

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 28 April 2021**

Panel members present:

Hon Paul Stein (Chair)
Jocelyn Jackson
Gabrielle Morrish
Allyson Small (Community Rep)

Also present:

Ms B McNamara	Acting Executive Manager, Development Assessment
Ms A Rossi	Manager, Development Assessment (Central)
Mr B Magistrale	Acting Manager, Development Assessment
Ms R Siaosi	Administration Officer

At the commencement of the public proceedings at 12pm those panel members present were as listed above.

At 12.38pm, the meeting was closed to the public.

At 1.00pm, the Panel reconvened in closed session.

At 1.57pm, the meeting closed.

WLPP-2104.A

Apologies

There were no apologies

WLPP-2104.D1

Declarations of Interest

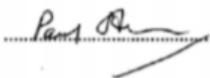
The Chair called for declarations of interest and one were received.

G Morrish declared a possible conflict and did not participate in Item WLPP-2104.1.

WLPP-2104.R

Determinations

The Panel resolved to make the following determinations overleaf.



Hon Paul Stein
Chairperson

4 Bayview Street, Bronte - Substantial alterations and additions to the existing dwelling including partial demolition, internal reconfiguration, extensions at all levels, alterations to garage and new rear swimming pool (DA-377/2020)

Report dated 12 April 2021 from the Development and Building Unit.

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

G Morrish declared a possible conflict and did not participate in this item.

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 and 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, 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, Jackson, and Small

Against the RESOLUTION: NIL

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

J Collier (on behalf of the applicant) addressed the meeting.

5 & 5A Thomas Street, Bronte - Modification to approved semi-detached dwellings including alterations to the front, rear and side setbacks and changes to the approved floor levels, including increasing height (DA-342/2018/A)

Report dated 12 April 2021 from the Development and Building Unit.

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

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

For the RESOLUTION: Stein, Jackson, Morrish and Small

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report. The Panel did not support the increase in height sought by the modification application.

A Byrnes (objector) addressed the meeting.

72A Lamrock Avenue, Bondi Beach - Demolition of garage and construction of a garage with storeroom above (DA-365/2020)

Report dated 14 April 2021 from the Development and Building Unit.

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.

For the RESOLUTION: Stein, Jackson, Morrish and Small

Against the RESOLUTION: NIL

REASON: The Panel concurs with the recommendations in the Officer's report. The Panel notes Condition 3 in the approval specifies that the use for the garage with workshop and storage only and that no consent is given for the use of the building/structure as a secondary dwelling without separate development consent.

J Kapaodistrias, K Bow (on behalf of the applicant) addressed the meeting.

62 St James Road, Bondi Junction - Substantial demolition of existing dwelling and construction of a three storey semi-detached dwelling (DA-29/2021)

Report dated 15 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be refused for the reasons contained in the report.

RESOLUTION: This development application is refused in accordance with the recommendation in the assessment report and for the reasons therein set forth.

For the RESOLUTION: Stein, Jackson, Morrish and Small

Against the RESOLUTION: NIL

T MacKinnon, C Gibbons (objectors), L Dix (on behalf of the applicant) addressed the meeting.

Retail Level 1, 182 Campbell Parade, Bondi Beach - Alterations to the ground and first floor of the Bondi Pacific building including a partial change of use for Level 1 from retail shops to three new residential apartments and two retail tenancies (DA-415/2020)

Report dated 15 April 2021 from the Development and Building Unit.

Council Recommendation: That the application be refused for the reasons contained in the report.

RESOLUTION: This development application is refused in accordance with the recommendation in the assessment report as amended by the Panel.

Additional reason for refusal:

4. The proposed development fails to comply with SEPP-65, Principle 6 Amenity and the Apartment Design Guide in relation to 4A Solar and Daylight Access, 4B Natural Ventilation and 4D Apartment Size and Layout, Objective 4D-2 Design Criteria 2.

For the RESOLUTION: Stein, Jackson, Morrish and Small

Against the RESOLUTION: NIL

D Waghorn, A Eden and A Linz (on behalf of the applicant) addressed the meeting.

The meeting closed at 1.57pm