

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL  
MEETING HELD BY VIDEO CONFERENCE ON  
WEDNESDAY, 25 March 2026**

**Panel members present:**

Jacqueline Townsend (Chair)  
Megan Jones  
Gerard Turrisi  
Sam Marshall (Community Representative)

**Also present:**

J Zancanaro, Acting Executive Manager Development Assessment  
B Magistrale, Manager Development Assessment  
B McNamara, Manager Development Assessment  
K Johnstone, Acting Manager Development Assessment  
N Calvisi, Administration Officer

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*At the commencement of the public proceedings at 11.00 am, those panel members present were as listed above.*

*At 11.44am, the meeting was closed to the public.  
At 12.20pm, the Panel reconvened in closed session.  
At 12.45pm, the meeting closed.*

**WLPP-2603.A  
Apologies**

There were no apologies.

**WLPP-2603.DI  
Declarations of Interest**

The Chair called for declarations of interest. There were no conflicts declared.

**WLPP-2602A.R  
Determinations**

The Panel resolved to make the following determinations overleaf.



Jacqueline Townsend  
**Chairperson**

**WLPP-2603.1**

**699 Old South Head Road VAUCLUSE NSW 2030** - Demolition of dwelling and construction of a four-storey residential flat building containing four units with basement parking. **(DA-472/2025)**

Report dated 12 March 2026 from MoDA.

**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 **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.

*(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.

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the RESOLUTION:** Nil

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

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

## WLPP-2603.2

**4-6 Ethel Street VAUCLUSE NSW 2030** - Demolition of dwelling and construction of two x semi-detached dwelling with integrated car parking, swimming pools, boundary adjustment and associated landscaping works. **(DA-628/2025)**

Report dated 11 March 2026 from MoDA.

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

**RESOLUTION:** The Panel refuses the development application in accordance with the recommendations in the Planning Officer's report.

It is noted that there is an error in the Assessment Report under Table 1 Waverley LEP 2012. The table should state that '*proposal **does not** meet the aims of the Plan.*'

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report and reasons for refusal.

*M Douglas (objector) and J Enoch (applicant) and M Shapiro (on behalf of applicant) addressed the meeting.*

### WLPP-2603.3

**20 Sandridge Street BONDI NSW 2026** - Section 4.56 modification application for internal and external changes, increase in height of residential flat building, additional excavation for levelling and structural shoring wall, changes to facades, landscaping, reconfiguration of private open spaces and various other changes. **(DA-69/2024/B)**

Report dated 13 March 2026 from MoDA.

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

**RESOLUTION:** The Panel approves the modification application to DA-69/2024 in accordance with the recommendations in the Planning Officer's report subject to the following changes to conditions:

<p><b>3. PLANT ON ROOF</b></p> <p>(a) No plant equipment is permitted on the roof of the dwellings.</p> <p>(b) No additional plant equipment is permitted on the roof of the RFB other than the AC condensers, solar panels, mechanical plant, <b>exhaust outlet and</b> lift overrun as shown on the roof plan (Drawing DA 2005 Revision <del>C</del> <b>C</b>, prepared by MHNDUNION and dated <del>21 March 2025</del> <b>10 March 2026</b>).</p> <p>(c) <b>Screening with an RL of no more than 41.015 must be provided around all plant equipment, including the exhaust outlet.</b></p> <p style="text-align: right;"><b>(MODIFIED BY DA-69/2024/B)</b></p>
<p><b>96. BUILDING HEIGHT</b></p> <p>(a) The height of the buildings must not exceed the following RLs (AHD):</p> <ol style="list-style-type: none"><li>i. Dwellings: Roof RL 42.660 and parapet height RL 42.810</li><li>ii. RFB: Roof RL <del>39.660</del> <b>39,945</b>; Top of the parapet <del>39.860</del> <b>RL40,145</b>; and Top of the stair and lift overrun RL <del>40.700</del> <b>41,015</b></li></ol> <p>Prior to an Occupation Certificate being issued, a Registered Surveyor must provide certification that the height of the building accords with (a) (i) and (ii) above, to the satisfaction of the Principal Certifier.</p> <p style="text-align: right;"><b>(MODIFIED BY DA-69/2024/B)</b></p>

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel heard from the two objectors and after considering the visual impact images, the Panel was satisfied the modification would deliver very little, if any, additional view loss.

*T Blair, K Dyon (objector) and E Doumanis, D Knight and A Stollery (on behalf of the applicant) addressed the meeting.*

**WLPP-2603.4**

**91 Curlewis Street BONDI BEACH NSW 2026** - Amalgamation of unit 5 and unit 6 into one and associated works. **(DA-664/2025)**

Report dated 11 March 2026 from MoDA.

**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(3) 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** of the *Waverley Local Environmental Plan 2012* 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.

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the RESOLUTION:** Nil

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

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

## WLPP-2603.5

**St Catherine's School 26 Albion Street WAVERLEY NSW 2024** - Alterations and additions to three existing buildings at St Catherine's School, including the Jane Barker Hall, J Floor (Level 02) and the roof of the TAS Building to create a library and senior study centre. **(DA-631/2025)**

Report dated 10 March 2026 from MoDA.

**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 **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.

*(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.

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the resolution:** Nil

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

*S Robinson (on behalf of the applicant) addressed the meeting.*

## WLPP-2603.6

**28 Kenneth Street TAMARAMA NSW 2026** - Alterations and additions to semi-detached dwelling including relocation of the stairwell to accommodate a new dining area and study, new first floor balcony, and rear pergola. **(DA-629/2025)**

Report dated 10 March 2026 from MoDA.

**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 **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.

- (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.

**For the RESOLUTION:** Townsend, Jones, Turrisi, Marshall

**Against the RESOLUTION:** Nil

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

*L Kosnetter (on behalf of the applicant) addressed the meeting.*