

REPORT
CM/7.8/20.07



Subject: Planning Proposal - 203-231 Bronte Road and 94-98
Carrington Road, Waverley - Pre-Gateway Determination

TRIM No: PP-1/2020

Author: Patrick Connor, Strategic Planner

Director: Peter Monks, Director, Planning, Environment and Regulatory

That Council:

1. Notes the submission of a planning proposal prepared by Knight Frank and lodged by Dan Whitten on 21 April 2020 to increase the maximum height of buildings and the maximum floor space ratio and add an additional local provision to the sites 203–231 Bronte Road and 94–98 Carrington Road, Waverley, under the Waverley Local Environmental Plan 2012.
2. Authorises officers to send the planning proposal, as outlined in the attached Charing Square Planning Proposal Assessment Report, to the Department of Planning, Industry and Environment (DPIE) for a Gateway Determination.
3. Notes that a Gateway Determination would allow a formal opportunity for community feedback, including with the Charing Cross Precinct, before reporting back to Council.
4. Places the planning proposal on public exhibition in accordance with any conditions of the Gateway Determination that may be issued by the DPIE.
5. Notes that a Site Specific DCP will be exhibited concurrently with the planning proposal and will include the following:
 - (a) The maximum height of 231 Bronte Road and 98 Carrington Road is 10 m and the remainder of the precinct is 13.5 m.
 - (b) Regardless of the above, the maximum street frontage height, with upper levels set back above the parapet for a depth of 3m shall be as follows at the Bronte Road frontage:
 - (i) 211–213 Bronte Road (Legion Club) is to maintain the existing building height.
 - (ii) 223–227 Bronte Road (Stamatiko Flats) is to maintain the existing parapet height.
 - (iii) 229–231 Bronte Road (Reece showroom) is to maintain the parapet height of 223–227 Bronte Road.
 - (c) The upper floor of 203–209 Bronte Road (bottle shop) and 94 Carrington Road (garage) shall be set back 3 m from the street wall.

- (d) Development on 98 Carrington Road (Reece Plumbing) shall be set back 3 m from the boundary to 100 Carrington Road (SP 21794).
 - (e) The built form shall be broken into separate buildings through the provision of laneway connections and an internal publicly accessible open space. This open space shall be of sufficient size (spanning 94 and 98 Carrington Road), have adequate solar access, retail connections and public art to provide appropriate public amenity.
 - (f) 223–227 Bronte Road are contributory items in the heritage conservation area and sufficient fabric of the façade (including return walls) shall be retained to ensure that they are still interpreted as buildings that contribute to the streetscape and heritage conservation area.
6. Requests the role of local plan-making authority from the DPIE to exercise the delegations issued by the Minister under section 3.36 of the *Environmental Planning and Assessment Act 1979* in relation to the making of the amendment.