

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Tuesday 9 September 2014 at 10.30am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Stephen Bargwanna and Bill Gawne

Apologies: Nil - Declarations of Interest: Nil

Determination and Statement of Reasons

2014SYE065 – Waverley - DA-501/2012/A - Modification to remove two basement levels, and internal and external alterations - 570-588 Oxford Street, Bondi Junction as described in Schedule 1.

Date of determination: 9 September 2014

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The Panel resolves unanimously to accept the recommendation of the planning assessment report to approve the modification application subject to the conditions recommended in the report, except for Conditions 5(h), 33 and 83, which remain the same as they were in the approval of 4 December 2013.

The reasons for the Panel's decision are:

1. The essential aspects of the proposal remain substantially the same.
2. The internal modifications rationalise basement, plant and residential areas. While the modifications result in a reduction of retail floor space and an increase in residential floor space, the total floor space remains the same and retains the provision of affordable housing.

Panel members:


John Roseth (chair)


David Furlong


Sue Francis


Stephen Bargwanna


Bill Gawne

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE065 – Waverley - DA-501/2012/A
2	Proposed development: Modification to remove two basement levels, and internal and external alterations
3	Street address: 570-588 Oxford Street, Bondi Junction
4	Applicant/Owner: Lindsay Bennelong Developments Pty Ltd
5	Type of Regional development: s96 (2) modification
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ SEPP (Building Sustainable Index – BASIX) 2004 ○ SEPP 65 – Design Quality of Residential Flat Development ○ SEPP (Infrastructure) 2007 ○ Waverley LEP 2012 • Draft environmental planning instruments: Nil • Development control plans: Waverley DCP 2012 • Planning agreements: Nil • Regulations: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 22 August 2014 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- John Robson
8	Meetings and site inspections by the panel: Previous panel meeting for original DA was 28 November 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report