

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 23 September 2026**

Panel members present:

David Ryan (Chair)
Stephen Davies
Joe Vescio
Maria Atkinson (Community Representative)

Also present:

B Magistrale, Acting Executive Manager Development Assessment
J Zancanaro, Manager Development Assessment
B McNamara, Manager Development Assessment
D Knight, Acting Manager Development Assessment
N Calvisi, Administration Officer

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

At 11.07am, the meeting was closed to the public.

At 11.12am, the Panel reconvened in closed session.

At 11.34am, the meeting closed.

WLPP-2609.A

Apologies

There were no apologies.

WLPP-2609.DI

Declarations of Interest

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

WLPP-2609.AR

Annual returns disclosing interests

The chair tabled the annual returns of panellists disclosing interests, in accordance with the Local Planning Panels Code of Conduct.

WLPP-2609.R

Determinations

The Panel resolved to make the following determinations overleaf.

A handwritten signature in black ink, consisting of a stylized 'X' or 'R' shape followed by a horizontal line extending to the right.

David Ryan
Chairperson

105 Carrington Road QUEENS PARK NSW 2022 – Alterations and additions to an existing heritage listed dwelling which forms part of a row of terraces together with construction of a new swimming pool and associated landscaping. **(DA – 186/2026)**

Report 9 September 2026 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to 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:

- (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.

For the RESOLUTION: Ryan, Davies, Vescio, Atkinson

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report. The Panel commends the design which improves the heritage fabric and the overall design and the functionality of the site.

A Minto (on behalf of the applicant) addressed the meeting.

252 Campbell Parade BONDI BEACH NSW 2026 - Section 4.55(2) modifications including reconfiguration of the internal layout to provide an additional dwelling; alterations at the roof level and addition of a double car stacker. (DA-553/2011/D)

Report dated 9 September 2026 from 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 subject to the deletion of Condition 25D-Swept Wheel Path Drawings.

For the RESOLUTION: Ryan, Davies, Vescio, Atkinson

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report. The Panel has removed Condition 25D as the crossing as proposed is consistent with the original approval, is unlikely to result in an increase in street parking and any reduction in width is likely to be problematic in terms of the efficiency and safe operation of the car stackers.

G Karvanas and R Meyerson (on behalf of the applicant) addressed the meeting.

WLPP-2609.3

56 Liverpool Street ROSE BAY NSW 2029 - Demolition of existing single residence to be replaced with a dual occupancy development with strata subdivision. (DA-182/2026)

This matter was not considered by the Panel and was determined under delegation of Council.

WLPP-2609.4

9 Stewart Street NORTH BONDI NSW 2026 - Regularise the use of the basements of the dual occupancy dwellings, in conjunction with a Building Information Certificate. (DA-238/2026)

Report dated 9 September 2026 from MoDA

Council Recommendation: That the development application be APPROVED by the Waverley Local Planning Panel subject to 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 floor space ratio 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 Planning Officer's report.

For the RESOLUTION: Ryan, Davies, Vescio, Atkinson

Against the RESOLUTION: Nil

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