

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 26 JULY 2023**

Panel members present:

Jacqueline Townsend (Chair)
Jan Murrell
Graham Brown
Allyson Small (Community representative)

Also present:

B McNamara	A/Executive Manager, Development Assessment
A Rossi	Manager, Development Assessment
J Zancanaro	A/Manager, Development Assessment
B Magistrale	Manager, Development Assessment
E Finnegan	A/Executive Planner, Development Assessment

At the commencement of the public proceedings at 12.11 pm, those panel members present were as listed above.

*At 1.00pm, the meeting was closed to the public.
At 2.00pm, the Panel reconvened in closed session.
At 2.36pm, the meeting closed.*

WLPP-2305.A

Apologies

There were no apologies.

WLPP-2305.DI

Declarations of Interest

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

G Brown advised a non-pecuniary, non-significant conflict of interest for item WLPP-2307.2 – 232-234 Campbell Parade, BONDI BEACH NSW 2026 as he has a social relationship with an owner in the building. However, the application was not discussed with the owner and the potential conflict was not sufficient to warrant not participating in the discussion and determination of the item.

G Brown advised that he was a member of the Panel for the original decision for item WLPP-2301.4 – 11 Pembroke Street, BRONTE NSW 2024 and therefore is disqualified from participation in the Review process.

WLPP-2305.R
Determinations

The Panel resolved to make the following determinations overleaf.



Jacqueline Townsend
Chairperson

WLPP-2307.01

122 Francis Street, BONDI BEACH NSW 2026 - Alterations and additions to Strata Titled 3 storey residential flat building. (DA-540/2022)

Report dated 12 July 2023 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 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, subject to the following amendment to Condition 2 General Modifications, as provided below:

2. GENERAL MODIFICATIONS

(e) The landscape plan is to be amended to include the planting of an additional Backhousia Citriodora tree to the north-western side of the front communal garden area to provide symmetry to the front communal landscaped garden and additional canopy / shade cover to the garden area.

For the RESOLUTION: Townsend, Murrell, Brown, Small

Against the RESOLUTION: Nil

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

A Betros (on behalf of the applicant) addressed the meeting.

WLPP-2307.02

232-234 Campbell Parade, BONDI BEACH NSW 2026 - Alterations and additions to residential flat building including enclosure of terraces and increase floor space at eastern side of Level 2. (DA-132/2023)

Report dated 11 July 2023 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 and Environment.

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

For the RESOLUTION: Townsend, Murrell, Brown, Small

Against the RESOLUTION: Nil

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

WLPP-2307.03

6 Pacific Avenue, TAMARAMA NSW 2026 - Demolition of dwellings and construction of two three-storey semidetached dwellings and one detached dwelling with integrated garage parking.
(DA-435/2022)

Report dated 14 July 2023 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 and Environment.

The Panel notes the recommended Conditions include the need for a construction and traffic management plan prior to the issuing of the Construction Certificate. The proposed dwelling at the rear incorporates a turntable within the design to ensure vehicles enter and exit in a forward direction onto Silva Street. The Panel is also satisfied with the methodology engaged for the view sharing analysis.

For the RESOLUTION: Townsend, Murrell, Brown, Small

Against the RESOLUTION: Nil

REASON: The Panel concurs with the recommendations in the Planning Officer's report and has taken into consideration the concerns of the objectors who spoke at the public meeting and written submissions.

D Barber (on behalf of the applicant) and V Blank, S Baldwin, M Park and K Kench (objectors) addressed the meeting.

WLPP-2307.04

11 Pembroke Street, BRONTE NSW 2024 - Review of refusal decision seeking alterations to extend existing attic space to unit 1. (DA-417/2022/1)

Report dated 14 July 2023 from the Development and Building Unit.

Council Recommendation: That the Section 8.2 review application be approved in accordance with the conditions contained in the report.

RESOLUTION: The Panel approves the Section 8.2 review in accordance with the recommendations in the Planning Officer's report.

For the RESOLUTION: Townsend, Murrell, Small

Against the RESOLUTION: Nil

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

G Brown advised that he was a member of the Panel for the original decision for item WLPP-2301.4 – 11 Pembroke Street, BRONTE NSW 2024 and therefore is disqualified from participation in the Review process.

WLPP-2307.05

45 York Road, QUEENS PARK NSW 2022 - Alterations and additions to dwelling including new first floor addition, double car garage fronting York Lane with a studio above and swimming pool at rear. (DA-487/2022)

Report dated 14 July 2023 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 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 subject to the recommended conditions.

For the RESOLUTION: Townsend, Murrell, Brown, Small

Against the RESOLUTION: Nil

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

C Middleton (on behalf of the applicant) addressed the meeting.

7 Thompson Street, TAMARAMA NSW 2026 - Modification to garage, bin storage, roof, additional solar panels, additional excavation, and amendments to conditions of consent. (DA-110/2022/A)

Report dated 14 July 2023 from the Development and Building Unit.

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

RESOLUTION: The Panel approves the modification in accordance with the recommendations in the Planning Officer's report and recommended conditions, subject to amendments to Condition 2(c) General Modifications, as provided below:

2. GENERAL MODIFICATIONS

(c) The 'bulk storage and garden equipment store' shown on Drawing s455-03 dated 3/15/2023 is to have a maximum floor to ceiling height of 2.2m and the lowest slab shall be raised accordingly. ~~not approved. This area is to be deleted and the associated excavation, including window W1 is to be removed from the plans. Reason: unnecessary excavation contrary to Part B14 Excavation of Waverley DCP 2012~~

The Panel is satisfied that: the modification application is substantially the same development; has been notified appropriately; and the Panel has considered the submissions and taken into account the reasons the consent authority granted consent that is sought to be modified in accordance with the EP&A Act.

For the RESOLUTION: Townsend, Murrell, Brown, Small

Against the RESOLUTION: Nil

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

The Panel notes the gross floor area of the storeroom was not included in the total calculation of gross floor space (except for 3.6sqm which was excluded from the definition of 'basement') and therefore the room should remain a non-habitable space.

The Panel accepts the engineer's reports which included a peer review by Council.

N Cottrell and T Crozier (on behalf of the applicant) addressed the meeting.

THE MEETING CLOSED AT 2.36PM