

**MINUTES OF THE WAVERLEY DEVELOPMENT  
ASSESSMENT PANEL MEETING HELD AT THE  
WAVERLEY COUNCIL CHAMBERS ON  
WEDNESDAY, 27 NOVEMBER 2013**

**Panel Members Present:**

The Hon Paul Stein QC AM (Chair)  
Mr S McDonald  
Ms G Morrish  
Mr M Maund  
Ms A Wolff

**Also Present:**

Mr Peter Monks	Director, Planning and Environmental Services
Mr M Reid	Divisional Manager
Mr P Bull	Area Assessment Manager (South)
Mr A Faruqi	Area Assessment Manager (North)
Mr L Kosnetter	Executive Planner

**Administrative Support:**

Mrs J Reid	Governance & Integrated Planning Officer
Mr M Simmons	Governance & Integrated Planning Officer

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*At the commencement of the public proceedings at 11.23am those present were as listed above.*

*At 1.15pm the meeting was closed to the public.*

*At 2.01pm the Panel reconvened in closed session.*

**WDAP-1311.A  
Apologies**

There were no apologies.

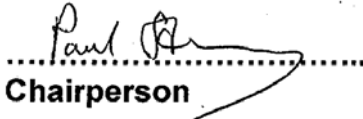
**WDAP-131.DI**  
**Declarations of Interest**

The Chair will call for any Declarations of Interest and the following were received:

1. Ms A Wolff declared a non pecuniary interest in Item WDAP-1311.4 – 10 Silva Street, Tamarama – Alterations and partial additional level to detached dwelling (DA-57/2013) and informed the meeting that she has known the Applicant for some years.
2. Mr S McDonald declared a non pecuniary interest in Item WDAP-13311.6 – 33 Palmerston Avenue, Bronte – Demolish existing dwelling and construct a new two storey dual occupancy and strata subdivision (DA-331/2013) and informed the meeting that the consultancy firm he works for were involved in the assessment of the application.

**WDAP – 1311.R**  
**Determinations**

The Panel resolved to make the following determinations:

  
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**Chairperson**

**WDAP-1311.1**

5 Anglesea Street, Bondi – Extensive demolition of existing dwelling and construction of a part two (2) and part one (1) storey dwelling with a garage incorporated into the front elevation (retaining some existing walls) (DA-26/2013)

Report dated 8 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report, subject to the amendment of Condition 2(a) and 2(c) as follows:

- 2(a) *To protect the existing boundary window (sill height of RL79.59 at 11 Watkins Street) and to mitigate the potential entry of water into adjoining properties, the south side boundary wall and pitching point of the roof is to be reduced to a maximum height of RL79.50 and the box gutter is to be deleted. The roof form is to be modified to a north sloping skillion roof with a suitable gutter on the northern side.*
- 2(c) *The north side wall between the fin and western end of the proposed master bedroom be modified to repeat the materials, detailing and form of the retained south side wall and fin to provide a more symmetrical design of the front elevation. The first floor northern wall is to be a seamless addition to the existing ground floor wall.*

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil

*L. Kirkpatrick, V. Turner, P. Vymys and A Jones, (Objector) and L. Adey, (on behalf of the Applicant) addressed the meeting.*

**WDAP-1311.2**

**2/70 Sir Thomas Mitchell Road, Bondi Beach – First floor addition and alterations to detached dual occupancy (DA-307/2013)**

Report dated 12 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report.

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*N. Blair and R. Doff (Objectors) and C. Howe, Architect (on behalf of the Applicant) addressed the meeting.*

**WDAP-1311.3**

**105 Ramsgate Avenue, Bondi Beach – Modification to Court approved Consent to extend approved times of construction (DA-526/2011/C)**

Report dated 12 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report, subject to the additional note within Condition No.52 to read as follows:

*Note – An undertaking by Bellevarde, by offer of letter to the Council dated 11 September 2013, noted that there will be no concrete pours, crane lifts or large deliveries will be undertaken on Saturdays.*

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*L. Townsend, Site Manager of Bellevarde Constructions addressed the meeting.*

*E. Prochazka (Objector) presented a written submission to the panel.*

**WDAP-1311.4**

**10 Silva Street, Tamarama – Alterations and partial additional level to detached dwelling (DA-57/2013)**

*Ms A Wolff declared a non pecuniary interest in this Item and informed the meeting that she has known the Applicant for some years and was not present at, or in sight of, the meeting during the consideration and vote on this item.*

Report dated 8 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report, subject to an amendment to condition 2(a) as follows:

*2(a) The rear of the proposed second floor addition (the ensuite) and terrace is to be setback a further 1.5 m from the rear (eastern) boundary and the bulk of the addition reduced accordingly. The internal second floor plan can be amended accordingly.*

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*K. Kench (Objector) and S. Robertson, Town Planner, (on behalf of the Applicant) and M. Symonds (the Applicant) addressed the meeting.*

**WDAP-1311.5**

**14 Mirimar Avenue, Tamarama – Conversion of dual occupancy to a single dwelling, including alterations and additions and new swimming pool (DA-272/2013)**

Report dated 8 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report, subject to an amendment to condition 2(c) to read as follows:

*2(c) The lower half of the window 11 on the eastern elevation be translucent to prevent overlooking to the adjoining neighbour.*

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*B. Ritchie (Objector) and S. Robertson, Town Planner, (on behalf of the Applicant) and P. Scutt (the Applicant) addressed the meeting.*

**WDAP-1311.6**

**33 Palmerston Avenue, Bronte – Demolish existing dwelling and construct a new two storey dual occupancy and strata subdivision (DA-331/2013)**

*Mr S McDonald declared a non pecuniary interest in this item and informed the meeting that the consultancy firm he works for were involved in the assessment of the application and was not present at, or in sight of, the meeting during the consideration and vote on this item.*

Report dated 8 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report, subject to an amendment to Condition 2(c) as follows.

*2(c) The external materials and finishes shall be modified to utilise a varied colour palette to modulate the elevations and distinguish the base and top of the building, in particular the Modwood louvres are to be a natural timber colour within the front and side elevations of the building to the satisfaction of Council's Heritage Architect.*

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*K. Lee, Town Planner, (on behalf of the Applicant) addressed the meeting.*

**WDAP-1311.7**

**16 – 24 Wallace Street Childcare Centre, Bronte – Construction of a childcare centre associated parking and a practice bowling green (DA-212/2013)**

Report dated 14 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report.

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*A. Thompson, C. Williams, R. Wheeler and L. Sinn (Objectors) and PPerie (Applicant Architect) addressed the meeting.*

*L. Bonnett (Objector) presented a written submission to the panel.*

**WDAP-1311.8**

**Boy Scout Hall, Victoria Park, Victoria Street, Queens Park – Demolition of Scout Hall (DA-320/2013)**

Report dated 14 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report.

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*M. Main, S. Patterson, representing R. Ives of WaverleyWoollahra Arts Centre and H. Axelsen (Objectors) and K. Matthews (in support of the recommendation) addressed the meeting.*

**WDAP-1311.9**

**Shop 12/1 Newland Street, Bondi Junction – Modification to extend trading hours on Friday and Saturday evenings and New Years Eve until 4.00am (DA-266/1991/B)**

Report dated 9 November 2013 from the Development and Building Unit.

**DECISION:** That the application be approved in accordance with the conditions contained in the report.

**For the Decision:** Stein, McDonald, Morrish, Maund and Wolff.

**Against the Decision:** Nil.

*B. Uzunbar (the Applicant) addressed the meeting.*

**THE MEETING CLOSED AT 3.25PM**