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To: Angela Kenna
Cc: BethM@waverley.nsw.gov.au; PeterM@waverley.nsw.gov.au; spatterson@wilshirewebb.com.au
Subject: 253-255 Oxford St Bondi Junction (DA-539/2013)
Date: Tuesday, 3 June 2014 2:34:43 PM

Hi Angela

The Panel will be considering a development application for 253-255 Oxford St Bondi Junction (DA-539/2013) on Thursday 12 June 2014.

At the Waverley Council meeting held on 20 May 2014, the council considered the assessment report on this DA and resolved as follows:

That Council provides a submission recommending a refusal to the Joint Regional Planning Panel for all the reasons on page 110 of the agenda of this meeting with particular emphasis on the effect that the increased height and FSR proposed will have - causing shadow, view and visual bulk impacts that are considered unacceptable on planning merit grounds and having regard to the degree of public benefit and the lack of any environmental and sustainability

The reasons for refusal referred to above are as per the DA assessment report to the Panel (below)

1. The proposed development exceeds the maximum height limit of 60m under clause 4.3 of Waverley LEP 2012 and results in unsatisfactory amenity impacts including overshadowing of additional properties and view loss from adjoining properties. The written justification provided under cl.4.6 fails to adequately address the matters required to be demonstrated pursuant to cl.4.6(3) and does not provide sufficient justification that the proposal will be in the public interest contrary to cl.4.6(4)(a)(ii),

2. The proposed development exceeds the maximum number of storeys (16) permitted under Part E1 of Waverley DCP 2012.

3. The proposal is not in the public interest as it will result in a significant exceedance of the height standard and the floor space ratio standard and such exceedance will result in additional impacts to private and public space. These standards have only been varied with respect to development proposals that have provided a commensurate public benefit. The subject development does not provide a commensurate public benefit.

4. A detailed Environmental Site Assessment (DESA Stage 2), prepared in accordance with the NSW EPA 'Guidelines for Consultants reporting on Contaminated Sites' and Planning NSW Guidelines 'Managing Land Contamination Planning Guidelines' has not be provided to Council to demonstrate that the site is suitable or can be made suitable for the proposed use contrary to Clause (7) of SEPP 55 Remediation of Land and 79C(1)(c) of the Environmental Planning and Assessment Act 1979.

5. The proposed development does not comply with Principle 10: Aesthetics of SEPP 65 and cl. 1.13 Design Excellence and cl. 1.14 Building Elevations set out in Part E1 of WDCP. In this regard, the Oxford St podium should be of a higher quality architectural finish with high quality detailing. Paint finish should be avoided. Instead, high quality, durable materials with low maintenance is required to improve the design quality which is the desired future character of the Bondi

Junction Centre.

6. The proposed development has car parking above street level, contrary to Clause 1.24.4, of Part E1 of the Waverley Development Control Plan 2012, failing to provide usable floor space within the podium level of the building.

7. The proposal is not in the public interest contrary to Section 79C(1)(e) Environmental Planning and Assessment Act 1979.

Can you please provide the Panel members with this submission.

Regards
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