

**MINUTES OF THE SYDNEY EAST  
JOINT REGIONAL PLANNING PANEL MEETING  
HELD AT CHRISTIES CONFERENCE  
ON THURSDAY, 26 NOVEMBER 2013 AT 12.00PM**

**PRESENT:**

John Roseth	Chair
David Furlong	Panel Member
Sue Francis	Panel Member
Stephen	Panel Member
Bargwanna	
Bill Gawne	Panel Member

**IN ATTENDANCE**

Philip Bull	Waverley Council
Arif Farqui	Waverley Council

**APOLOGY: NIL**

1. The meeting commenced at 12.00pm

**2. Declarations of Interest -**

Nil

**3. Business Items**

***ITEM 1 - 2013SYE012 – Waverley – 501/2012 - Lindsay Bennelong Developments Pty Ltd - 570-588 Oxford Street, Bondi Junction***

**4. Public Submission -**

Richard Trayer	Addressed the panel <b>against</b> the item
Ester Hutchison	Addressed the panel <b>against</b> the item
Heinz von Hollender	Addressed the panel <b>against</b> the item
John Robson	Addressed the panel on behalf of the applicant

**5. Business Item Recommendations**

***ITEM 1 - 2013SYE012 – Waverley – 501/2012 - Lindsay Bennelong Developments Pty Ltd - 570-588 Oxford Street, Bondi Junction***

1. The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report, except as follows.
2. Condition 5(h) is replaced by the following: *“All works on Oxford Street and at the intersection of Oxford Street, Bondi Road and Syd Einfeld Drive, in relation to new footpath and roadway alignments, shall be designed in negotiation with the Council, with the works to be completed before the occupation of the building.”*

3. Conditions 30 and 31 are deleted.
4. The Panel considered the elected council's submission to increase the provision of parking; however, it was not persuaded to require this as the parking provided complies with the council's requirements.
5. The Panel noted the comments of the objectors that the proposal exceeds the LEP's permissible height and FSR; however, the Panel also notes the further provisions of the LEP that permit this because of the provision of affordable housing. The Panel also notes that the open space at the corner of Syd Einfeld Drive is in private and not the council's ownership. As concerns the objectors' comments about lack of traffic management in the laneway, this issue is beyond the Panel's control.

## 6. Business Items

### **ITEM 2 - 2013SYE038 – Waverley – 81/2013 - Leighton Properties 241 Oxford Street tower - 241 Oxford Street, Bondi Junction**

## 7. Public Submission -

Ken Loye	Addressed the panel <b>against</b> the item
Ester Hutchison	Addressed the panel <b>against</b> the item
Stephen White	Addressed the panel on behalf of the applicant

## 8. Business Item Recommendations

### **ITEM 2 - 2013SYE038 – Waverley – 81/2013 - Leighton Properties 241 Oxford Street tower - 241 Oxford Street, Bondi Junction**

- 1) The Panel resolves unanimously that it will approve the application if the application receives the concurrence of Railcorp.
- 2) The Panel has considered the recommendation of the planning assessment report to refuse the application; however, in its opinion, the reasons for refusal are not sufficient to justify refusal.
- 3) In the Panel's opinion, the following four matters justify approval:
  - a) the Panel has approved, on the council's recommendation, other applications in the Precinct with setbacks that are less than the 6m required in the DCP, including 570-588 Oxford Street;
  - b) the reduced setbacks on this proposal nevertheless create a separate podium and tower, which is the objective of the DCP control;
  - c) the Design Review Panel has found that the proposal is appropriate;
  - d) the elected council supports the proposal.
- 4) Condition 5A is replaced by the following: *"Before lodgement of a Construction Certificate for above-ground works, the applicant shall undertake a review of all the mechanical and electrical plant requirements, with the aim of reducing the amount of space within the building and on the roof allocated for this purpose. This should specifically address the need for the street frontage to be used for plant rooms. The plans are to be submitted to the council for its satisfaction."*

- 5) Condition 21 is replaced by the following: *“All refrigeration motors/units and other mechanical plant are to be installed within the building in an acoustically treated plant room or by another method to adequately attenuate noise emission.”*
- 6) Condition 68 is deleted.

## 9. Business Items

**ITEM 3 - 2013SYE077 – Waverley - 274/2013 - Demolition of existing buildings, excavation and construction of a new residential 98 bed aged care facility and associated facilities - 363-367 Bronte Road, Bronte**

## 10. Public Submission -

Jennifer Hempton  
Roberts Goff

Addressed the panel **against** the item  
Addressed the panel on behalf of the applicant

## 11. Business Item Recommendations

**ITEM 3 - 2013SYE077 – Waverley - 274/2013 - Demolition of existing buildings, excavation and construction of a new residential 98 bed aged care facility and associated facilities - 363-367 Bronte Road, Bronte**

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the application, for the reasons mentioned in the report and subject to the conditions recommended in the report.

The meeting concluded at 3.20pm.

Endorsed by

John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
28 November 2013