

DA-22/2024

19 September 2024

Blare Management Pty Ltd
C/- Jeremy Bryden
Level 1 19-23 Hollywood Ave
BONDI JUNCTION NSW 2022



Dear Sir/Madam

**DEVELOPMENT APPLICATION DA-22/2024
669-683 OLD SOUTH HEAD ROAD, VAUCLUSE NSW 2030**

I refer to your development application to Council to carry out the following works at the above address:

Demolition of all structures and construction of a seniors housing development comprising of 31 units contained within four-storey buildings, with retail and business premises at ground floor level, two basement levels vehicle parking, tree removal, consolidation of lots, and VPA offer. PAN-399197.

You are advised that this application has been deferred for the following reasons:

1. Calculation of gross floor area

The foyers in front of the lifts are included in gross floor area (GFA) regardless of whether the previous application included these. This is a new development application and as such must be considered in accordance with current legislation. The definition of GFA within the Housing SEPP does not allow exclusion of these areas and as such, they must be included. In this regard, please update the GFA calculations/diagrams and any relevant documentation such as the Clause 4.6 objection to the FSR development standard and any offer to enter into a planning agreement.

2. Variation of development standards within the Housing SEPP

Part 5 of State Environmental Planning Policy (Housing) 2021 (Housing SEPP) contains a number of development standards. It is noted that written objections to vary development standards under the Housing SEPP have been provided however these do not reference all applicable development standards for which variations are sought. The written objections must be updated to reflect the following clauses (preferred), or otherwise separate written objections for each must be provided:

- a. Clause 84 (3), specifically (c) relating to height of plant on roof (exceeds 11.5m).
- b. Clause 108(2)(b) relating to height of plant on the roof (exceeds 11.5m).

3. Gradients

Confirm gradients around the site in accordance Clause 93 (3) and (4) of the Housing SEPP.

(3) For the purposes of subsections (1) and (2), access is adequate if—

(a) the facilities and services are, or the transport service is, located at a distance of not more than 400m from the site, and

(b) the distance is accessible by means of a suitable access pathway, and

(c) the gradient along the pathway complies with subsection (4)(c).

(4) In subsection (3)—

(a) a **suitable access pathway** is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like, and

(b) the distance is to be measured by reference to the length of the pathway, and

(c) the overall average gradient must be not more than 1:14 and the gradients along the pathway must be not more than—

(i) 1:12 for a maximum length of 15m at a time, or

(ii) 1:10 for a maximum length of 5m at a time, or

(iii) 1:8 for a maximum length of 1.5m at a time.

4. Schedule 4 of the Housing SEPP

Division 3 *Development standards* clause 85 of the Housing SEPP states that (emphasis added):

*Development consent **must not be granted** for development for the purposes of a hostel or an independent living unit unless the hostel or independent living unit **complies with the relevant standards** specified in Schedule 4.*

In this regard, a statement and/or plans are required detailing and demonstrating compliance with the development standards contained within Schedule 4. All standards must be complied with otherwise an objection under Clause 4.6 of the LEP to vary a development standard is required.

Upon submission of amended plans/documentation addressing the reasons outlined above, further consideration will be given to your application.

If amended plans are not received within **strictly fourteen (14) days** from the date of this letter, then Council may proceed to deal with your application in the form submitted which may lead to a refusal.

The amended plans/documentation are to be submitted via the NSW Planning Portal in PDF format and include a cover letter with the DA number, address and description of submitted documentation.

Waverley Council

PO Box 9, Bondi Junction NSW 1355

DX 12006, Bondi Junction

Customer Service Centre

55 Spring Street, Bondi Junction NSW 2022

ABN: 12 502 583 608

Contact us

Phone: (02) 9083 8000

Fax: 9387 1820

Email: info@waverley.nsw.gov.au

Web: www.waverley.nsw.gov.au

Connect with us

facebook.com/whatsonwaverley

twitter.com/waverleycouncil

www.youtube.com/user/WavCouncil

If you have any questions, require assistance or further information about the matter, please contact Kylie Lucas via email at Kylie.Lucas@waverley.nsw.gov.au or telephone 02 9083 8092 (Monday to Thursday).

Yours faithfully



Kylie Lucas
Senior Development Assessment Planner
Development Assessment

Waverley Council

PO Box 9, Bondi Junction NSW 1355
DX 12006, Bondi Junction

Customer Service Centre

55 Spring Street, Bondi Junction NSW 2022
ABN: 12 502 583 608

Contact us

Phone: (02) 9083 8000
Fax: 9387 1820
Email: info@waverley.nsw.gov.au
Web: www.waverley.nsw.gov.au

Connect with us

facebook.com/whatsonwaverley
twitter.com/waverleycouncil
www.youtube.com/user/WavCouncil

