

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies 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

**2014SYE125 – Waverley DA-417/2014 [at 10-14 Hall Street, Bondi Beach] as described in Schedule 1.**

**Date of determination:** 29 January 2015

**Decision:**

The panel determined to accept the recommendation of the planning assessment report to refuse 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 clause 4.6 at item 8 in Schedule 1.

**Reasons for the panel decision:**

The proposal does not comply with the height control in the WLEP 2012.

The proposal does not comply with the FSR control in the WLEP 2012.

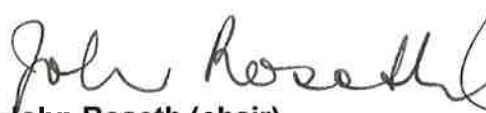




Variation of the above development standards under clause 4.6 is not justified. The applicant's argument that the height and FSR controls have been virtually abandoned by the council is not valid.

As a result of the non-compliance, the proposal has an inappropriate bulk and excessive impact.

The apartments have poor internal amenity and they do not comply with the principles of SEPP 65 and the Residential Flat Design Code.

**Conditions:** N/A

**Panel members:**

 <b>John Roseth (chair)</b>	 <b>David Furlong</b>	 <b>Sue Francis</b>
 <b>Stephen Bargwanna</b>	 <b>Bill Gawne</b>	

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### SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2014SYE125 – Waverley DA-417/2014
2	<b>Proposed development:</b> Demolition of existing building and construction of six storey mixed-use building containing ground level retail, 21 residential units, 20 serviced apartments, roof top terrace and two levels of basement parking
3	<b>Street address:</b> 10-14 Hall Street, Bondi Beach
4	<b>Applicant/Owner:</b> G.J.D Pty Ltd (c/- Urbis Services) / G.J.D Pty. Ltd
5	<b>Type of Regional development:</b> General development with a Capital Investment Value of more than \$20 million
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• SEPP BASIX</li> <li>• SEPP 32</li> <li>• SEPP 55</li> <li>• SEPP 65</li> <li>• Waverley LEP 2012</li> <li>• Waverley DCP 2012</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 15 January 2015 Written submissions during public exhibition: 32 Written submission from applicant dated 27 January 2015 Email from Council dated 27 January 2015 Email from Council dated 28 January 2015 Verbal submissions at the panel meeting: On behalf of the applicant - Michael Gaston and Steve White
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 18 December 2015
9	<b>Council recommendation:</b> Refusal
10	<b>Draft conditions:</b> N/A