

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christie Conference Centre on Thursday 29 January 2015 at 2:30 PM

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE115 – Waverley DA 203/2014 [at 18-22 Ocean St and 30 Wellington St, Bondi] as described in Schedule 1.

Date of determination: 29 January 2015

Decision:

The panel determined to accept the recommendation to grant consent to the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

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 proposal generally complies with the relevant planning controls and with the intended future character of the site. The variation to the height control under clause 4.6 is minor and justified.

The proposal provides for the conservation of Scarba House and respects the desirable curtilage around it. Impact on views and overshadowing are reasonable.

Conditions:


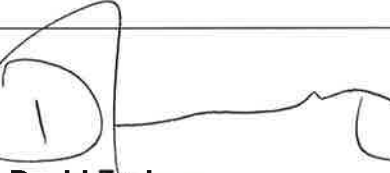



The Panel adopts the conditions recommended by the council of 29 January 2015, subject to the following:

Condition 1(a) add "Plan No A110 (Revision D) dated 28/1/15.

Delete Condition 4.

Amend Condition 5(a) to read as follows: "Screening/enclosures shall be provided around the roof plant on the roofs of buildings A, D and E, consistent with Plan No A 110 Roof Plan Revision D."

Panel members:

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE115 – Waverley DA 203/2014
2	Proposed development: Demolition of existing structures and construction of five residential flat buildings, including basement parking and retention of the heritage listed Scarba House
3	Street address: 18-22 Ocean St and 30 Wellington St, Bondi
4	Applicant: Mirvac Projects Pty Limited
5	Type of Regional development: Development application with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP BASIX • SEPP 32 • SEPP 55 • SEPP 65 • Infrastructure SEPP • Waverley LEP 2012 • Waverley DCP 2012 • 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 4 December 2014 Written submissions during first period of public exhibition: 82 Written submissions during second period of public exhibition: 32 Applicant submission dated 15 December 2014 Verbal submissions at the panel meeting on 18 December 2014: Against- Stephen Boronkay, Maureen Peatman on behalf of the Anglican Church Property Trust and Daniel Resnik; On behalf of the applicant- Andrew Duggan Council comment on overshadowing received in email dated 18 December 2015 Written submission from member of public dated 7 January 2015 Written submission from member of public dated 20 January 2015 Council comment on late submission dated 21 January 2015 Amended architectural plans forwarded to Council on 22 January 2015 Council comment on late submission dated 27 January 2015 Amended proposed conditions of consent prepared by Council and forwarded on 27 January 2015 Written submission from the applicant dated 28 January 2015 Amended plans received by Council on 29 January 2014 Verbal submissions at the panel meeting on 29 January 2015: Against – Adam Kiss, Michael Wolf, Elena Hattersley on behalf of 2-4 Ocean St Bondi, Rina Yulevich, Kate Lenthén on behalf of 27 Ocean St Bondi, Anthony Kioussis on behalf of 26-30 Ocean St Bondi, Hasti Kalarostaghi on behalf of St Matthews Anglican Church, Daniel Resnik, Claire Hattersley on behalf of 16 Ocean St Bondi; On behalf of applicant: William Smart and Kate Tudehope
8	Meetings and site inspections by the panel: Site visit on 18 December 2014, Briefing Meeting and Public Meeting on 18 December 2014; briefing meeting on 29 January 2015
9	Council recommendation: Deferred commencement consent
10	Draft conditions: Amended conditions forwarded by Council on 27 January 2015