

MINUTES OF THE WAVERLEY LOCAL PLANNING PANEL

MEETING HELD BY VIDEO CONFERENCE ON WEDNESDAY, 22 May 2024

Panel members present:

Jacqueline Townsend (Chair)
Graham Brown
Sharon Veale
Jesse Lockhart-Krause (Community Representative)

Also present:

B McNamara, Manager Development Assessment
K Johnstone, A/Manager Development Assessment
N Calvisi, Administration Officer

All panel members are familiar with the subject sites. At the commencement of the public proceedings at 11.00 am, those panel members present were as listed above.

*At 11.30 am, the meeting was closed to the public.
At 11.40 am, the Panel reconvened in closed session.
At 12.15 pm, the meeting closed.*

WLPP-2405.A

Apologies

There were no apologies.

WLPP-2405.DI

Declarations of Interest

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



Jacqueline Townsend
Chairperson

WLPP-2405.1

66 Queens Park Road QUEENS PARK NSW 2022 - Replacement of brick balustrades with new glass and steel balustrades. (DA-384/2023)

Report **9 May 2024** from the Managers of Development Assessment (MoDA).

Council Recommendation: That the 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(3)(a) and (b) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard.

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

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

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

A. Ostojic (owner) addressed the meeting.

WLPP-2405.2

54 Ruthven Street BONDI JUNCTION NSW 2022 - Alterations and additions to existing terrace dwelling including demolition, infill of existing ground floor southern setback, internal reconfiguration, and amendments to the first floor at the rear. (DA-91/2024)

Report 9 May 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(3)(a) and (b) 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.

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

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

WLPP-2405.3

424 Bronte Road BRONTE NSW 2024 - Alterations and additions to an existing dwelling including internal alterations, minor external alterations, new double garage with a vehicle turntable and associated landscaping. (DA-23/2024)

Report 9 May 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(3)(a) and (b) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the height development standard.

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 as follows:

2. GENERAL MODIFICATIONS

(b) *All proposed timber lattice work is to be replaced to the same height with vertical timber elements to respond more sympathetically to the heritage item.*

Reason: To reduce visual clutter.

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report and the proposed conditions as amended by the Panel.

M. Hufton (objector) and G. Karavanas and S. Griffiths (on behalf of the applicant) addressed the meeting.

WLPP-2405.4

3 Military Road NORTH BONDI NSW 2026 - Modification to approved boarding house, including internal reconfiguration, reduce on site car parking spaces to two spaces, relocation of car turntable, relocation of roof plant and new screens around the roof plant and new landscape works. (DA-203/2021/C)

Report 9 May 2024 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the modification application be APPROVED for the reasons 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.

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

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

No speakers addressed the meeting.

1 Mitchell Street NORTH BONDI NSW 2026 - Alterations and additions to a mixed-use development comprising a residential flat building and shops, including an additional storey and Strata subdivision. (DA-6/2024)

Report 9 May 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(3)(a) and (b) of Waverley LEP 2012 have been demonstrated and that consent may be granted to the development application that contravenes the floor space ratio and height development standards.

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 as follows:

2. GENERAL MODIFICATIONS - HERITAGE

- (f) Additional details are to be provided of the works to the existing exterior and internal lobby and stairway including:*
 - (i) compliance with the schedule of conservation/restoration works referenced in Condition 1(g) of this consent*
 - (ii) details of external tile selection and laying pattern to the ground floor shopfronts*
 - (iii) details of balustrading to the recessed verandah.*
 - (iv) Details of the existing timber framed windows which are scheduled to be removed, repaired or replaced are to be constructed like for like with the same type, colour and materiality, in the event that they are unable to be reinstated.***
 - (v) Details of the replacement and redesign of the front door and its replacement are to be guided by the Heritage Architect for the project.***

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report and the conditions as amended by the Panel.

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

32 Fletcher Street BONDI NSW 2026 - Modification to allow increased hours of operation on a trial period and allow an on-premises liquor license. (DA-186/2019/A)

Report 7 May 2024 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the modification application be APPROVED for the reasons 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 as amended by the Panel as follows:

To be deleted:

~~**2. KITCHEN EXHAUST SYSTEM FOR FOOD PREMISES**~~

~~*This approval does not permit cooking to be undertaken on the premises. Any proposal to utilise cooking equipment/appliances will be subject to a separate development application to Council and if approved will require an air handling system designed in accordance with AS 1668.1 1998 and AS 1668.2 1991 or alternative solution satisfying the performance objectives of the Building Code of Australia.*~~

To be amended:

31. LIQUOR SALE / SUPPLY / CONSUMPTION

- (a) No liquor may be sold, supplied or consumed on the premises except with the approval and authorisation from the relevant Liquor Authority.
- (b) The primary use of the premises must be that of a restaurant/ *café* with the provision of genuine meals, prepared upon the premises, to patrons seated at comfortable dining positions.
- (c) Liquor may only be sold and/or supplied to patrons on the premises with or ancillary to a genuine meal.
- (d) Patrons shall be seated whilst consuming liquor.
- (e) The sale and/or supply of liquor must cease 15 minutes prior to the cessation of the respective hours of operation for the specified indoor and outdoor seating areas.
- (f) No patron shall be permitted to take glasses or open containers of liquor off the premises.

For the RESOLUTION: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

REASON: The Panel concurs with the Planning Officer's report and the conditions amended by the Panel. It is noted that Condition 2 is contradictory to Condition 3 and therefore Condition 2 is deleted. Condition 31 is to be updated to reflect the existing use as a *café*.

M. Moorhead, T. & N. Kennedy (objectors) and J. Askin (on behalf of owner) and S. Rankin (owner) addressed the meeting.

WLPP-2405.7

8/55-57 Brighton Boulevard BONDI BEACH NSW 2026 - Alterations and additions to Unit 8 and its roof terrace. (DA-351/2023)

This application was pulled from the Agenda.

WLPP-2405.8

**5 Pacific Avenue TAMARAMA NSW 2026 - Modifications including internal reconfiguration, window changes, extension and redesign of the basement carpark and other design refinement.
(DA-44/2022/B)**

Report 7 May 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: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

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

M. Shapiro and N. Whittington-Davis (on behalf of the applicant) addressed the meeting.

WLPP-2405.9

7 Gaerloch Avenue TAMARAMA NSW 2026 - Modification to the approved new dwelling including additional excavation and external alterations. (DA-493/2022/A)

Report 7 May 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: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

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

G. Karavanis and T. Hungerford (on behalf of the applicant) addressed the meeting.

WLPP-2405.10

118-122 Campbell Parade BONDI BEACH NSW 2026 - Subdivision and lease to Raveis Hotel of the existing first floor balcony over hanging part of Hall Street and Campbell Parade. (DA-328/2023)

Report 8 May 2024 from the Managers of Development Assessment (MoDA).

Council Recommendation: That the 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: Townsend, Brown, Veale, Lockhart-Krause

Against the RESOLUTION: Nil

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

No speakers addressed the meeting.

The meeting closed at 11.30am