

## DETERMINATION AND STATEMENT OF REASONS

### SYDNEY EASTERN CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	8 July 2021
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Jan Murrell, Jeremy Swan, Lee Kosnetter
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Roberta Ryan declared a conflict of interest and did not participate; the applicant is a client of Ms. Ryan.

Meeting held by videoconference on 8 July 2021, opened at 1.10pm and closed at 2.15pm.

#### MATTER DETERMINED

PPSSEC-129 – Waverley - DA-421/2018/A at 5 - 11 Hollywood Avenue 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 briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Development application

The Panel determined to approve the development application pursuant to section 4.56 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

#### REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Officer's assessment report.

#### CONDITIONS





The development application was approved subject to the conditions in the Council Officer's assessment report with the following amendments.

Amend Condition 1a to provide a one metre soil width and soil depth and a minimum of one metre setback for the vergola/pergola off the rear boundary and that a landscaping plan be completed to the satisfaction of Council, inclusive of species with a potential growth height above the height of the vergola/pergola. Subject to these requirements the expectation is that the landscaping plan substantially delivers what was presented in the photomontage by the applicant to the panel on 8 July 2021.

Reason: the purpose is to allow for a vegetative outlook above the pergola to reduce the visual dominance of the adjacent carpark.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Carl Scully Chair)	 Jan Murrell
 Lee Kosnetter	 Jeremy Swan

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-129 – Waverley – DA-421/2018/A
2	PROPOSED DEVELOPMENT	Modification to Court consent for a 11-storey hotel development, including expansion of roof plant and changes to façade materials and internal layout.
3	STREET ADDRESS	5-11 Hollywood Avenue Bondi Junction
4	APPLICANT/OWNER	Iglu Property Trust No. 208
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy 55 – Remediation of Land</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Waverley Local Environmental Plan 2012</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Waverley Development Control Plan 2012</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</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 <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 25 June 2021</li> <li>Written submissions during public exhibition: Nil</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Panel members visited the site independently, prior to 8 July 2021.</li> <li>Final briefing to discuss council's recommendation: 8 July 2021 <ul style="list-style-type: none"> <li><u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Jeremy Swan, Lee Kosnetter</li> <li><u>Council assessment staff</u>: Kylie Lucas, Angela Rossi</li> <li><u>Applicant representatives</u>: Kate Bartlett, Lukas Madar, Liam Bowes, Guy Lake, Brice Lacker, Maryam Boroumand</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Officer's assessment report