

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 15 July 2015 at 10:00 am

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

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE035 Waverley DA-539/2013/B [at 253-255 Oxford Street, Bondi Junction] as described in Schedule 1.

Date of determination: 15 July 2015

Decision:

The panel determined to accept the verbal revised recommendation of the planning assessment officer to approve the development application as described in Schedule 1 pursuant to section 96 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, 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 amendment application is substantially the same as the original application.

The internal changes have no external impact.


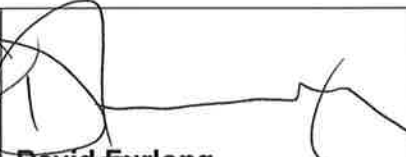
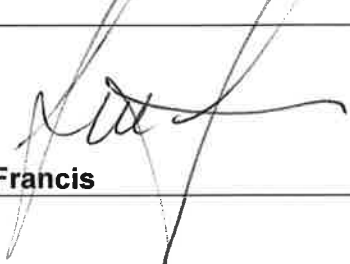


The additional height to the roof slab, roof parapet, plant and equipment, plant screen and communal area screen is minor.

The additional height to the fire stairs enclosure and the lift overrun has acceptable impact and enables the use of the roof as communal open space.

Conditions:

The conditions are those attached to the planning assessment report, except that in Condition 1A(f) the RL is changed to 148.86 and in Condition 1A(g) the RL is changed to 150.30.

Panel members:

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 Bill Gawne	 Stephen Bargwanna	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE035 Waverley DA-539/2013/B
2	Proposed development: Modifications to street trees and front awning, balconies, internal modifications and changes to all floor levels resulting increase of overall building height to RL 150.30 (to lift overrun).
3	Street address: 253-255 Oxford Street, Bondi Junction
4	Applicant/Owner: Mecone Pty Ltd/Legpro 14 Pty Ltd
5	Type of Regional development: Section 96 (AA) application, where the original application had a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP (Building Sustainability Index – BASIX) 2004 • SEPP 65 Design Quality of Residential Flat Development • Waverley Local Environmental Plan (LEP) 2012 • Waverley Development Control Plan (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 29 June 2015 Written submissions during public exhibition: One submission from a planning consultant representing 3 surrounding buildings.
8	Meetings and site inspections by the panel: Briefing Meeting on 15 July 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report