

REF:AF/AF

26 November, 2013

Angela Kenna  
Project Officer  
Joint Regional Planning Panels  
G.P.O. Box 39  
Sydney NSW 2001

Dear Madam,

**Council Submission for JRPP Items  
2013SYE012, 2013SYE038 and 2013SYE077**

Please be advised that the following Development Applications, which have been referred to the JRPP for determination were considered by Council at its meeting held on 19 November, 2013.

DA 501/2012	570-588 Oxford Street, Bondi Junction	2013SYE012
DA 081/2013	241-247 Oxford Street, Bondi Junction	2013SYE038
DA 274/2013	363-367 Bronte Road, Bronte	2013SYE077

The Council resolved to provide the following submissions in relation to the above development applications, which are as under:

**570-588 Oxford Street, Bondi Junction - Demolition of existing buildings, construction of a 19 storey residential tower (133 apartments, including 14 for affordable housing), ground level retail and basement parking (DA-501/2012)**

That Council:

1. Receives the report and notes that it will be forwarded to the Joint Regional Planning Panel for its meeting on 28 November 2013.
2. Makes the following submissions to the Joint Regional Planning Panel:

That:

- (a) Council does not support Condition 5(a) being the reduction of car parking provision and that the 133 spaces requested by the applicant be approved.
- (b) Council does not support Condition 5(b) being the number of visitor car parking spaces being 17 and suggests to increase the number of visitors' car parking to 23 car parking spaces for the parking of resident visitor cars. Details of the location of the visitor parking be submitted to Council prior to the release of the Construction Certificate.
- (c) The applicant be required to install CCTV cameras in consultation with the local police command to improve community safety around the building.

*All correspondence should be addressed to Waverley Council*

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

PHONE 9369 8000 | FAX 9387 1820 | EMAIL [waver@waverley.nsw.gov.au](mailto:waver@waverley.nsw.gov.au) | WEB [www.waverley.nsw.gov.au](http://www.waverley.nsw.gov.au)

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**241-247 Oxford Street and 2 and 2A Waverley Street, Bondi Junction - Demolition of existing buildings, construction of a mixed use building with basement car park (DA-81/2013)**

That Council:

1. Receives the report and notes that it will be forwarded to the Joint Regional Planning Panel for its meeting on 28 November 2013.
2. That Council makes a submission to the Joint Regional Planning Panel advising as follows:
  - (a) Council notes the support of the proposed design from the Randwick/Waverley SEPP 65 Design Review panel and, having regard to the individual circumstances and merits of this case, is also supportive of the building design as proposed and that a Deferred Commencement Consent should be granted in accordance with the draft conditions.

Whilst the proposal does not provide the required 6 metre tower setback in the Waverley DCP 2012, the design takes into consideration the prominent corner location and provides an appropriate visual appearance that achieves a strong built form to the street corner and public domain.

- (b) Council agrees to accept the applicant's proposed Voluntary Planning Agreement should the Joint Regional Planning Panel approve the application.
  - (c) Council supports the proposed variations to height and FSR and notes that the assessment report also supports these variations having regard to the limited environmental impacts and the public benefit that will be achieved from the Voluntary Planning Agreement.
  - (d) That part of the funds from the Voluntary Planning Agreement will be spent on upgrading the public spaces in Waverley Mall.
  - (e) That the applicant be required to install CCTV cameras in consultation with the local police command to improve community safety around the building.

**363-367 Bronte Road, Bronte - Demolition of existing buildings, excavation and construction of a new residential aged care facility containing 98 beds, with associated facilities and basement car parking (DA 274/2013)**

That Council:

1. Receives the report and notes that it will be forwarded to the Joint Regional Planning Panel for its meeting on 28 November 2013.
2. Supports the recommendation of Council's Development and Building Unit.

If you have any questions, require any assistance, or further information, please contact me on 9369 8189 between the hours of 9.00 am to 10.00 am and 4.00pm to 5.00pm, Mondays to Fridays inclusive.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Arif Faruqi', with a stylized flourish extending from the end.

**Arif Faruqi**  
**Area Manager (North Team)**  
**Development Assessment**