

BRIEFING DETAILS

BRIEFING/DATE/TIME	Thursday, 28 April 2022 1.30pm to 2.30pm
LOCATION	Teleconference

BRIEFING MATTER

PPSSEC-156 - DA-400/2021 – Waverley, 194-214 Oxford Street and 2 Nelson Street, Bondi Junction, Shop Top Housing Development

Demolition of existing structures; construction of a shop top housing development, comprising ground floor retail, 10 floors of residential apartments across two buildings (known as Oxford Street tower and Nelson Street tower) and four levels of basement parking; and associated Planning Agreement for public domain works.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair) Jan Murrell Gabrielle Morrish Jeremy Swan
APOLOGIES	Lee Kosnetter
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL STAFF	Ben Magistrale Kylie Lucas Bridget McNamara
APPLICANT	Elia Leis – Stargate Property Group – Owner Olivia Page – GYDE Consulting – Town Planner Igal Leis – Stargate Property Group – Owner Adam Haddow - Architect
OTHER	Alexandra Hafner, Suzie Jattan, Cameron Brooks – Panel Secretariat

KEY ISSUES DISCUSSED:

Council

- Brief introduction and background noting design excellence competition requirement and 106 submissions.
- Council to review amendments received 26 March 2022.
- Key issues: overshadowing and impact on public domain.

Applicant

- Introduction and background including development history and Design Excellence competition.
- Noted compliance/non-compliances of amendments with Waverley LEP 2012.
- Summary of resolution of key issues raised by Council and submitters including: contamination, height of buildings, view impacts, encroachments into public domain, stormwater, retail tenancy at 214, retaining wall structure around Norfolk Island Pine, and Planning Agreement.

- Noted intention to amalgamate two basements under Osmond Lane which would include leasing/buying Council land.
- Negotiating a Planning Agreement with Council regarding the through site link, public plaza and monetary contribution in lieu of the dedication of land on Oxford Street.

Panel

- Noted overshadowing impact on the park and the value of the proposed through site link.
- Confirmed amalgamation of basement under Osman Lane is a concurrent process, running separately to the DA.

TENTATIVE BRIEFING DATE 23 JUNE 2022