

**MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL
MEETING HELD BY VIDEO CONFERENCE ON
WEDNESDAY, 22 October 2025**

Panel members present:

Jacqueline Townsend (Chair)
Gerard Turrisi
Greg Woodhams
Sam Marshall (Community Representative)

Also present:

B Magistrale, Acting Executive Manager, Development Assessment
B McNamara, Manager Development Assessment
J Zancanaro, Manager Development Assessment
O Navratil, Acting Manager Development Assessment
N Calvisi, Administration Officer

At the commencement of the public proceedings at 11.02 am, those panel members present were as listed above.

*At 12.06pm, the meeting was closed to the public.
At 12.38pm, the Panel reconvened in closed session.
At 13.46pm, the meeting closed.*

WLPP-2510.A

Apologies

There were no apologies.

WLPP-2510.DI

Declarations of Interest

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

WLPP-2510.R

Determinations

The Panel resolved to make the following determinations overleaf.



Jacqueline Townsend
Chairperson

21 Kent Street WAVERLEY NSW 2024 - Alterations and additions to existing dwelling, including partial demolition and new part two and three-storey addition to the rear. (DA-283/2025)

Report 8 October 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 **floor space ratio (FSR) and height development standards** of the Waverley LEP 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 subject to amendments to the following condition of consent:

2	GENERAL MODIFICATIONS The application is approved subject to the following plan amendments: (a) The opening within Bedroom 2 is to retain the beam overhead and cornice, in addition to the nib walls, to indicate the original room configuration. (b) The additional masonry around the opening between the lounge and study is not required and is to be deleted. (c) The study includes a rear facing window that, while separated into three double hung windows, is out of character with the original house fenestration. The window is to be reconfigured into two double hung windows with wall in between. (d) <i>The architectural plans are to be amended to show the upturn for the edges of the green roof on the ground floor plan.</i> The amendments are to be approved by the Executive Manager, Development Assessment or delegate prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review. Condition reason: To protect the heritage significance of the dwelling house.
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For the RESOLUTION: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

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

48 Roscoe Street BONDİ BEACH NSW 2026 - Alterations and additions to residential flat building to provide a new lift and additional 3-bedroom unit. (DA-309/2025)

Report 3 October 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 **floor space ratio (FSR) development standard** of the Waverley LEP 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 and subject to amendments to the following condition of consent:

2.	GENERAL MODIFICATIONS
	The application is approved subject to the following plan amendments;
	(a) The roof profile is to be zinc standing seam in 'zincalume' or similar medium grey colour with a low solar absorptance rating.
	Condition reason: To minimise potential thermal loading within the new top floor habitable spaces.
	(b) A schedule of materials and finishes regarding the roof tiles for the new hipped awning roof above the first-floor bay window on the Roscoe Street elevation is to be provided.
	Condition reason: To ensure the selected materials and finishes are consistent with the building and the streetscape character.
	(c) Detailed plans at 1:50 scale are to be submitted which show the stair access to the top floor at the feature window above the main building entrance on Glenayr Avenue.
	Condition reason: To ensure the feature window is retained and protected.
	<i>(d) Detailed plans at 1:50 scale are to be submitted which demonstrate that the proposed lift and any mechanical equipment associated with the lift will be contained within the building and will not require any amendment to, or puncture of, the roof as shown on the approved roof plan.</i>

	<i>Condition reason: To ensure that the lift does not require any change to the roof as shown on the approved roof plan.</i>
	The amendments are to be approved by the Executive Manager, Development Assessment or delegate prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review.

For the RESOLUTION: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

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

**Margaret Whitlam Recreation Centre Waverley Park 49C Bondi Road BONDJ JUNCTION NSW 2022
- Modification of hours of operation. (DA-353/2023/A)**

Report dated 1 October 2025 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 Planning Officer's report.

For the RESOLUTION: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

J Simpson (objectors) and L Esposito and M Twells (on behalf of the applicant) addressed the meeting.

77 Hewlett Street BRONTE NSW 2024 – Alterations and additions to dwelling house. (DA-302/2025)

Report 1 October 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** 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, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

E Doumanis and G Livissianis (on behalf of the applicant) addressed the meeting.

Waverley Cemetery – 44 St Thomas Street BRONTE NSW 2024 - Integrated development for the construction of new columbarium walls for memorial and associated landscape interface works at Waverley Cemetery. (DA-208/2025)

Report 13 October 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 Appendices A (Conditions of Consent) and B (General Terms of Approval from Heritage NSW).

RESOLUTION: The Panel approves the development application in accordance with the Planning Officer's report subject to amendments to the following conditions of consent:

2.	GENERAL MODIFICATIONS
	The application is approved subject to the following plan amendments: (a) The proposal is to be amended to remove the ensure that the proposed bollards located at the northwestern and southeastern ends of Quinn Road from the development are removable.
	Condition reason: To ensure the retention of existing accessibility to Quinn Road, and to ensure the proposal's compliance with the Waverley Conservation Management Plan 2018.
	(b) The proposal is to be amended to limit the extent of new paving to the western side of Quinn Road, along the sides of roadways for landscaping and niche walls. (c) The proposed new paving for the northwestern and southeastern transition zones along Quinn Road is to be deleted and replaced with bitumen. (d) The proposed overall cobble stone paving is to be replaced with decomposed granite to maintain consistency with the Waverley Cemetery Masterplan.
	Condition reason: To ensure that the proposed materials are consistent with and sympathetic to the existing materials within the heritage fabric of Waverley Cemetery.
	The amendments are to be approved by the Executive Manager, Development Assessment or delegate prior to the issue of any Construction Certificate. An electronic copy of the amended plans or additional information (see website for electronic document requirements) addressing this condition, including a covering letter shall be provided to Council for review.
5.	LANDSCAPE WORKS IN A HABITAT CORRIDOR
	An amended landscape plan is to be submitted to and approved by Council's Executive Manager, Environmental Sustainability (or delegate) with: (a) A plant species list having a minimum of 90% of the shrubs and 90% of the grasses and groundcovers (not including turfed areas) of indigenous or local native plants

	listed in Annexure B3-1 of the Waverley Development Control Plan 2022. Cultivars or hybrids of listed plant species are not to be counted towards this requirement. (b) Three Strata of vegetation are required to be included in the landscape design, e.g. (i) tall shrub canopy, (ii) mid-storey and (ii) groundcover layer. (c) The eleven (11) Banksia integrifolia (Coastal Banksia) replaced with Banksia ericifolia (Heath-leaved Banksia). Landscape plans must include a planting schedule that lists all plant species proposed, the number of plants of each species proposed, and indicate whether each plant species proposed is listed in Annexure B3-1.
	Condition reason: To protect and enhance the biodiversity habitat corridor by ensuring indigenous and local native plants are provided for local biodiversity.
26.	PUBLIC DOMAIN UPGRADES-DELETED The public domain is to be upgraded along the street frontage for the site at the owner's expense in accordance with the current Waverley Council Development Control Plan (DCP) and Public Domain Technical Manual (PDTM) at the time of engineering plan approval, prior to construction. A detailed plan of the works required on Council's Road reserve/footpath area are to be submitted to Council for the approval of the Executive Manager, Infrastructure Services (or delegate) prior to those works commencing. The following detailed engineering plans and specifications for the following infrastructure works to Council's Public Domain Engineer: (a) All public domain infrastructure including the upgrade of footpath, road pavement, street landscaping, kerb and gutter (b) Be drawn by a suitably qualified and experienced engineering professional (c) Show existing and proposed levels outside the site details for a distance of not less than 20m to the north and south of the site (d) Include boundary floor and doorway levels inside the site at all street frontages (e) Include plantings and other features to be installed in the footpath area as part of landscaping works. (f) Include the location and alignment of entry and exit points to the site. (g) No utility pillars or columns shall be erected within the Council Road reserve to support the new development. Any proposed utility erections to be constructed with the property boundary or undergrounded, with all authority approvals to be communicated to Council with written confirmation, before executing any works. A fee is applicable for this assessment as per Council's Schedule of Fees & Charges. An invoice will be issued to the owner for the amount payable, which will be calculated based on the design plans for the public domain works.
	Condition reason: To ensure public domain upgrade works are done correctly.

33.	CERTIFICATE OF SURVEY - LEVELS
	All construction works are to be in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s levels and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.
	Condition reason: To ensure buildings are sited and positioned in the approved location.
34.	CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING - DELETED
	A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the location of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.
	Condition reason: To ensure buildings are sited and positioned in the approved location.
39.	MANUAL EXCAVATION - DELETED
	All demolition and excavation along the pathway shall be carried out with manual excavation which should be carried out under the supervision of the on-site arborist to identify roots critical to tree stability.
	Condition reason: To ensure the trees to be retained remain unimpacted.
40.	SUPERVISING ENGINEER FINAL CERTIFICATE – PUBLIC DOMAIN - DELETED
	Prior to the issue of any Occupation Certificate for the works, the Applicant must submit to Council, a Final Certificate from the Supervising Engineer confirming that the public domain works have been constructed in accordance with the Council approved plans and Waverley Council standards and specifications. The certificate must include commentary to support any variations from the approved drawings.
	Condition reason: This is to ensure that the proposed works constructed within the Council's public domain are as per the approved design plans and certified by the applicant's supervising engineer.

GENERAL ADVISORY NOTES

6.	ALTERATIONS AND ADDITIONS ONLY
	This consent is for alterations and additions to the existing building only and should during the course of construction a significant amount of the remaining fabric of the

	building be required to be removed, works must cease immediately and a new development application will be required to be submitted for assessment.
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For the RESOLUTION: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report. The conditions of consent and advisory note above are amended to respond to the circumstances of the site and the proposal.

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

6-38 Blenheim Street QUEENS PARK NSW 2022 - Alterations and additions to dwelling, including a new skylight and an attic level addition to the rear. (DA-296/2025)

Report 10 October 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** 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, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

D Barber (on behalf of the applicant) addressed the meeting.

7/116-118 Brighton Boulevard NORTH BONDI NSW 2026 - Alterations and additions to Unit 7 to convert the use of an existing storage area to a home office and relocate rear sliding doors to upper floor bedrooms of the unit. (DA-291/2025)

Report 3 October 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 **floor space ratio (FSR)** of the Waverley LEP 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: Townsend, Turrisi, Woodhams, 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.

**59 Military Road NORTH BONDI NSW 2026 - Alterations and additions to dwelling house.
(DA-280/2025)**

Report 8 October 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 **floor space ratio (FSR) and height of buildings development standards** of the Waverley LEP 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 subject to the following new condition:

1A GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

- (a) The proposed privacy screen to Window W11 on the western elevation at first floor level is to be angled away or upward and designed to mitigate overlooking to the adjoining properties to the west. The privacy screen is to be a minimum of 1.6m high when measured from the finished floor level of the second floor level.

The amendments are to be approved by the Principal Certifying Authority prior to the issue of any Construction Certificate.

Condition reason: To protect the amenity of the neighbouring property.

For the RESOLUTION: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

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

154 Brighton Boulevard NORTH BONDI NSW 2026 - Section 4.55(2) including additional excavation and internal layout adjustments. (DA-133/2023/B)

Report 8 October 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: Townsend, Turrisi, Woodhams, Marshall

Against the RESOLUTION: Nil

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

B Stafford and R Pajor (on behalf of the applicant) addressed the meeting.