

# MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL

## MEETING HELD BY VIDEO CONFERENCE ON WEDNESDAY, 27 March 2024

### Panel members present:

Professor Helen Lochhead (Chair)  
Elizabeth Kinkade  
Sam Marshall (Community Representative)  
Heather Warton

### Also present:

A Rossi, Executive Manager Development Assessment  
B McNamarra, Manager Development Assessment  
B Magistrale, Manager Development Assessment  
P Wong, Acting Area Manager Development Assessment  
N Calvisi, Administration Officer Development Assessment

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*All Panel members are familiar with the subject sites. At the commencement of the public proceedings at 11.10 am, those panel members present were as listed above.*

*At 12.23pm, the meeting was closed to the public.  
At 1.00 pm, the Panel reconvened in closed session.  
At 3.55pm the meeting closed.*

### **WLPP-2403.A**

#### **Apologies**

There were no apologies.

### **WLPP-2403.DI**

#### **Declarations of Interest**

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



Professor Helen Lochhead  
**Chairperson**

**WLPP-2403.1**

**96 Glenayr Avenue BONDI NSW 2026 – Modifications to approved development including design refinement, internal reconfiguration changes, window changes, increases to terraces/balconies, and reversal back to a communal roof terrace as per existing arrangements. (DA-490/2018/A)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

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

**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, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

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

**WLPP-2403.2**

**72A Lamrock Avenue BONDI BEACH NSW 2026 – Internal alterations to the existing workshop and storage above the existing garage, and their conversion to a secondary dwelling. (DA-243/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be APPROVED for the reasons 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 lot size development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel notes the issues raised by the objectors, however there is no change to the building envelope or the extent of overlooking and as such considers the application acceptable.

*Carla M Stern and Sharon Tan (objectors) and Jennie Askin (on behalf of owner) addressed the meeting.*

**39 Hall Street BONDI BEACH NSW 2026 - Demolition and construction of a new four storey shop top housing building comprising a commercial tenancy at ground floor level, six residential units above and Strata Subdivision. (DA-256/2023)**

Report 13 March 2024 from the Managers of Development Assessment (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 and the reasons amended by the Panel.

1. *The application does not satisfy the objectives of the Act, as stipulated in section 1.3 (g) as the proposal does not promote good design and amenity of the built environment.*
2. *The application does not satisfy section 4.15(1)(a)(i) of the Act, as it does not satisfy the provisions of the State Environmental Planning Policy (Housing) 2021 and Apartment Design Guide (ADG), in particular the following provisions:*
  - a. *Chapter 4, Clause 142 Aims, subclause (1) as the proposed development does not meet the objectives of the urban planning policies of the local context, does not achieve a better built form outcome for the streetscape and does not maximise amenity for the wider community.*
  - b. *The proposal is inconsistent with Part 4 Application of Design Principles and Schedule 1 Design quality principles, in particular Principle 1 Context and Neighbourhood, Principle 2 Built Form and Scale, Principle 3 Density, Principle 4 Sustainability, Principle 5 Landscape, Principle 6 Amenity, Principle 7 Safety and, Principle 9 Aesthetics, because the application does not respond to its context, contribute to the character of the streetscape or achieve design excellence.*
3. *The application does not satisfy section 4.15(1)(a)(i) of the Act, as it does not satisfy the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021, in particular Clause 4.6 (1)(b) as the Detailed Site Investigation does not conclude that the land is suitable or will be suitable after remediation, for the proposed development.*
4. *The proposal does not satisfy section 4.15(1)(a)(i) of the Act, as the proposal does not satisfy the following provisions of the Waverley Local Environmental Plan 2012:*
  - a. *Objectives of E1 Local Centre Zone, because the bulk and scale of the proposal is not consistent with the desired future character of the neighbourhood.*
  - b. *Clause 4.3 Height of buildings (1)(a) and (d), because the proposal breaches the height of buildings development standard and does not provide adequate details or assessment of potential of view loss impacts, contrary to objective (a) and does not establish that the proposal is consistent with desired future character of the locality, contrary to objective (d).*

- c. *Clause 4.6 Exceptions to development standards (1)(b), (3)(a) and (b), because the proposed development will not result in a better outcome for the site. The applicant's Clause 4.6 Exceptions to Development Standards – Height of Buildings fails to adequately justify that compliance with the development standard is unreasonable or unnecessary. The proposed development is inconsistent with the objectives of the development standard and is not in the public interest.*
5. *The proposal does not satisfy section 4.15(1)(a)(iii) of the Act, as the proposed development is contrary to the following provisions of the Waverley Development Control Plan 2022:*
- a. *Part B – General Provisions*
- i. *Part B1 – Waste, specifically general objectives (c) and (g), 1.2 Ongoing Maintenance objectives (b), (d), (f) and (h) and controls and 1.4 All other development as the commercial waste path of travel is still problematic, with waste required to be brought into the residential lobby via the single lift to the bin storage in the basement and vice versa for presentation of bins to the street for collection. No bulky waste storage has been provided.*
- ii. *Part B11 – Design Excellence, 11.1 Design, specifically objectives (a), (b), (c) and (d) and controls (a), (b) and (c), and 11.2 Context Analysis specifically objectives (a), (b), (c) and (d) because the proposal fails to achieve a high standard of architectural design and detailing appropriate to the notable Hall Street location. The development does not demonstrate an appropriate architectural response to the site specific constraints, nor does it identify the key contextual features and characteristics of the surrounding urban form to which the design should respond. The proposal does not adequately consider the opportunities and constraints, in particular the narrow width of the site and provide an appropriate site-specific design response that maintains the environmental amenity of neighbouring properties and the surrounding locality.*
- iii. *Part B15 Public Domain, 15.4 Awnings and Colonnades, specifically objectives (c) and controls (b) and (c) because the presentation of the awning to the public domain is not consistent with the future character of the streetscape and is shown to vary in height and form from the neighbouring properties.*
- b. *Part C2 – Other Residential Development*
- i. *Section 2.5 – Building Design and Streetscape, specifically objectives (b), (c) and (e) and controls (a), (b) and (d) because the proposal does not adequately respond to the existing streetscape and future character. The colour and finish of external materials are not consistent with the streetscape.*
- ii. *Section 2.9 – Landscaping, specifically objective (d) and controls (b), (c) and (g) because the proposal does not provide adequate details as to the maintenance regime for the lightwells planters and the proposal does not provide the required amount of landscaped area or deep soil zone.*

- iii. *Section 2.10 – Communal space, specifically objectives (a), (b) and (d) and controls (c) and (f) because the proposal does not incorporate communal space or recreational opportunities.*
  - iv. *Section 2.19 – Acoustic Privacy, specifically objectives (a) and control (b) because the proposed lightwells provide access to ventilation and daylight across a number of units and when windows are open, acoustic privacy and noise impacts are likely to occur, impacting on the amenity of future occupants.*
  - v. *Section 2.20 – Ventilation, specifically objective (b) and controls (c) and (f), because the configuration of the lightwells adjoin the neighbouring building to the west, constraining the natural flow of air through the units and the windows when open would give rise to acoustic and noise impacts, impacting on the amenity of future occupants. Ceiling fans are not shown on the plans.*
  - vi. *Section 2.21 – Building Services, specifically objectives (b) and (c) and controls (a), and (e), because the proposal does not include adequate details of plant requirements, mechanical exhaust, fire services and appropriate and separate service lift for removal of waste and details not shown on the plans, and therefore the extent of the requirements for building services is unknown.*
6. *The proposed development does not satisfy section 4.15(1)(b) of the Act, as the proposal will have an adverse impact on the built environment and streetscape character as the proposed development results in an unacceptable planning outcome. The proposal is an overdevelopment of the site and would adversely impact upon the amenity of neighbouring properties and the locality.*
7. *The proposal is contrary to 4.15 (1)(c) of the Act, because the proposal is not suitable for the subject narrow site and would result in a poor planning outcome providing for a built form that is undesirable, does not achieve design excellence and is inconsistent with the desired future character of the locality.*
8. *The proposal is not considered to be in the public interest for the reasons outlined above, contrary to Section 4.15 (1)(e) of the Environmental Planning and Assessment Act 1979.*

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

**REASON:** The Panel notes that the applicant had a Pre-DA letter and deferral letter to resolve the outstanding issues. These issues remain unresolved. The Panel supports the reasons for refusal as amended by the Panel.

*No speakers addressed the meeting.*

## WLPP-2403.4

### 1 Donald Place BONDI JUNCTION NSW 2022 - Construction of a three-storey multi dwelling housing development with integrated car parking and strata subdivision into three lots with one lot to be used for affordable housing. (DA-226/2023)

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be APPROVED for the reasons 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 development standard under Waverley LEP 2012 and the minimum site area and minimum solar access development standards under clause 18(2)(a) and (e) of State Environmental Planning Policy (Housing) 2021, respectively. In the opinion of the Panel the objectives of both the zone and the development standards are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

## 2. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

- (a) ~~Privacy screens or obscure glazing are to be provided to the windows on the southern elevation of the second floor level of the building and be designed to mitigate overlooking to adjoining properties. The privacy screens are to be of a light weight material (such as timber or obscure glazing) and be a minimum of 1.6m high when measured above the finished second floor level of the building.~~

~~Condition reason: To reasonably inhibit overlooking of surrounding properties.~~

WLPP reason for deletion of this condition: The separation distances between dwellings were considered to be adequate to preserve privacy.

## 21. GREEN ROOF LANDSCAPING PLANTER DETAILS

The construction certificate landscape plans are to comply with the controls for green roofs in Part B3.2.3 of the Waverley Development Control Plan 2022 including;

- (a) Comprise plants that are suitable for the site in relation to the environmental conditions (sun, wind and views) and include indigenous or local native plants to Waverley (see Annexure B3 – 1).
- (b) Have a minimum soil depth of 300mm and use lightweight soil mixes that are porous, able to drain freely, and suitable for the selected plant species.

~~(c) The green roof is to be designed to be a non-trafficable area (with no balustrades) and must be irrigated without requiring frequent maintenance access. Any access to the roof is to be for servicing purposes only.~~

A qualified landscape architect must review the design and verify that it complies with the above requirements.

Condition reason: To ensure the longevity of the ~~green roof~~ planting.

WLPP reason for condition amendment: The proposal includes only planters rather than a green roof.

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*Alexia Ford and Max Davies(Objectors) and Philip Bull(on behalf of the applicant) addressed the meeting.*

## WLPP-2403.5

### 497 Bronte Road BRONTE NSW 2024 – Demolition and construction of a new part two and three-storey dwelling house with integrated car parking and new swimming pool at rear. (DA-107/2023)

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be APPROVED for the reasons 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 and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

The Panel approves the development application in accordance with the recommendations in the Planning Officer's report and recommended conditions subject to amendment of condition 2(b):

#### 2. GENERAL MODIFICATIONS

- (b) The privacy/boundary wall along the western boundary of the front balcony terrace is to align with the roof overhang above ~~be reduced to a depth of 3.6m.~~

Condition reason: To reduce visual bulk from the street and to maintain the outlook from the adjoining western property.

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*George Sinclair and Adam Sparrow(Objectors) and George Karavanas(on behalf of the applicant) addressed the meeting.*

**WLPP-2403.6**

**62 Wallangra Road DOVER HEIGHTS NSW 2026** – Alterations and additions to dwelling including construction of a new double garage, reshaped swimming pool and associated landscaping works. **(DA-363/2023)**

Report 18 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be APPROVED for the reasons 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*Mark Shapiro (on behalf of owner) addressed the meeting.*

## WLPP-2403.7

### **Apartments 13 and 14/101 Ramsgate Avenue NORTH BONDI NSW 2026 – Alterations and additions to apartments 13 and 14 including attic conversion, dormer windows and skylights. (DA-201/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

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

#### **RESOLUTION:**

The Panel refuses the development application in accordance with the recommendations in the Planning Officer's report and the reasons amended by the Panel.

1. The application does not satisfy section 4.15 (1)(a)(i) of the Act as it is contrary to the following provisions of *Waverley Local Environmental Plan (WLEP) 2012*:
  - a. *Clause 1.2 Aims of Plan*, specifically the aims expressed under clause 1.2(2)(d), as the design proposal does not protect the view amenity of surrounding areas and neighbours resulting in the overdevelopment of the site.

- b. *Clause 4.3 Height of Buildings*

The application exceeds the maximum allowable height of ~~13.8m~~ **12.5m** and the applicant's written request under clause 4.6 of WLEP has failed to adequately address the required matters under subclauses 4.6 (3)(a) and (b) of WLEP.

*Details:* The proposed height is not considered compatible with the height, bulk and scale of the desired future character of the locality and does not preserve the environmental amenity of neighbouring properties by causing view loss contrary to clause 4.3 (1) (a) and (d) of WLEP.

- c. *Clause 4.4 Floor Space Ratio*

The application exceeds the maximum allowable Floor Space Ratio (FSR) of ~~2.65:1~~ **0.9:1** and the applicant's written request under clause 4.6 of WLEP has failed to adequately address the required matters under subclauses 4.6 (3)(a) and (b) of Waverley LEP.

*Details:* The proposal is considered an overdevelopment of the site and the proposed development does not preserve the environmental amenity of neighbouring properties and the surrounding locality, particularly with respect to views as required under clause 4.4 (1) (d) of WLEP.

**For the RESOLUTION:** Lochhead, Warton, Kinkade, Marshall

**Against the RESOLUTION:** Nil

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

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

**WLPP-2403.8**

**4 Waratah Street NORTH BONDI NSW 2026 – Demolition of dwelling, retention of existing garage walls and construction of a new two storey dwelling house with basement and swimming pool at rear. (DA-284/2023)**

Report 18 March 2024 from the Managers of Development Assessment (MoDA).

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

**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, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report noting the privacy concerns of the neighbour to the north are addressed by the existing boundary fence that provides adequate screening to protect privacy and overlooking.

*A Miller, S Kaplan (objectors) G Karavanas (on behalf of owner) addressed the meeting.*

## WLPP-2403.9

**160 Hastings Parade NORTH BONDI NSW 2026** – Demolition and construction of a new two storey dwelling with integrated garage parking and swimming pool at rear. **(DA-227/2023)**

Report 18 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

### Condition 14 – GEOTECHNICAL RISK MANAGEMENT

The following geotechnical risk management measures must be followed:

- a) The Applicant to comply with the *Waverley Council Development Control Plan, Coastal Risk Management Policy, and Waverley Risks and Hazards Vulnerability Study Part 1 and Part 2, Reference No.301015-02526-CS-REP-0001, dated December 2011, and the Geotechnical Assessment by Martens Consulting Engineers dated 16/02/2024.*
- b) Prior to issuance of a Construction Certificate, a Construction Methodology Report (CMR) must be prepared and submitted to the Principal Certifying Authority or Council for review and approval. The approved CMR is to be submitted to Council's Infrastructure Services – Assets Department for records.
  - i. The CMR must be prepared by a qualified and appropriately experienced Geotechnical Engineer/Engineering Geologist and Structural Engineer (CP Eng or equivalent and with at least 10 years relevant experience).
  - ii. The CMR must include a review of the full detailed design including the temporary and permanent excavation, and shoring support systems and the findings of the review.
  - iii. The CMR must include a review of the geotechnical report prepared by Martens Consulting Engineers dated ~~December 2023~~ 16 February 2024 received by Council on ~~19 January~~ 27 February 2024 and advise on the need of any further assessment work such as additional geotechnical investigation, further assessment of the cliff line such as via aerial drone surveys, abseil rope inspections etc) and any specific monitoring requirements for the cliff line to be implemented during construction.
  - iv. The CMR must include the methodology to be adopted in undertaking excavation, measures to reduce vibrations, shoring works and measures to maintain the stability of the neighbouring structures and the foreshore cliff line.

- v. The CMR must include an appropriate monitoring plan to confirm that ground surface movement on the site boundaries and beyond, and deflections of shoring systems fall within acceptable limits and identify hold points and contingency plans for any exceedances.
- vi. The CMR must include proposed excavation techniques to be undertaken to reduce vibrations and prepare a Vibration Monitoring Plan which identifies hold points and contingency plans for any exceedances. The vibration monitoring must ensure that the peak vibration velocity ( $V_i$ , max) or Maximum Peak Particle Velocity falls within 'safe' limits as defined in the German Standard DIN 4150-3, dated 2016: *Structural vibration – Part 3: Effects of vibration on structures*.
- vii. The CMR must include a statement confirming that the proposed development is suitable for the site and will maintain the stability of the neighbouring buildings and structures and the foreshore cliff line.
- ~~viii. The CMR must be submitted to the Principle Certifying Authority or Council for review and approval. The approved CMR is to be submitted to Council's Infrastructure Services – Assets Department for records.~~

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*S Vatala and W Davies (objectors) A Roth (on behalf of the applicant) addressed the meeting.*

**WLPP-2403.10**

**1A Barclay Street WAVERLEY NSW 2024 - Alterations and additions to semi-detached dwelling including new carport, bin storeroom and an AC unit on the roof. (DA-389/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*No speakers addressed the meeting.*

**WLPP-2403.11**

**9 Illawong Avenue TAMARAMA NSW 2026 - Alterations and additions to semi-detached dwelling including ground floor rear extension, extension of balcony and replacement of shed. (DA-311/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*No speakers addressed the meeting.*

**WLPP-2403.12**

**4 Tasman Street BONDI NSW 2026 - Alterations and additions to a semi-detached dwelling including the extension of an existing office on the first-floor level, a new window on the northern elevation, and a skylight. (DA-368/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*No speakers addressed the meeting.*

**WLPP-2403.13**

**73 St Thomas Street BRONTE NSW 2024 – Alterations and additions to a semi-detached dwelling including basement extension. (DA-350/2023)**

Report 15 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*No speakers addressed the meeting.*

**WLPP-2403.14**

**169 Hastings Parade NORTH BONDI NSW 2026 - Alterations and additions to a dwelling house.  
(DA-370/2023)**

Report 18 March 2024 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the modification 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 floor space ratio development standard. In the opinion of the Panel the objectives of both the zone and the development standard are satisfied and therefore it is in the public interest. The Panel concurs on behalf of and as the delegate of the Secretary, Department of Planning, Housing and Infrastructure.

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

**For the RESOLUTION:** Lochhead, Kinkade, Marshall and Warton

**Against the RESOLUTION:** Nil

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

*No speakers addressed the meeting.*