

DETERMINATION AND STATEMENT OF REASONS

SYDNEY EASTERN CITY PLANNING PANEL

DATE OF DETERMINATION	16 June 2022
DATE OF PANEL DECISION	16 June 2022
DATE OF PANEL MEETING	16 June 2022
PANEL MEMBERS	Jan Murrell (Acting Chair), Chris Wilson, Lee Kosnetter, Jeremy Swan
APOLOGIES	Carl Scully
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 14 June 2022.

MATTER DETERMINED

PPSSEC-192 – DA-421/2018/B - Waverley - 5-11 Hollywood Avenue, Bondi Junction, Modification to Court consent for a 11-storey hotel development, including modifications to roof plant, internal reconfiguration, landscaping and cafe and bar/terrace area and signage. (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 listed at item 8 in Schedule 1.

Modification application

The Panel determined to approve the modification 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 Assessment Report. The Panel is satisfied the modification is substantially the same development as the development for which the consent was originally granted and has been considered against the matters contained within section 4.15. The modifications are relatively minor and do not have any adverse impacts.

CONDITIONS

The Modification Application was approved subject to the amended conditions in the Council Assessment Report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered 2 written submissions made during the public exhibition of the proposal. Issues raised included inadequate information for signage. The Panel considered the submissions have been adequately addressed in the Assessment Report. For the concern raised regarding signage this has been addressed by way of condition. The issue concerning landscaping is not affected by the modification.

PANEL MEMBERS	
 Jan Murrell (Acting Chair)	 Jeremy Swan

A handwritten signature in black ink, appearing to be 'Chris Wilson', with a large, stylized 'C' and 'W'.

Chris Wilson

A handwritten signature in blue ink, appearing to be 'Lee Kosnetter', with a stylized 'L' and 'K'.

Lee Kosnetter

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-192 – Waverley - DA-421/2018/B
2	PROPOSED DEVELOPMENT	Modification to Court consent for a 11-storey hotel development, including modifications to roof plant, internal reconfiguration, landscaping and cafe and bar/terrace area and signage.
3	STREET ADDRESS	5-11 Hollywood Avenue BONDI JUNCTION
4	APPLICANT/OWNER	Iglu No 208 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 4.56 Modification Application
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Industry and Employment) 2021 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: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: 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: 8 June 2022 Written submissions during public exhibition: 2
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Kick off briefing: 12 May 2022 Final briefing to discuss council's recommendation: 16 June 2022 <ul style="list-style-type: none"> <u>Panel members</u>: Jan Murrell (Acting Chair), Chris Wilson, Lee Kosnetter, Jeremy Swan <u>Council assessment staff</u>: Kylie Lucas <u>Applicant representatives</u>: Kate Bartlett, Guy Lake, Lukas Madar, Maryam Boroumand Site inspection: Site inspections have been curtailed due to COVID-19. Where relevant, Panel members undertook site inspection individually.

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report