating Wall'
Any work to the separating wall must be contained within the boundaries of the subject site only, unless agreement between neighbours for work affecting both sides of a separating wall, including written consent of all owners of all properties upon which work will take place has been obtained.

Condition Reason: To ensure no works are required to the party wall.

For the RESOLUTION: Townsend, Warton, Denman

Against the RESOLUTION: Morrish

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

B Cosgrove (objector) and S Brkic (on behalf of the applicant) addressed the meeting.

42 Varna Street WAVERLEY NSW 2024 - Alterations and additions to semi-detached dwelling including addition of a basement level. (DA-215/2023)

Report dated 10 November 2023 from the Managers of Development Assessment (MoDA).

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 Officer's report and recommended conditions as amended by the Panel:

- New Condition 2: All windows to the basement on the western elevation are to be fitted with trickle ventilators or similar and exhaust fans to be installed in the laundry and gym for natural ventilation.

Condition Reason: To provide natural ventilation in the basement and improve the internal amenity.

For the RESOLUTION: Townsend, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

D Waghorn (on behalf of the applicant) addressed the meeting.

Gabrielle Morrish advised a potential conflict of interest for item WLPP-2311.2 – 24 Varna Street WAVERLEY as they are currently working on a project with the town planning firm, but with a different staff member from that firm. Gabrielle Morrish did participate in the public meeting and the determination the item.

3 Mirimar Street BRONTE NSW 2024 - Demolition, and construction of a new dwelling house with integrated garage. (DA-158/2023)

Report dated 10 November 2023 from the Managers of Development Assessment (MoDA).

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 Officer's report and recommended conditions as amended by the Panel:

- Add Condition 2(c): The three windows on the south side first floor should be shown as GL02 and not GL01.

Condition Reason: To maintain visual and acoustic privacy for neighbouring properties.

- Add Condition 2(d): Amend drawing number DA20C by deleting the southern fixed shutter privacy screen MT02 (which is not proposed).

Condition Reason: To fix an error on the plans.

- Add Condition 2(e): The lower ground floor bedroom 3 is not approved as a separate habitable room given it does not have access to natural light and ventilation. Bedroom 3 is to be amended to a study with sliding doors opening to the living room thereby providing access to light and ventilation.

Condition Reason: To provide natural ventilation in the basement and improve the internal amenity.

For the RESOLUTION: Townsend, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

M Maretta and A Maretta (objector) and A Li and R Mills (on behalf of the applicant) addressed the meeting.

Lot 26 DP 2397 Belgrave Street BRONTE NSW 2024 - Torrens title subdivision of Lot 26 in DP 2397 (existing drainage reserve) from 1 Lot into 6 Lots. (DA-257/2023)

Report dated 13 November 2023 from the Managers of Development Assessment (MoDA).

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.

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 4: Retitle to "EASEMENTS"

For the RESOLUTION: Townsend, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

6 Mackenzie Street BONDI JUNCTION NSW 2022- Boundary adjustment. (DA-249/2023)

Report dated 13 November 2023 from the Managers of Development Assessment (MoDA).

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.

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 4: Retitle to "EASEMENTS"

For the RESOLUTION: Townsend, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

13 Northcote Street ROSE BAY NSW 2029 - Alterations and additions to dwelling including demolition, rear extension, new internal lift and landscaping. (DA-234/2023)

Report dated 14 November 2023 from the Managers of Development Assessment (MoDA).

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, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

M Orman (objector) and T Quinton (on behalf of the applicant) addressed the meeting.

160 Ebley Street BONDI NSW 2022 - Alterations and additions to attached terrace dwelling including rear roof addition. **(DA-233/2023)**

Report dated 10 November 2023 from the Managers of Development Assessment (MoDA).

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, Morrish, Warton, Denman

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.