

COUNCIL ASSESSMENT REPORT

SYDNEY EASTERN CITY PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSSEC-373 – DA-472/2022/B
PROPOSAL	Section 4.56 Modification to the approved shop top housing development, including refinement to internal layout of basement levels, minor reconfiguration to residential levels, extension to the rear glazing line at ground floor level, Curlewis Street awning refinement and other minor amendments.
ADDRESS	Lot A in DP955097, Lot 1 in DP724290, Lot 1 in DP102895 and Lot 1 in DP724793 – 141-155 Curlewis Street, Bondi Beach
APPLICANT	The Trustee for Clutch Developments Unit Trust
OWNER	Clutch Developments Pty Ltd
DA LODGEMENT DATE	23 May 2025
APPLICATION TYPE	Section 4.56 Modification Application
REGIONALLY SIGNIFICANT CRITERIA	Section 2.19(1) and Clause 2 of Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> declares the proposal regionally significant development as: it is development that has an estimated development cost of more than \$30 million
CIV	\$42,631,815 (excluding GST)
CLAUSE 4.6 REQUESTS	N/A
KEY SEPP/LEP	• <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> • <i>Waverley Local Environmental Plan 2012</i> • <i>Waverley Development Control Plan 2022</i> • <i>Waverley Council Planning Agreement Policy 2014.</i>
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	No submissions received

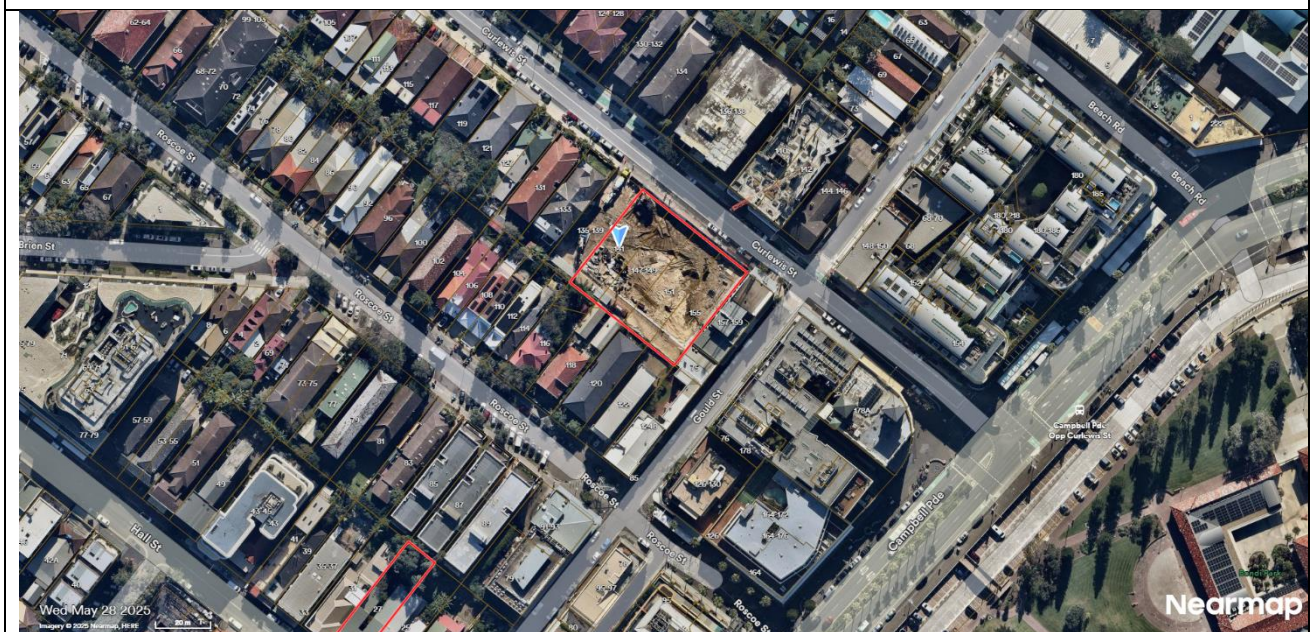
DOCUMENTS SUBMITTED FOR CONSIDERATION	Architectural Plans, Statement of Environmental Effects, Landscape Plan, Waste Management Plan, Traffic Impact Statement
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (\$7.24)	N/A – Modification Application
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	24 July 2025
PLAN VERSION	1 May 2025
PREPARED BY	Alana Jelfs, Senior Development Assessment Officer
DATE OF REPORT	16 July 2025



Report to the Sydney Eastern City Regional Planning Panel

Application number	DA-472/2022/B
Site address	141-155 Curlewis Street, Bondi Beach
Proposal	Modifications including refinement to internal layout of basement levels, minor reconfiguration to residential levels, extension to the rear glazing line at ground floor level, Curlewis Street awning refinement and other minor amendments.
Description of Approved Development	Demolition of existing buildings, lot amalgamation, and construction of a new shop top housing development with two levels of basement parking.
Date of lodgement	23 May 2025
Owner	Clutch Developments Pty Ltd
Applicant	The Trustee for Clutch Developments Unit Trust
Submissions	No submissions
Amended cost of works	No change from the approved development
Principal Issues	Floor space ratio exceedance
Recommendation	That the application be APPROVED in accordance with the conditions contained in the report

SITE MAP



1. PREAMBLE

1.1. Executive Summary

The modification application seeks to modify development consent, known as DA-472/2022 and as further amended for demolition of existing buildings, lot amalgamation, and construction of a new shop top housing development with two levels of basement parking, at the site known as 141-155 Curlewis Street, Bondi Beach.

In summary, the proposed modifications include refinement to internal layout of basement levels, minor reconfiguration to residential levels, extension to the rear glazing line at ground floor level, Curlewis Street awning refinement and other minor amendments.

The principal issue arising from assessment of the application is the further exceedance to the floor space ratio (FSR) development standard. The assessment finds the issue acceptable because the additional floor space is created through the enclosure of the approved paved area at the rear of the ground floor level by shifting the glazing line to the south. The paved area is within the approved envelope and beneath the upper level balconies therefore the shifting of the glazing line to enclose this space will not give rise to additional shadow, or privacy impacts, above what was assessed and approved under the original application.

The application seeks other minor amendments within the approved envelope of the building that are supportable on the basis that these changes will not give rise to additional impacts on neighbouring properties.

Amendments are proposed to conditions of consent to reflect the modified architectural plans and revised waste generation rates set out in the modified Waste Management Plan.

No submissions were received and there were no declared conflicts of interest on this application from Council staff.

The application has been assessed against the relevant matters for consideration under section 4.55(1A) or (2) or 4.56 the *Environmental Planning and Assessment Act 1979* (the Act) and is recommended for approval subject to conditions of consent.

1.2. Site and Surrounding Locality

A site visit was carried out during the assessment of the original development application.

The site is identified as Lot A in DP955097, Lot 1 in DP724290, Lot 1 in DP102895 and Lot 1 in DP724793 (4 existing lots), known as 141-155 Curlewis Street, Bondi Beach.

The site is rectangular with a primary street frontage (north boundary) to Curlewis Street measuring 48.73m, a southern (rear) boundary of 48.73m, an eastern side boundary of 42.67m and a western side

boundary of 42.67m. The site has an area of 2079 m² and is currently under construction, with works to accommodate the new basement levels commenced.

Prior to the commencement of construction, the site was occupied by one single storey commercial building and the remainder being two-storey mixed use buildings comprising ground floor commercial uses and first floor residential uses. There was no on-site car parking.

The site is adjoined by a part two and part three storey shop-top housing building to the east with frontages to both Curlewis and Gould Streets. The site to the west at No. 135-139 Curlewis Street has been demolished and will form part of the overall approved development under a separate development consent. The locality is characterised by a variety of low to medium density residential developments and the site is located approximately 100m west of Campbell Parade, Bondi Beach.

Figures 1 to 4 are photos of the site and its context.



Figure 1: Subject site hoarding, facing south east



Figure 2: Subject site hoarding, facing south west



Figure 3: Excavation commenced on site, facing east



Figure 4: Excavation commenced on site, facing south

1.3. Details of Approved Development

The original development application, known as DA-472/2022 for demolition of existing buildings, lot amalgamation, and construction of a new shop top housing development with two levels of basement parking, was approved on 1 September 2023 by the Land and Environment Court (LEC).

A previous modification application has been determined as follows:

- DA-472/2022/A, Modifications including internal reconfiguration, floor to ceiling height amendments, basement level refinements and other external and internal refinements to align with the neighbouring site at 131-135 Curlewis Street. Approved by the LEC on 13 December 2024.

The proposal seeks to amend Condition 1, Condition 8 and Condition 38 (see section 1.4 below for further detail).

1.4. Proposal

The modification application has been submitted under section 4.56 of the Act and seeks consent for the following modifications to the approved development:

- Basement 02 level (no additional excavation)
 - Relocation of residential amenities from Basement 01 to Basement 02;
 - Motorcycle and bicycle parking redistributed across Basement 01 and 02;
 - Set in of shoring line in the southeast corner;
 - Relocation of basement in-ground services and relocation of basement columns;
 - Removal of car wash bay.
- Basement 01 level
 - Provision of Sydney Water stair access;
 - Accessible water closet (WC) layouts modified;
 - Motorcycle and bicycle parking redistributed across Basement 01 and 02;
 - Retail waste and storage rooms reconfigured;
 - Set in of shoring line in the southeast corner;
 - Vehicle ramp profile amended.
- Ground floor level
 - Extension of the ground floor rear glazing line within the building envelope and removal of the rear paved area;
 - Reduced level (RL) lowered to RL 16.98 with set down added to the south eastern corner;
 - Sydney Water asset stair access added to rear landscaped area;
 - Update retail RLs to align with public domain levels;
 - Retail tenancy doors on Curlewis Street façade updated.
- First floor level
 - Minor internal refinements to internal unit storage and foyer doors to all units;
 - Curlewis Street awning glazing removed and eastern end modified to meet Ausgrid substation requirements;

- South facing bedroom windows amended from louvred to double hung.
- Second floor level:
 - Minor internal refinements to internal unit storage and foyer doors to all units;
 - South facing bedroom windows amended from louvred to double hung.
- Third floor level
 - Minor internal refinements to internal unit storage and foyer doors to all units;
 - South facing bedroom windows amended from louvred to double hung;
 - North facing living and dining room window system modified.
- Roof level
 - No change to indicative layout of roof elements.

The proposed modification application seeks to amend Condition 1 'Approved Plans and Documentation' to reflect the amended plans and documentation for approval. Amendments to Condition 8 'Ground Floor Paved Area to Rear' and Condition 38 'Waste Storage Areas' are also sought as follows:

8. ~~GROUND FLOOR PAVED AREA TO REAR RETAIL/COMMERCIAL FLOOR SPACE~~

The rear ground floor paved area adjoining retail tenancies 02 and 03 as shown on drawing DA 100 Rev R, is not approved for any use or activity. This area, and the adjoining ground floor retail/commercial floor space must be subject to separate development application(s) for use. Any ground floor commercial/retail use(s) that propose to include the rear paved area must include a Plan of Management for the use of this space detailing actions and responsibilities to minimise noise potentially generated and with the potential to cause disturbance to adjoining residential dwellings and to apartments within the building. The Plan of Management must, as a minimum, specify maximum hours of use, maximum numbers of uses and require that there be no use of any music, speakers or any forms of entertainment.

Council response:

The amendment is supported as the paved area is proposed to be removed. The remaining part of the condition will still apply to require any future use of the rear landscaped area to require separate development consent.

38. WASTE STORAGE AREAS

The development must have a bin storage area with sufficient space to accommodate the following minimum number of bins and storage for the development:

- Residential 15 x 3-bedroom units
 - o 8 x 240L Mobile Garbage Bins (MGBs) for general waste (collected weekly)
 - o 8 x 240L MGBs for paper and cardboard recycling (collected fortnightly)
 - o 8 x 240L MGBs for container recycling (collected fortnightly)
 - o 1 x 240L MGB for garden organic waste should this be generated at the development.
 - o A minimum of 75m² area for bulky waste to accommodate furniture and other bulky materials awaiting collection.

- *Commercial*

- o *8 x 660L Mobile Garbage Bins (MGBs) for general waste, collected daily (7 days a week)*
- o *8 x 660L MGBs for comingled recycling, collected three times a week.*

Or

- o *7 5 x 1100L Mobile Garbage Bins (MGBs) for general waste, collected ~~4 days a week~~ **twice per week based on final tenancy mix.***
- o *2 5 x 1100L MGBs for comingled recycling, collected ~~twice~~ **three times** per week.*
- o *The frequency of collection must be monitored and adjusted accordingly, particularly during summer.*
- o *Sufficient space must be allocated within the building for the storage of reusable items such as crates and pallets.*
- o *Separate space must be allocated for the storage of liquid wastes and oils etc. The liquid waste storage areas must be undercover, bunded and drained to a grease trap. The area is preferably to be within the building, however if circumstances do not permit, an area that is screened from the public and commercial domains may be negotiated with Council.*
- o *For commercial premises whose waste contains 20% or more food waste, or other waste which is considered by Council to have potential amenity impacts, a daily waste collection may be required.*

- *All waste and recycling storage rooms must be built to meet all appropriate design requirements set in Part B1 of the Waverley Council Development Control Plan 2012 to the satisfaction of the Principal Certifier.*
- *All commercial waste should be collected off street and no commercial waste should be presented on the street.*

Council response:

The amendment is supported subject to amendment to the rate of collection of co-mingling recycling from three to four time per week, to ensure the recycling waste generation requirements are met. This is reflected in the amended condition of consent.

1.5. Background

The modification application was lodged on 23 May 2025. On 1 July 2025, Council requested clarification regarding the proposed amendment to the waste storage condition, changes to the indicative layout of roof elements and amendment to the stormwater plans proposed under the modification application.

The applicant provided a response satisfying the request for information. No amended plans were submitted.

2. ASSESSMENT

The following matters are to be considered in the assessment of this modification application under relevant sections of the Act.

2.1. Section 4.56 – Modification by consent authorities of consents granted by the Court

The application is made under section 4.56 of the Act as the original consent was granted by the Court. The quantitative and qualitative elements and impacts between the approved development and the development, as proposed to be modified, are not considered overly dissimilar as demonstrated in the following sections of this report. In this regard, the proposal is considered to be substantially the same as the originally approved development with regard to matters arising from the NSW Land and Environment Court case of *Moto Projects (No 2) Pty Ltd v North Sydney Council (1999) 106 LGERA 298*.

The application was publicly notified, and no submissions were received. Reasonable attempts have been made to notify each person who made a submission in respect to the relevant development application of the proposed modification.

The reasons given by the Court to give consent to the original development consent have also been considered in the assessment of this modification application.

2.2. Evaluation of Matters for Consideration under Section 4.15

In accordance with section 4.56(1A) of the Act the following is an assessment of the proposed modifications of the development consent against the relevant matters for consideration under section 4.15(1) of the Act.

2.2.1. Planning Instruments and Development Control Plans

The following is an assessment against relevant environmental planning instruments, including State Environmental Planning Policies (SEPPs), and development control plans.

2.3.1.1 State Environmental Planning Policies (SEPPs)

The following SEPPs apply and have been considered acceptable in the assessment of this development application:

- SEPP (Sustainable Buildings) 2022
- SEPP (Housing) 2021
- SEPP (Transport and Infrastructure) 2021
- SEPP (Biodiversity and Conservation) 2021
- SEPP (Resilience and Hazards) 2021.

2.3.1.2 Waverley Local Environmental Plan 2012 (Waverley LEP 2012)

The land use definition of the approved development as a shop top housing development remains unchanged and continues to be permitted development in the E1 Local Centre zone under the Waverley LEP 2012.

The quantities of the approved development have changed as outlined in **Table 1** of this report in relation to principal development standards under Waverley LEP 2012. All other relevant provisions of Waverley LEP 2012 remain compliant or are non-compliant for the reasons discussed below.

Table 1: Waverley LEP 2012 Compliance Table

Provision	Compliance	Comment
Part 1 Preliminary		
1.2 Aims of plan	Yes	The proposal is consistent with the aims of the plan.
Part 2 Permitted or prohibited development		
Land Use Table <i>E1 Local Centre Zone</i>	Yes	The proposal is defined as shop top housing, which is permitted with consent in the E1 zone.
Part 4 Principal development standards		
4.3 Height of buildings • 13m	N/A	The proposal does not seek to amend the approved height of the development. The height remains as approved at 15.0.35m, with a variation from the standard of 15.65%.
4.4 Floor space ratio and • 2:1 (4,158m ²)	No	The approved development has a maximum gross floor area (GFA) of 4,300m ² and an FSR of 2.06:1. The proposed modification seeks to increase GFA by 281m ² to a total of 4,581m ² with an FSR of 2.2:1. <i>See below the table for further discussion.</i>
Part 6 Additional local provisions		
6.2 Earthworks	Yes	The proposal does not require additional excavation at basement level above what has been assessed and approved under the original application. The works are required to be undertaken in accordance with the recommendations of the approved Geotechnical Investigation Report.
6.9 Design excellence	Yes	The proposal includes mainly internal minor modifications. The extent of external modifications is limited to the removal of glazing from the awning and refinement of the eastern end of the awning to comply with Ausgrid requirements. The appearance of the development from the streetscape remains predominantly unaltered. The proposed modification continues to achieve design excellence.
6.14 Waste minimisation and recycling	Yes	The proposal is consistent with the objective of this clause to provide a high standard of waste and recycling management for the environment and community health and well-being. The proposal continues to provide

Provision	Compliance	Comment
		appropriate waste and recycling storage and collection facilities. <i>See Table 2 for further discussion regarding waste storage area.</i>
6.15 Stormwater Management	Yes	The proposal is consistent with the objective of this clause and reflects the amended stormwater design that has been approved by Council in the latest Construction Certificate plans.
6.16 Development in Zone E1	Yes	The proposal remains consistent with the objectives of this clause as the scale and function of the development is appropriate for the location and compatible with the desired future character and amenity of the surrounding residential areas. The proposed modification would not give rise to additional amenity impacts above what has been assessed and approved under the original application.
6.17 Affordable housing contributions	Yes	The proposal does not trigger the requirement for an affordable housing contribution because the additional floor space sought under the application is commercial floor space. The contribution is only payable for residential floor space.

The following is a detailed discussion of exceedances of particular development standards under Waverley LEP 2012 as a result of the approved development, as proposed to be modified.

Floor Space Ratio (FSR)

The proposed modifications result in a net increase of GFA of 281m², resulting in an overall FSR of 2.2:1. This culminates in an overall exceedance of the FSR development standard by 423m² or 10.2%. The net increase of FSR due to the proposed modifications represents 66.43% of the overall exceedance of the standard.

The applicant has provided some written justification for the non-compliance with the FSR development standard and has based the justification on the performance of the proposal against the objectives of the development standard. The relevant objectives of the development standard are as follows:

(b) to provide an appropriate correlation between maximum building heights and density controls,

(c) to ensure that buildings are compatible with the bulk and scale of the desired future character of the locality,

(d) to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and the locality.

The justification provided by the applicant to support the increased exceedance of the FSR development standard is summarised as follows:

- The proposed modifications will maintain the approved part three and part four storey shop top housing built form and the approved number of storeys and units, without altering the approved building height.*
- The additional FSR is mainly in the form of extension of the ground floor's rear glazing line to enclose the approved paved area underneath the upper-level balconies, which is located within the approved building envelope...*
- The proposal provides a building which is in proportion to surrounding developments and in accordance with what is envisaged by the E1 Local Centre zoning...*
- Given the extension is located at the rear of this site and within the approved building envelope, it will not increase the visible bulk and scale of the approved development and will not be discernible from Curlewis Street....*
- Given the proposed additional floor area is located on the ground floor and results from enclosing a previously approved paved area beneath balconies, without introducing any new side windows, it is unlikely to create additional privacy concerns...there will not be unreasonable additional shadow caused by this additional GFA....and will not result in adverse view impacts on neighbouring properties.*

The proposal includes shifting the rear glazing line to enclose the approved paved area at the rear. The glazing is proposed to be fixed with no ground floor access provided from the tenancies to the landscaped area. Council is satisfied that the additional floor space is within the approved envelope of the building, proposed beneath the approved upper level rear facing balconies. Accordingly, the enclosure of this area will not result in unreasonable additional impacts relating to shadowing, privacy or view loss as it is within the approved envelope at the ground floor level. The applicant purports that the enclosure would reduce potential acoustic privacy impacts that may result from doors to the rear landscaped area being open. Council considers it likely that potential acoustic concerns would be managed by having a continuous glazing line to the rear landscaped area, rather than a rear glazing line with openings which is likely to increase noise transmission.

The application was accompanied by an amended Landscape Plan to reflect the changes to the rear and the enclosure of the paved area. The rear landscaping will continue to provide a buffer between the development and the adjoining properties.

The approved development, as proposed to be modified, will achieve and be consistent with the relevant objectives of the FSR development standard. Therefore, the net exceedance is deemed acceptable and is supported.

2.3.1.3 Waverley Development Control Plan 2022 (Waverley DCP 2022)

The approved development, as proposed to be modified, continues to comply with the relevant parts and sections of Waverley DCP 2022. Only the parts and sections of Waverley DCP 2022 that apply to the proposed modifications are outlined in **Table 2** and detailed discussion provided below.

Table 2: Waverley DCP 2022 – Part B General Provisions Compliance Table

Development Control	Compliance	Comment
1. Waste <i>Garbage bins are to be stored in an appropriate location.</i>	Yes	An amended Site Waste Management Plan was submitted with the application, including different scenarios for waste generation compared to the approved. This was used to inform the proposed amendment to Condition 38, Waste Storage Areas. Council's Waste Team reviewed the amended application and support the proposed amendments subject to a minor variation. See <i>Section 3 for further details.</i>
2. Ecologically Sustainable Development <i>Ceiling or wall mounted fans</i> <i>Gas cooktops, gas ovens or gas internal space heating systems.</i>	Yes	The approved BASIX and NatHERS Certificates remain the operative Certificates, and the development remains bound by the commitments in those Certificates via conditions of consent. The original approval includes a condition of consent prohibiting the use of gas cooktops, ovens and space heating systems. Ceiling fans are shown on the architectural plans.
3. Landscaping, Biodiversity and Vegetation Preservation	Yes	The proposal does not include additional tree removal. Council's Tree Management Officer reviewed the amended Landscape Plan noting that the streets trees required to be planted have not been shown on the amended Landscape Plan. The requirement to plant four street trees is captured by an existing condition of consent which will be required to be satisfied prior to occupation. The modification continues to comply with the landscaped area requirements and does not reduce the extent of approved deep soil landscaped area on the site, which remains at 15% of the site area.
5. Water Management	Yes	The amendments to the architectural plans relating to stormwater management have been reviewed by Council's Stormwater Engineer and confirmed that the changes reflect the approved Construction Certificate details.

Development Control	Compliance	Comment
7. Transport	Yes	The proposal includes minor amendment to the layout of parking, ramp profile and inclusion of a speedhump at the ground floor entry to the basement levels. The changes do not alter the rates of parking and Council's Traffic Engineer confirmed that the amendments are acceptable.
11. Design Excellence	Yes	As above, the amendments to the application are largely internal reconfigurations. The appearance of the development from the streetscape remains as approved with the exception of a minor amendment to the eastern end of the awning and the removal of glazing from the awning. Importantly, the modification is consistent with the design intent of the originally approved development and continues to achieve design excellence.

2.2.2. Other Impacts of the Development

The proposal is considered to have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

2.2.3. Suitability of the Site for the Development

The site is considered suitable for the proposal.

2.2.4. Any Submissions

The application was notified for at least 21 days between 3 June 2025 and 27 June 2025 and a site notice erected on the site in accordance with the *Community Engagement Strategy 2023*.

No submissions were received.

2.2.5. Public Interest

The proposal is considered to have no detrimental effect on the public interest, subject to appropriate conditions being imposed.

3. REFERRALS

The following internal referral comments were sought:

3.1. Traffic and Development

The application was referred to Council's Traffic Engineer. No objections were raised subject to the original recommended conditions of consent. No additional or modified conditions of consent are recommended.

3.2. Stormwater

The application was referred to Council's Stormwater Engineer. It was confirmed that the proposed amendments shown on the architectural plans relating to the stormwater system reflect the Construction Certificate drawings approved by Council. No objections were raised to the modification application subject to the original recommended conditions of consent. No additional or modified conditions of consent are recommended.

3.3. Tree Management

The application was referred to Council's Tree Management Officer. It was noted that the amended Landscape Plan does not indicate the four street trees required to be planted under an existing condition of consent. As above, the requirement to plant four street trees remains on the consent and will be required to be satisfied prior to occupation. All other conditions of consent remain on the consent.

3.4. Waste Management

The application was referred to Council's Waste Management Team. As set out in section 1.4, the proposed amendment to the rates of collection for comingling recycling requires increased frequency which has been reflected in the revised recommended Condition 38. No additional or modified conditions of consent are recommended.

3.5. Strategic Planning

The modification application was accompanied by a Planning Agreement offer triggered by the exceedance in FSR. It is noted that the previous modification application included a Planning Agreement condition which has already been satisfied. Accordingly, a new Planning Agreement condition of consent is recommended for the exceedance in FSR proposed under this application.

3.6. Urban Design

The application was referred to Council's Urban Designer. The comments noted that the extension of the rear glazing line would result in the loss of the only outdoor common area that will now only be accessible from the basement level for maintenance purposes. No objections were raised.

It is noted that the rear landscaped area was not approved as an area of communal open space but rather a landscaped area providing a buffer between the commercial tenancies at ground floor level and adjoining properties. The intent of this space was not to be an extension of the commercial tenancies, and any proposal to utilise the outdoor space in connection with the ground floor tenancies would require separate development consent.

4. CONCLUSION

The application has been assessed against relevant sections of the Act and is recommended for approval subject to conditions of consent.

5. RECOMMENDATION TO SYDNEY EASTERN CITY PLANNING PANEL

That the modification application be APPROVED by the Sydney Eastern City Planning Panel subject to modified and new conditions in Appendices A and B.

Report prepared by:	Application reviewed and agreed by:
	
Alana Jelfs	Bridget McNamara
Senior Development Assessment Planner	Manager, Development Assessment
Date: 16 July 2025	Date: 17 July 2025

Reason for SECPP referral:

The consent authority for the original development application was the SECPP, this modification is made under section 4.56 of the Act and relates to:

1. Cost of over \$30 million

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Planning Portal Data	
Determining Authority (Concurrence Authority)	Sydney Planning Panel
Were the requirements of the Sustainable Buildings SEPP (effective 1 October 2023) met?	Yes
Have any dwellings been approved for affordable Rental Housing under this approval/consent? *This is a planning portal reporting requirement	No
Secondary Dwelling *This is a planning portal reporting requirement	No
Boarding House *This is a planning portal reporting requirement	No
Group Home *This is a planning portal reporting requirement	No
Is the development subject to the Special Infrastructure Contribution (SIC)?	No

Is the development located within an Urban Release area?	No
Waverley Council Data	
Trial Period database entry required	No
VPA submitted – follow up actions required	Yes
Refer to compliance for investigation	No
Commercial/liquor operational conditions	No
Was there a 'Conflict of Interest' declared	No