

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

**Panel members present:**

David Ryan (Chair)  
Stuart McDonald  
Sharon Veale  
Claire Edwards (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 12.13pm, the meeting was closed to the public.  
At 12.39pm, the Panel reconvened in closed session.  
At 14.13pm, the meeting closed.*

**WLPP-2602.A**

**Apologies**

There were no apologies.

**WLPP-2602.DI**

**Declarations of Interest**

The Chair called for declarations of interest and one was received.  
Sharon Veale advised a conflict of interest in Item **WLPP-2602.8** and did not participate in the public meeting or determination for this item.

**WLPP-2602.R**

**Determinations**

The Panel resolved to make the following determinations overleaf.



David Ryan  
**Chairperson**

## WLPP-2602.1

**1 Ewell Street BONDI NSW 2026** - Demolition of existing structures at the site and proposed subdivision of the existing single Torrens Title allotment into two Torrens Title allotments.  
**(DA-655/2025)**

Report dated 13 January 2026 from MoDA

**Council Recommendation:** That the 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 minimum lot size 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 Planning Officer's report subject to the following condition being added:

### 1. GENERAL MODIFICATIONS

The application is approved subject to the following plan amendments:

- (a) All ground levels are to be removed from the Subdivision Plan as approved in Condition 1 of this consent.

The amendments are to be approved by the **Principal Certifier** prior to the issue of any Subdivision Certificate.

Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report, subject to an additional condition.

The panel heard concerns from the submitters in relation to historical and current ground levels on the site. Whilst these are not directly related to the subject application, for clarity, the Panel has imposed an additional condition removing reference to ground levels from the approved subdivision plans.

*M Lerade, R Allen (objectors) and D Barber (on behalf of the applicant) addressed the meeting.*

## WLPP-2602.2

**42 Gardyne Street BRONTE NSW 2024** - Alterations and additions to the existing three-storey dwelling including a new swimming pool, landscaping, associated demolition work and tree removal.  
**(DA-429/2025)**

Report 16 February 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the 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 and the height of buildings development standards** of the *Waverley Local Environmental Plan 2012* as:

- (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, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

*E Brunning (on behalf of the applicant) addressed the meeting.*

**WLPP-2602.3**

**131 Glenayr Avenue BONDI BEACH NSW 2026** - Use of outbuilding for food storage ancillary to food and drink premises, and associated works. **(DA-632/2025)**

Report 12 February 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the 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 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:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

**WLPP-2602.4**

**61-63 Macpherson Street WAVERLEY NSW 2024** - Extension of operating hours to existing recreation facility (indoor) - Gym (approved under CDC). **(DA-623/2025)**

Report 27 January 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be APPROVED by the Waverley Local Planning Panel subject to the conditions in Appendix A.

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

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel noted the concern raised relating to the noise impact on Kent Street residents and considers that the recommended conditions of consent adequately address the concern. It is also noted that the gym function does not extend to the rear of the site.

*K Urmoneit (objector) and J Grossman (on behalf of the applicant) addressed the meeting.*

**WLPP-2602.5**

**96 Glenayr Avenue BONDI BEACH NSW 2026** - Section 4.55(2) Modification including extension of the lift overrun, new screening around roof plant, replacement of ground floor awning and other minor façade amendments. **(DA-490/2018/A)**

Report dated 10 February 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 and recommended conditions.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

**WLPP-2602.6**

**31 Bourke Street QUEENS PARK NSW 2022** - Alterations and additions to an existing semi-detached dwelling including extension of the existing first floor towards the rear.  
**(DA-437/2025)**

Report 21 January 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be REFUSED by the Waverley Local Planning Panel the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the reasons set out in the Planning Officer's report and Reasons for Refusal.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel notes that the principal matter raised in the assessment report is the extent of overshadowing to the neighbouring property at number 33. To this extent, the assessment report also identifies potential design changes to address the overshadowing impact to the rear of the building.

*R McInnes (on behalf of the applicant) addressed the meeting.*

**WLPP-2602.7**

**4 Cross Street Queens Park NSW 2024** - To extend the northern edge of the balconies to match the alignment of the existing balconies (as currently constructed), as well as other minor changes to building openings and materiality. **(DA-633/2024/D)**

Report dated 21 January 2026 from MoDA

**Council Recommendation:** That the 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 in accordance with the recommendations in the Planning Officer's report and recommended conditions.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

*F Weisbrot (objector) and C Startari (on behalf of the applicant) addressed the meeting.*

**WLPP-2602.8**

**Bronte Surf Life Saving Club – Bronte Marine Drive BRONTE NSW 2024 - S4.55 (1A)** Modification to DA-455/2022/B for design amendments to the approved internal layout and associated facade and landscape changes. **(DA-455/2022/B)**

Report 5 February 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the 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:** Ryan, McDonald, Edwards

**Against the RESOLUTION:** Nil

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

*S McGough, K Stead, M Batrac, G Wilson (on behalf of the applicant) addressed the meeting.*

*Sharon Veale advised a conflict of interest and did not participate in the public meeting or determination for this item WLPP-2602.8.*

**WLPP-2602.9**

**19 Wilfield Avenue VAUCLUSE NSW 2030** - Alterations and additions to dwelling including internal reconfiguration, new roof and rear extension and associated landscaping works. **(DA-461/2025)**

Report 19 January 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the reasons set out in the Planning Officer's report and Reasons for Refusal.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

**REASON:** The Panel concurs with the Planning Officer's report. The Panel notes that the principal matter raised in the assessment report is the extent of overshadowing to the neighbouring properties to the south. To this extent, the assessment report also identifies potential design changes to address the overshadowing.

*J Constantine, M Gibson (objectors) and V Milligan, J Dang, F Ho (on behalf of the applicant) addressed the meeting.*

**WLPP-2602.10**

**17 Pindari Road DOVER HEIGHTS NSW 2030** - Formerly known as 49 Military Road Dover Heights – Demolition of dwelling and construction of new two-storey dwelling with integrated basement garage, roof top terrace and swimming pool at rear. **(DA-345/2021/E)**

Report 2 February 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the 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 in accordance with the recommendations in the Planning Officer’s report and recommended conditions.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

**WLPP-2602.11**

**46 Oceanview Avenue VAUCLUSE NSW 2030** - Alterations and additions to existing semi-detached dwelling, including the construction of a new first-floor addition and associated internal and external works. **(DA-469/2025)**

Report 5 February 2026 from the Managers of Development Assessment (MoDA).

**Council Recommendation:** That the application be REFUSED by the Waverley Local Planning Panel for the reasons contained in Appendix A.

**RESOLUTION:** This development application is refused for the reasons set out in the Planning Officer's report and Reasons for Refusal.

**For the RESOLUTION:** Ryan, McDonald, Veale, Edwards

**Against the RESOLUTION:** Nil

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

*D and M Argiro, C Schulman, M Andrlon (applicant) addressed the meeting.*