

Waverley LEP 2012 Amendment No 3 - 344-354 Oxford Street, Bondi Junction

Proposal Title : **Waverley LEP 2012 Amendment No 3 - 344-354 Oxford Street, Bondi Junction**

Proposal Summary : **Rezone 344-354 Oxford Street, Bondi Junction from B3 Commercial Core to B4 Mixed Use.**

PP Number : **PP_2013_WAVER_002_00**

Dop File No : **13/09162**

Proposal Details

Date Planning : **28-May-2013**

Proposal Received :

LGA covered :

Waverley

Region : **Sydney Region East**

RPA :

Waverley Council

State Electorate : **VAUCLUSE**

Section of the Act :

55 - Planning Proposal

LEP Type : **Spot Rezoning**

Location Details

Street : **344-348 Oxford Street**

Suburb : **Bondi Junction**

City : **Sydney**

Postcode : **2022**

Land Parcel : **Lots 112 and 113 Sec B DP 976386**

Street : **350 Oxford Street**

Suburb : **Bondi Junction**

City : **Sydney**

Postcode : **2022**

Land Parcel : **Lot 114 DP 75977**

Street : **352 Oxford Street**

Suburb : **Bondi Junction**

City : **Sydney**

Postcode : **2022**

Land Parcel : **Lot 1 DP 711730**

Street : **354 Oxford Street**

Suburb : **Bonid Junction**

City : **Sydney**

Postcode : **2022**

Land Parcel : **Lot 116 Sec B DP 976386**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**
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RPA Contact Details

Contact Name : **Dan Starreveld**
 Contact Number : **0293698000**
 Contact Email : **dans@waverley.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :
 Contact Number :
 Contact Email :

Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro East subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	4	No. of Dwellings (where relevant) :	23
Gross Floor Area :	4,320.00	No of Jobs Created :	83

The NSW Government **Yes**
 Lobbyists Code of
 Conduct has been
 complied with :

If No, comment : **The Department of Planning's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Sydney Region East has not met any lobbyist in relation to this proposal, nor has the Regional Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.**

Have there been
meetings or
communications with
registered lobbyists? :

No

If Yes, comment :

Supporting notes

Internal Supporting
Notes : **The site is also included in planning proposal: Waverley LEP 2012 Amendment No.2 - Bondi Junction and Housekeeping [PP_2013_WAVER_003_00]. SJB Planning was advised of this, however, the landowners would prefer for their proposal to be dealt with as a separate matter to the housekeeping proposal. However, in order to avoid confusion and reduce resources, Council should be requested or at least encouraged to combine these planning proposals. At a minimum, Council should ensure both proposals are exhibited together.**

Council has not formally accepted plan making delegation by nominating the officer who

will be granted the proposed delegation. Council was strongly encouraged to accept plan making delegation in writing on 4 April 2013. Council advised that it will put the delegation report on Councils July 2013 meeting agenda.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : The objective of the planning proposal is to rezone the sites from B3 Commercial Core to B4 Mixed Use.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : The explanation of provisions is adequate.

The planning proposal seeks to adjust the B3/B4 zone boundary in order for the sites, 332-342, 344-348, 350-352, and 354 Oxford Street, Bondi Junction to be zoned from B3 Commercial Core to B4 Mixed Use.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **Yes**

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

* May need the Director General's agreement

3.1 Residential Zones

3.4 Integrating Land Use and Transport

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **N/A**

e) List any other
matters that need to
be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain : The following section 117 Direction inconsistency has been identified.

Direction 1.1 - Business and Industrial Zones

The planning proposal is considered to be inconsistent with s.117 Direction 1.1 as it potentially reduces the floor space area for employment uses by rezoning the site from B3 Commercial Core to B4 Mixed Use. The planning proposal suggests that whilst the zoning change will result in a minor loss of potential floor space, this is theoretical space only, and the inclusion of residential uses will contribute a mixed use character to the centre, while still realising employment outcomes.

The landowner's preferred "mixed use" development scenario would generate a total floor space (GFA) of 4,320m², comprising 567m² of retail floor space, 1,377m² of commercial floor space, and 1,600m² of residential floor space. Based on these proposed floor space areas, the development is likely to generate 83 jobs as follows:

- Retail: 567m² @ 50m²/job = 11 jobs.

- Commercial: 1,377m² @ 19m²/job = 72 jobs.

Individual development of each site for commercial use would potentially yield 132

jobs, and a consolidated site redevelopment for commercial use would potentially yield 168 jobs.

The residential apartments within the mixed use development scenario would also provide the opportunity for home based businesses, particularly due to the sites location within a Major Centre and close to major transport.

The projected generation of jobs by Bondi Junction is 9,282, the loss of 70 theoretical jobs is considered minimal. Furthermore, the job target set by the draft Metropolitan Strategy 2031 is 2,400 jobs.

The planning proposal is considered to be justifiably inconsistent with s.117 Direction 1.1 because it is of a minor nature and is justified by a study which gives consideration to s.117 objectives.

The proposal is considered to be consistent with all other s.117 directions.

It is recommended that the Director General's delegate agrees that the inconsistencies are justified for the above reasons.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : The consultants consider this proposal to be of a relatively minor nature and suggest a public consultation period of no more than 14 days. This approach is supported.

Project Timeline

The planning proposal contains an estimated project timeline for completion of 5 months. The overall timeframe for the completion of the amending LEP should be no greater than 6 months.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **Waverley LEP 2012 was notified in October 2012.**

Assessment Criteria

Need for planning proposal : **During the drafting of the Waverley LEP (Bondi Junction Centre) 2010, the then Department of Planning directed Waverley Council through the section 65 certificate to rezone sites**

West of Newland Street to B3 Commercial Core to encourage the development of large floor plate (1,000m2) "A" grade quality commercial towers. Council's original intent was to zone the site B4 Mixed Use.

The subject site is the only available area at the end of the urban block for redevelopment. Considering the size of the consolidated site (990m2) and building separation requirements, the remaining area available to develop a commercial tower is significantly reduced.

Consistency with strategic planning framework :

Draft East Sub-Regional Strategy:

The proposed LEP will contribute to meeting residential dwelling targets as established by the Draft East Sub-Regional Strategy. Council analysis of dwelling provision in the LGA indicates that a total of 2,728 dwellings can be provided in response to a target of 2,200 dwellings.

Draft Metropolitan Plan for Sydney 2036:

The proposal is consistent with directions in the draft plan calling for additional residential development located in areas with good access to strategic centres and transport, a focus on enhancing major retail, office and services, and retain appropriate land for commercial core.

Waverley Together 2 (Community Strategic Plan for 2010 - 2022):

The planning proposal will allow a mixed use development on the site. This will increase the quantity of high density apartment stock in the municipality for people who choose to live in close proximity to the services and public transport available in the Bondi Junction Centre.

Environmental social economic impacts :

Environmental Impact

The site does not include any areas of critical habitats, threatened species or ecological communities.

Social and Economic Impacts

There will be a marginal reduction in theoretical employment numbers of less than 1% of the 2,400 projected in the draft Metropolitan Strategy for Sydney 2031.

In regards to dwelling targets, it is anticipated that the proposal will provide approximately 23 additional dwellings.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	14 Days
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Timeframe to make LEP :	6 Month	Delegation :	DDG
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Public Authority Consultation - 56(2)(d)

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Checklist_344-354 Oxford St.pdf	Determination Document	Yes
LEP Map_344-354 Oxford St.pdf	Map	Yes
Letter to DoPI Requesting GWD_WLEP2012_No3.pdf	Proposal Covering Letter	Yes
Planning Proposal-Attachment1_344-354 Oxford St.pdf	Drawing	Yes
Planning Proposal_WLEP2012 No3_344-354 Oxford St.pdf	Proposal	Yes
ProjectPlan_344-354 Oxford St.pdf	Determination Document	Yes
SiteMap_344-354 Oxford St.pdf	Map	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones**
 3.1 Residential Zones
 3.4 Integrating Land Use and Transport
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that:**

- 1. The planning proposal be supported;**
- 2. That the planning proposal be considered as routine and exhibited for a period of 14 days;**
- 3. No consultation is required with State or Commonwealth public authorities;**
- 4. A public hearing is not required;**
- 5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.**
- 6. The inconsistency with the s117 directions 1.1 Business and Industrial Zones is justifiably inconsistent.**
- 7. Council should consider merging this proposal with Waverley LEP 2012 Amendment No 2 - Bondi Junction and Housekeeping at the LEP drafting stage.**

Supporting Reasons : **The proposal is consistent with the directions in the draft Metropolitan Strategy for Sydney 2031; provides certainty for land owners; is consistent with existing uses; and is supported by good access to transport and other services.**

It is preferred that this planning proposal be combined with planning proposal Waverley LEP 2012 Amendment No.2 - Bondi Junction and Housekeeping [PP_2013_WAVER_003_00]. Council should be requested or at least encouraged to combine these planning proposals. At a minimum, Council should ensure both proposals are exhibited together.

Signature:



Printed Name:

TIM ARCHER

Date:

7/6/13