

Record of Kick-Off Briefing Sydney Eastern City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSEC-199 - DA-177/2022 – Waverley, 7-15 Bondi Road Bondi Junction
APPLICANT / OWNER	Applicant – Liam Hancock Owner – Bondi Road Development Pty Ltd
APPLICATION TYPE	Demolition of existing buildings and construction of a nine-storey residential flat building containing 41 units including 25 affordable rental housing units, communal roof top terrace and two levels of basement parking.
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
KEY SEPP/LEP	State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy 65 Design Quality of Residential Flat Development State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 State Environmental Planning Policy (Housing) 2021 Waverley Local Environmental Plan 2012
CIV	\$18,416,958.00
BRIEFING DATE	16 June 2022

ATTENDEES

APPLICANT	Liam Hancock
PANEL CHAIR	Jan Murrell
APOLOGIES	Carl Scully
COUNCIL OFFICER	Kylie Lucas, Bridget McNamara
CASE MANAGER	Alexandra Hafner
RSDA TEAM	Suzie Jattan and Cameron Brooks

DA LODGED: 05/05/2022

TENTATIVE PANEL BRIEFING DATE: 18/08/2022

TENTATIVE PANEL DETERMINATION DATE: 06/10/2022

ISSUES LIST

- Public exhibition is yet to occur.
- Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.
- The application is yet to be considered by the Sydney Eastern City Planning Panel and therefore future comment will not be limited to the detail contained within.

KEY ISSUES IDENTIFIED FOR CONSIDERATION

Applicant

- Introduction, background and proposal overview.
- Common corridor to be weather protected.
- Applicant to address DRP comments.

Council

- Planning history.
- DRP comments received.
- Referrals outstanding.
- Key issues:
 - Building width, separation, boundary setbacks and ADG.
 - Sub-terrain amenity of apartments to be further addressed.
 - Photovoltaic and other ESD measures to be incorporated.

Panel

- **Key issues:**
 - Height of street facing planters.
 - Building width, separation, and boundary setbacks.
 - Sub-terrain apartments.
 - Materials and finishes.
 - Drying facilities.
 - Plan response to DRP comments.