

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday 8 September, 3.45pm
LOCATION	Teleconference/MS Teams

BRIEFING MATTER(S)

PPSSEC-199 - DA-177/2022 – Waverley, 7-15 Bondi Road Bondi Junction] – 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.

PANEL MEMBERS

IN ATTENDANCE	Carl Scully, Jan Murrell, Gabrielle Morrish, Jeremy Swan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kylie Lucas
OTHER	Bridget McNamara

KEY ISSUES DISCUSSED

- Revised design includes one building with minimum 8.5m setbacks and separation distances.
- Proposal seeking full bonus under affordable housing provisions.
- Lift overrun/plant will exceed height development standard under relevant LEP with large communal open space.
- Additional overshadowing to the property at the rear of subject site.
- Bulk along Bondi Road, preference to step down with topography. Wider and deeper separation may be achieved in recess.
- Western elevation would benefit from articulation.
- Natural materials or brickwork should be explored, alternatives may include cladding other than timber batons or metallic bronze cladding that would maintain its colour in perpetuity.
- To be reconsidered by Council's Design Excellence Panel, tentatively scheduled for October 13 or November 9, 2022.
- Amenity of subterranean units.

TENTATIVE DETERMINATION DATE SCHEDULED FOR EARLY 2023.