

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 23 April 2025**

Panel members present:

Professor Helen Lochhead (Chair)
Kerry Kyriacou
Joseph Vescio
Claire Edwards (Community Representative)

Also present:

A Rossi, Executive Manager Development Assessment
B Magistrale, Manager Development Assessment
J Zancanaro, Manager Development Assessment
E Finnegan, Acting Manager Development Assessment
N Calvisi, Administration Officer

At the commencement of the public proceedings at 11.15am, those panel members present were as listed above.

*At 12.05pm, the meeting was closed to the public.
At 12.30pm, the Panel reconvened in closed session.
At 14.12pm, the meeting closed.*

WLPP-2504.A

Apologies

There were no apologies.

WLPP-2504.DI

Declarations of Interest

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

WLPP-2504.R

Determinations

The Panel resolved to make the following determinations overleaf.



Professor Helen Lochhead
Chairperson

12 Chambers Avenue BONDI BEACH NSW 2026 - Alterations and additions to dwelling including new first floor addition. (DA-624/2024)

Report 11 April 2025 from the Managers of Development Assessment (MoDA).

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

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

REASON: In coming to its determination, the Panel was cognisant of the privacy and overlooking issues between neighbouring properties. However, considered that these could be self-managed through internal blinds if necessary.

S Morell (on behalf of the applicant) addressed the meeting.

10 Carlisle Street TAMARAMA NSW 2026 - Demolition of existing residential flat building and construction of a five-storey residential flat building with basement parking, new swimming pool and spa, and associated landscape works. (DA-434/2024)

Report 11 April 2025 from the Managers of Development Assessment (MoDA).

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings 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 that sufficient environmental planning grounds have been provided, subject to compliance with the below conditions.

The Panel grants deferred commencement consent to the development application in accordance with the recommendations in the Planning Officer's report and recommended conditions, subject to satisfying the following matters prior to the activation of the consent:

1. The satisfactory submission of fully dimensioned set of drawings consistent with the plans as submitted
2. Deletion of the balconies on the eastern elevation off the ensuites on levels two and three to protect the amenity and views of neighbouring properties
3. Deletion of the pitched roof allowing a minimal parapet not exceeding RL47.44 to reduce the impacts of the development

The consent does not operate and may not be acted on until the consent authority is satisfied of the above matters. The applicant must submit the necessary documentation within one year of the date of the determination, otherwise the consent will lapse.

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

E Doumanis and S Hanson (on behalf of the applicant) addressed the meeting.

27 Macpherson Street WAVERLEY NSW 2024 - Modification to DA-129/2022 for internal and external alterations and additions including a new basement parking for 4 cars. (DA-129/2022/B)

Report 11 April 2025 from the Managers of Development Assessment (MoDA).

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

RESOLUTION: The Panel approves the modification application in accordance with the recommendations in the Planning Officer's report and recommended conditions, subject to the following:

1. The architectural plans are to be amended to detail the deletion of the car stacker in space
3. The floor level within the southern portion of the basement (RL65.72) is to be increased to be consistent with the northern portion of the basement (RL66.395).
2. The car stacker gate on the front boundary is not to open out or encroach on the public domain or obstruct the egress from the pedestrian entrance.

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

B Fahimnia and E Gescheit (on behalf of the applicant) addressed the meeting.

6/88 Beach Road BONDI NSW 2026 – Section 4.55 (2) Modification to Unit 6 for additional 4m² to the approved home office. (DA-325/2024/A)

Report 11 April 2025 from the Managers of Development Assessment (MoDA).

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

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

E Gescheit (on behalf of the applicant) addressed the meeting.

Retail – 75-79 Hall Street BONDI NSW 2026 - Charcoal cooking and a kitchen exhaust upgrade for Tenancy UG.05. 'THE HUB'. (DA-621/2024)

Report 8 April 2025 from the Managers of Development Assessment (MoDA).

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings development standard**. In the opinion of the Panel the objectives of both the zone and the development standards are satisfied.

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

38 O'Donnell Street NORTH BONDI NSW 2026 – Enclosure of courtyards, additional excavation and increased floor space at lower ground floor and various other amendments. (DA-39/2024/A)

Report 9 April 2025 from the Managers of Development Assessment (MoDA).

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

RESOLUTION: The Panel approves the modification application in accordance with the recommendations in the Planning Officer's report and recommended conditions subject to the following amendment to condition 2(d):

2(d) The additional excavation to accommodate the media rooms, bedroom and laundry at the lower ground floor level is not approved. The layout of the northern extent of the dwellings is to be reinstated as per the approved lower ground floor plan (DWG 100, Rev F).

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report subject to amendment to condition 2(d) as noted above.

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

3 Macdonald Street VAUCLUSE NSW 2030 – Demolition of existing dual occupancy and construction of a new three storey dwelling and secondary dwelling, new driveway, double garage, garbage bin enclosure, solar panels and associated landscaping. (DA-548/2024)

Report 9 April 2025 from the Managers of Development Assessment (MoDA).

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

RESOLUTION: The Waverley Local Planning Panel, exercising the functions of Council as consent authority, is not satisfied that the matters required to be addressed under clause 4.6(3) of Waverley LEP 2012 have been demonstrated and that consent may not be granted to the development application that contravenes the **height of buildings development standard**.

The Panel refuses the development application in accordance with the recommendations in the Planning Officer's report and recommended reasons for refusal.

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

E Gescheit (on behalf of the applicant) addressed the meeting.

22 St Thomas Street BRONTE NSW 2024 – Alterations and additions to the existing dwelling, including a new swimming pool and landscape works. (DA-577/2024)

Report 11 April 2025 from the Managers of Development Assessment (MoDA).

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings and floor space ratio development standards** as:

- (a) compliance with the development standards is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standards.

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil.

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

B Pupovac and A Nicholls (on behalf of the applicant) addressed the meeting.

457 Bronte Road BRONTE NSW 2024 – Alterations and additions to the dwelling, including demolition and replacement of balconies, internal reconfiguration, new lift and external access reconfiguration. (DA-622/2024)

Report 9 April 2025 from the Managers of Development Assessment (MoDA).

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings and floor space ratio development standards** as:

- (a) compliance with the development standards is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standards.

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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

28 Stanley Street QUEENS PARK NSW 2022 – Alterations and additions to dwelling house including rear first floor extension, new swimming pool and replacement of existing single garage with new double garage. (DA-575/2024)

Report 10 April 2025 from the Managers of Development Assessment (MoDA).

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(3) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the **height of buildings standard** as:

- (a) compliance with the development standard is unreasonable or unnecessary in the circumstances, and
- (b) there are sufficient environmental planning grounds to justify the contravention of the development standard.

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

For the RESOLUTION: Lochhead, Kyriacou, Vescio, Edwards

Against the RESOLUTION: Nil

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