

Record of kick-off Briefing Meeting

PANEL REFERENCE & DA NUMBER	PPSSEC-275 – DA-482/2017/B 59-75 Grafton Street, BONDI JUNCTION
APPLICANT OWNER	Andrew Urquhart Clygen Pty Ltd
APPLICATION TYPE	Modification application
REGIONALLY SIGNIFICANT CRITERIA	Section 4.554(2) Modification Application
KEY SEPP/LEP	Waverley LEP 2012
CIV	\$23,065,675.00 (excluding GST)
BRIEFING DATE	8 August 2023

ATTENDEES

APPLICANT	Andrew Urquhart, William Smart, Sandra Robinson, Greg Shand
PANEL	Carl Scully (Chair)
COUNCIL OFFICERS	Kylie Lucas and Bridget McNamara
CASE MANAGER	Carolyn Hunt
DEPARTMENT STAFF	Lisa Ellis

- Introduction
 - 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.
- Applicant introduction of proposal
 - Original building approved by the Panel in 2019 for 19 storey mixed use building consisting of a 13 storey tower. 6 storey street wall to Grafton Street and a 4 storey street wall including a multi-level above ground car stacker to Hegarty Lane – 78 apartments (10 studios, 25 x 1 bedroom units, 30 x 2 bedroom units and 13 x 3 bedroom units)
 - Modification proposal in 2021 for additional storeys was refused
 - Current modification – commercial tenancies on both lower and upper ground, 17 storeys of residential accommodation (being 63 apartments - 3 studios, 25 x 1 bedroom units, 9 x 2 bedroom units, 13 x 3 bedroom units and 13 x 4 bedroom units), residential lobbies on both street frontages, above ground car stacker on

Hegarty Lane, 6 storey street wall to Grafton Street, 4 storey street wall to Hegarty Lane and communal rooftop terrace

- No increase in height but increasing FSR (6.84:1) and GFA (by 1077m²)
 - Site overview provided, existing building and other approvals in area
 - Reduction in carparking to 72 spaces (originally 79)
 - No basement car parking proposed due to easement for train tunnels
 - Diagonal through site link to the Hegarty Lane level – double height
 - Building to include glassed corridor of 2m wide in residential tower
 - Building design outlined, including articulation, balconies, through site link, balconies, colour pallet, ventilation, communal open space, separate lobbies
 - Aging in place units included
- Council summary
 - Assessment progressing
 - Design Excellence Advisory Panel (DEAP) scheduled to discuss application on 09/08/23
 - No request for information sent to date, and will be dependent on further assessment of application and outcome of DEAP recommendations
 - Pre-DA lodgement undertaken

KEY ISSUES FOR CONSIDERATION

- Assessment to be undertaken

REFERRAL REQUIRED

- Sydney Trains

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition period yet to close

DA LODGED: 15 June 2023

RFI SUBMISSION DATE - Council is to advise the Planning Panels Secretariat within 7 days for the RFI being issued

TENTATIVE PANEL BRIEFING DATE - 12 October 2023

TENTATIVE PANEL DETERMINATION DATE - 16 November 2023