

**MINUTES OF THE WAVERLEY LOCAL
PLANNING PANEL MEETING HELD AT THE
WAVERLEY COUNCIL CHAMBER ON
WEDNESDAY, 27 NOVEMBER 2019**

Panel members present:

The Hon Paul Stein (Chair)
Gabrielle Morrish
Jan Murrell
Penelope Mora (Community Representative)

Also present:

Ms B McNamara	Manager, Development Assessment (North/South)
Mr B Magistrale	Acting Manager, Development Assessment (Central)
Ms Katy DesChamps	Administration Officer

At the commencement of the public proceedings at 12.02 pm, those panel members present were as listed above.

At 1.39 pm, the meeting was closed to the public.

At 2:12 pm, the Panel reconvened in closed session.

At 3.15 pm, the meeting closed.

WLPP-1911.A

Apologies

There were no apologies.

WLPP-1911.DI

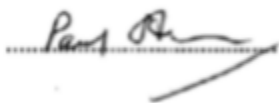
Declarations of Interest

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

WLPP-1911.R

Determinations

The Panel resolved to make the following determinations overleaf.



The Hon Paul Stein
Chairperson

WLPP-1911.1

105 Hewlett Street, Bronte – Demolition of existing dwelling and construction of a part three and part four-storey dwelling house including swimming pool (DA-265/2019)

Report dated 15 November 2019 from the Development and Building Unit.

DECISION: 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 which contravenes the height and floor space ratio development standards. The Panel concurs on behalf of and as the delegate of the Secretary Department of Planning and Environment.

RESOLUTION: That the application be granted deferred commencement consent in accordance with the conditions contained in the report.

REASONS: The Panel agrees with the Planning Officer's report.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

Christine Shai-Hee (objector), Tom Williams (applicant), Yvette Middleton (planner on behalf of the applicant) addressed the meeting.

WLPP-1911.2

Unit 5, 62 Fletcher Street Bondi – Alterations and additions to Unit 5 (DA-281/2019)

Report dated 11 November 2019 from the Development and Building Unit.

DECISION: That the application be **refused** for the following reasons:

1. Inadequate amenity to Bed 2 due to other residents and visitors of the building being able to view down into the bedroom from the main common access stair along the side boundary.

RESOLUTION: That the Panel disagrees with the report and that the application is refused.

REASONS: The plans before the Panel reveal a less than adequate amenity for the residents of this sub-floor space. Unfortunately, neither the applicant, nor their representatives attended the meeting to address any of the concerns of the Panel relating to the inadequate amenity of the sub-floor space, nor any possible redesign options. A reduced floor area may be appropriate.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

No speakers addressed the meeting.

WLPP-1911.3

10 Hardy Street, North Bondi – Section 4.55 (2) modification to approved dual occupancy, including internal alterations involving the conversion of the approved double garage into a habitable space, internal reconfiguration at ground and first floor levels and construction a carport within the front setback of each dwelling (DA-45/2019/A)

Report dated 15 November 2019 from the Development and Building Unit.

DECISION: That the application be **refused** for the reasons contained in the report as amended by the Panel.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

Patrick Ritchie (applicant), Diana Brajuha (planner on behalf of the applicant) addressed the meeting.

WLPP-1911.4

6-8 Diamond Bay Road, Vaucluse – Demolition of dwellings and construction of a new four storey residential flat building for ten units with basement car parking and strata subdivision (DA-218/2019)

Report dated 16 November 2019 from the Development and Building Unit.

DECISION: That the application be approved in accordance with the conditions contained in the report as amended by the Panel.

Condition

2A. NO BBQ FACILITIES

No BBQ facilities are to be provided in the communal open space.

RESOLUTION: That the application be approved in accordance with the conditions contained in the report as amended by the Panel.

REASONS: The Panel agrees with the Planning Officer's report.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

Maurice King (objector), Dr J Mikler(objector), and Alex Smith (on behalf of the applicant) address the meeting.

WLPP-1911.5

671-679 Old South Head Rose, Vaocluse – Demolition of existing dwellings; consolidation of lots; construction of a new four storey residential flat building comprising 16 units and basement car park; and Strata subdivision. (DA-355/2018)

Report dated 14 November 2019 from the Development and Building Unit.

DECISION: 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 which contravenes the height and floor space ratio development standards. The Panel concurs on behalf of and as the delegate of the Secretary Department of Planning and Environment.

RESOLUTION: That the application be approved in accordance with the conditions contained in the report as amended by the Panel.

Condition 4.

a (viii) Landscape planters are to be provided on top of the slab roof of the vehicle access ramp.

REASONS: The Panel agrees with the Planning Officer's report. The Panel notes the reasons in the report at page 239 in relation to the departure from the length and depth of building under the Waverley DCP 2012 and in the circumstances accepts these reasons.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

Dr Dov Samuel (objector), Cinzia Kastrissios (objector), Rhona Clennar (objector), Brian Meyerson (on behalf of the applicant), and Yvette Middle (planner on behalf of the applicant) addressed the meeting.

WLPP-1911.6

7-11 Bondi Road, Bondi Junction – Demolition of the existing structures on the site and the construction of a new nine storey residential flat building (Infill Affordable Housing) (DA-435/2018)

Report dated 12 November 2019 from the Development and Building Unit.

DECISION: 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 which contravenes the height development standard. The Panel concurs on behalf of and as the delegate of the Secretary Department of Planning and Environment.

RESOLUTION: That the application be approved in accordance with the conditions contained in the report as amended by the Panel.

Condition 2.

(c) An additional lift is to be provided servicing the building to the rear split floor level.

REASONS: The Panel agrees with the Planning Officer's report. The Panel have added the condition for an additional lift to be provided in the building so that the two different floor levels are each provided with a lift. The applicant's representative agreed to the imposition of this condition.

For the Decision: Stein, Morrish, Murrell, Mora

Against the Decision: Nil

Ron Johan (objector), Jennie Askin (planner on behalf of the applicant), and Brian Meyerson (on behalf of the applicant) addressed the meeting.

Meeting closed 3:15pm.