

**MINUTES OF THE WAVERLEY LOCAL PLANNING
PANEL MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 25 AUGUST 2021**

Panel members present:

The Hon Paul Stein (Chair)
Peter Brennan
Sharon Veale
Allyson Small (community representative)

Also present:

Ms A Rossi	Manager, Development Assessment (Central)
Ms B McNamara	Manager, Development Assessment (North/South)
Ms R Siaoosi	Administration Officer

At the commencement of the public proceedings at 12.01 pm, those panel members present were as listed above.

*At 1.40pm, the meeting was closed to the public.
At 2.05pm, the Panel reconvened in closed session.
At 3.30pm, the meeting closed.*

WLPP-2108.A

Apologies

There were no apologies

WLPP-2108.DI

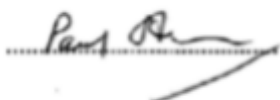
Declarations of Interest

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

WLPP-2108.R

Determinations

The Panel resolved to make the following determinations overleaf.



The Hon Paul Stein
Chairperson

262 Campbell Parade, BONDI BEACH NSW 2026 - Amendment to the approved shop-top housing development (DA-381/2018) including reducing the number of apartments from 6 to 2 and new terraces to Ramsgate Avenue and including offer of a Planning Agreement. (DA-422/2020)

Report dated 12 August from the Development and Building Unit.

Council Recommendation: That the development application be granted DEFERRED COMMENCEMENT CONSENT by the Waverley Local Planning Panel subject to the conditions in Appendices A and B.

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 that consent may be granted to the development application that contravenes the floor space ratio development standard. The Panel concurs on behalf of, and as the delegate of, the Secretary, Department of Planning, Industry and Environment.

The Panel approves the development application as a deferred commencement consent in accordance with the recommendations in the Officer's report and in accordance with the conditions recommended in the report.

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

REASONS: The Panel considered the clause 4.15 assessment in the assessment officer's report and was satisfied that the proposal is acceptable and warrants approval.

L Kosnetter, G R Suhr (on behalf of the applicant) addressed the meeting.

92 Ramsgate Avenue, BONDI BEACH NSW 2026 - Modification to approved residential flat building including additional excavation and reconfiguration of basement, alterations to apartments to increase floor space including offer of a Planning Agreement, and deletion of condition A.2(a) relating to the height of part of the side boundary fence within the front building setback. (DA-381/2019/B)

Report dated 13 August from the Development and Building Unit.

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

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

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

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

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

42 Varna Street, WAVERLEY NSW 2024 - Partial demolition and alterations and additions to the existing semi-detached dwelling. (DA-232/2021)

Report dated 13 August from the Development and Building Unit.

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

DEFERRED TO NEXT MEETING

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

9 Zarita Avenue, WAVERLEY NSW 2024 - Construction of a detached single-storey secondary dwelling and new swimming pool.(DA-212/2021)

Report dated 16 August from the Development and Building Unit.

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 contained in Appendix A of the Officer's report.

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

REASON: The Panel concurs with the reasons for refusal in the Officer's report.

C Webb, G Porter (Objectors), and J McMillian (on behalf of the applicant) addressed the meeting.

18 & 20 Allens Parade, BONDI JUNCTION NSW 2022 - Alterations and additions to apartments on the upper level (Level 2) to provide an additional bedroom to each apartment and relocate balconies further to the northern boundary. (DA-88/2019/A)

Report dated 13 August from the Development and Building Unit.

Council Recommendation: That the modification 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 set out in the Officer's report.

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

REASON: The Panel concurs with the reasons for refusal in the Officer's report.

A Georgeopoulos (Objector) addressed the meeting.

42-44 Hall Street, BONDI BEACH NSW 2026 - Demolition of existing buildings and construction of a four storey shop top housing development with basement storage, ground floor retail and residential units above. (DA-448/2020)

Report dated 13 August from the Development and Building Unit.

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(4) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard. 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, Industry and Environment.

The Panel approves the development application in accordance with the recommendations in the Officer's report, subject to the following amendments imposed by the Panel:

Amend Condition 15 to read as follows:

15. HOARDING

To ensure the site is contained during construction, a *B class* hoarding is required for the approved works which is to be designed and constructed in accordance with the requirements of Safe Work NSW. Where the hoarding is to be erected over the footpath or any public place, the approval of Council's Compliance Unit must be obtained and applicable fees paid, prior to the erection of the hoarding.

Convert Condition 85 to Advisory note AD18.

AD18. PARKING PERMITS

Occupants of the building are not to be eligible for resident parking permits under Council's Residents Preferential Parking Permits scheme.

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

REASONS: The Panel concurs with the reasons and the recommendations in the Officer's report

B Hawker, R Moss, P Paech and F Shafiq (Objectors), G Karavanas, M Shapiro (on behalf of the applicant) addressed the meeting.

78 Military Road, DOVER HEIGHTS NSW 2030 - Demolition of existing structures; construction of a new dual occupancy with integrated parking and swimming pools; and Strata subdivision. (DA-115/2021)

Report dated 15 August from the Development and Building Unit.

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(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, Industry and Environment.

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

For the RESOLUTION: Stein, Brennan, Small and Veale.

Against the RESOLUTION: NIL

REASONS: The Panel concurs with the reasons and the recommendations in the Officer's report

L Kosnetter and M Shapiro (on behalf of the applicant) addressed the meeting.

10 Rawson Avenue, QUEENS PARK NSW 2022 - Alterations and additions to single-storey dwelling including substantial demolition, internal reconfiguration and first floor addition. (DA-199/2021)

Report dated 16 August from the Development and Building Unit.

Council Recommendation: That the Development Application is **APPROVED** by the Development and Building Unit subject to the Conditions in Appendix A.

RESOLUTION: The Panel approves the development application as a deferred commencement consent in accordance with the recommendations in the Officer's report and in accordance with the conditions recommended in the report as amended by the Panel:

DEFERRED COMMENCEMENT

That the Council grant deferred commencement consent in accordance with the provisions of Section 4.16 (3) of the Environmental Planning and Assessment Act 1979.

The consent is not to operate until the applicant has satisfied Council as to the following matters:

1. Amended Plans must be submitted for approval to the Executive Manager Development Assessment or delegate to provide for an overall reduction in height of 500mm with no part of the overall height to exceed RL63.28.

This development consent does not operate until the applicant satisfies Waverley Council, in accordance with the regulations, as to the matters specified in the above conditions and Waverley Council confirms such satisfaction in writing.

This condition must be satisfied within 1 year of the date of this consent.

Amend Condition 1(a)

(a) Architectural Plans including the following:

Plan Number	Revision	Plan Description	Plan Date	Date received by Council
A-DA-000	C	Cover Page	24/08/2021	25 August 2021
A-DA-004	B	Existing & Demolition Plans	2/08/2021	3 August 2021
A-DA-101	C	Proposed Floor Plans	24/08/2021	25 August 2021
A-DA-102	C	Proposed Site & Roof Plan	24/08/2021	25 August 2021
A-DA-105	C	Proposed Floor Plans – Site Context	24/08/2021	25 August 2021
A-DA-109	A	Proposed Driveway Details	24/05/2021	1 June 2021
A-DA-203	C	Proposed Elevations – Sheet 1	24/08/2021	25 August 2021
A-DA-204	C	Proposed Elevations – Sheet 2	24/08/2021	25 August 2021
A-DA-301	C	Proposed Sections	24/08/2021	25 August 2021

For the RESOLUTION: Stein, Brennan and Small.

Against the RESOLUTION: Veale

REASONS: The majority of the Panel generally concur with the reasons and the recommendations in the Officer's report. However, the Panel determined that the height of the development should be reduced by 500mm in order to mitigate the impact on neighbours and to lessen the bulk and scale. The minority was of the view that the application should be refused due to the bulk, height and scale of the development which is out of character with the conservation area.

The Panel received and accepted amended plans lodged on the morning before the Public meeting and concluded that the amended plans did not require Public notification as they lessened the amenity impact and eliminated any breach of the height development standard.

*A Notaras, S Griffiths and J Russell (Objectors), G Tsimourtos and M Tarnawski (Architect)
(on behalf of the applicant) addressed the meeting.*

THE MEETING CLOSED AT 3.30PM