

DATE OF DETERMINATION	Thursday 24 August 2017
PANEL MEMBERS	Maria Atkinson (Chair), Julie Savet Ward, John Roseth, Bill Gawne
APOLOGIES	Stephen Bargwanna
DECLARATIONS OF INTEREST	Sue Francis declared a conflict has her firm is providing planning consulting to the applicant.

Public meeting held at Waverley Council on 24 August 2017, opened at 12:50pm and closed at 1:35pm.

MATTER DETERMINED

2017SCL010 – Waverley – DA89/2016 at 362-374 Oxford Street Bondi Junction (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

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.

The Panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel undertook a site inspection, was briefed by Council and supports the Council Assessment Report's recommendation to approve the application. The reasons for the decision of the Panel were:

- The proposal performs well against environmental planning instruments, specifically Waverley Local Environmental Plan 2012 and Waverley Development Control Plan 2012.
- The proposal is consistent with the desired future character of Bondi Junction Centre, preserving heritage facades and adding much needed residential accommodation.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report with the following amendment:

General Modifications Condition 2 amended to read as follows:

2 GENERAL MODIFICATIONS

The proposal shall be amended as follows:

(a) In order to protect the visual privacy of occupants of the development itself and future adjacent development, privacy treatment is required along the outer edges of the courtyards on Level 7 and balconies of the northern wing of the development that directly adjoin, face and are oriented over the side boundaries of the site. The privacy treatment shall have a minimum and maximum height of 1.8m measured above respective finished floor levels. Full details of such treatment are to be shown on amended plans, including (but not limited to) the height, length, and materials and finishes. The materials and finishes of the





treatment shall be complementary to the overall architectural style of the development and be selected in consultation with Council's Design Excellence Panel as directed by condition 3 of this consent.

(b) The finished level of the lift overrun and roof plant shall be corrected on the western elevation drawing to be RL125.200.

(c) Letterboxes shall be provided for each residential unit of the development in an accessible and secure location on the Oxford Street boundary and ground floor level of the development. The specific location of the letterboxes shall have regard to control (b) under section 2.24 of Part C2 of Waverley Development Control Plan 2012.

The amendments are to be approved by Council's Executive Manager, Building Waverley prior to the issue of a construction certificate under the Environmental Planning and Assessment Act 1979.

(d) Amend the Landscape Plan to accommodate deep soil planting with a minimum depth of 900mm.

PANEL MEMBERS	
 Maria Atkinson (Chair)	 John Roseth
 Bill Gawne	 Julie Savet Ward

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL010 – Waverley – DA89/2016
2	PROPOSED DEVELOPMENT	Demolition of buildings, construction of a fourteen (14) storey mixed use building including residential units, serviced apartments, retail and commercial premises, basement parking and a Planning Agreement
3	STREET ADDRESS	362-374 Oxford Street Bondi Junction
4	APPLICANT OWNER	Cassa-Nova Pty Ltd (c/- SJB Architects) Cassa-Nova Pty Ltd, The Rebecca L Cooper Medical Research Foundation
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No.55 – Remediation of Land State Environmental Planning Policy No.65 – Design Quality of Residential Development State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP) Waverley Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Waverley Development Control Plan 2012 Planning agreements: Waverley Planning Agreement Policy 2014 Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 11 August 2017 Written submissions during public exhibition: 6 Verbal submissions at the public meeting: <ul style="list-style-type: none"> On behalf of the applicant: Andrew Starr, Elia Leis
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 24 August 2017 Final briefing meeting to discuss council's recommendation, 24 August 2017 at 12:00pm. Attendees: <ul style="list-style-type: none"> <u>Panel members</u>: Maria Atkinson (Chair), Julie Savet Ward, John Roseth, Bill Gawne <u>Council assessment staff</u>: Ben Magistrale, Lee Kosnetter
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report