

BRIEFING DETAILS

BRIEFING DATE / TIME	Tuesday, 28 January 2025, 9.03am and 9.50am
LOCATION	MS Teams Videoconference

BRIEFING MATTER(S)

PPSSEC-338 - Waverley - DA-432/2024 - 7, 9, 11, 13, 15 & 17-19 Bondi Road, Bondi Junction – Demolition of the existing structures and construction of a new eleven storey residential flat building with communal rooftop terrace, two levels of basement parking, landscaping works, swimming pools and associated works

PANEL MEMBERS

IN ATTENDANCE	Carl Scully (Chair), Alice Spizzo, Susan Budd, Jan Murrell and Peter Brennan
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kylie Lucas, Ben Magistrale and Kalyani Bhishikar
DEPARTMENT STAFF	Carolyn Hunt and Lisa Ellis
OTHER	Nil

KEY ISSUES DISCUSSED

- Site location and context outlined
- Application history noted, including a number of proposals for a 9 storey residential flat building
- Proposal outlined as demolition and construction of a 11 storey residential flat building (46 apartments with 11 being affordable housing), with a lift core and communal open space in the centre, roof top communal open space, landscaping works, swimming pool and basement parking
 - proposal includes units below natural ground level, with landscaped private open space
- Additional information requested:
 - Site isolation – proposal resulting in adjoining site (21 Bondi Road) with frontage of approximately 12m, noting Development Control Plan requirement of 20m. Applicant to demonstrate genuine attempts have been made to purchase adjoining site
 - Traffic and Parking – further details requested for compliance with SEPP (Housing), parking layout, thorough green travel plan, detailed plans (headroom space, turning bay, long sections) and implications of onsite waste collection
 - Stormwater design – amended plans and specification required
 - Clarification of dedication of affordable housing or payment of contribution in accordance with Waverley LEP

- Urban design/Waverley Design Excellence Advisory Panel - response to Panel comments to be provided DRP:
 - Quality of entry sequence to the building
 - Treatment of open external stairs
 - Design of top 2 floor apartments
 - Lift shafts and lift cars at the rooftop and ground levels
 - Accessible unisex toilet for rooftop communal open space
 - Isolation of swimming pool from slab below
 - Appropriate structural depths for landscape design elements on the roof top
- Other matters noted as requiring additional information – storage requirements, rainwater tanks, clear/detailed plans, fire booster, window sizes, calculation of gross floor area
- Legal appeal noted
- 18 submissions received (10 are unique submissions), with key issues being – height and floor space ratio (bulk, scale, overdevelopment), parking and traffic, wall height, separation distances, length and depth of buildings, solar access and overshadowing, view impacts, visual and acoustic privacy, tree removal, streetscape/character/ design excellence, setbacks, excavation, site isolation and development potential (21 Bondi Road), loss of general amenity, loss of property value, construction issues, heritage and wind tunnelling
- **Referrals**
 - Transport for NSW - concurrence received
 - Internal referrals
 - Waverley Design Excellence Advisory Panel, Engineering, Traffic, Waste, Public Domain/Assets, Strategic Planning, Urban Design - unresolved
 - Health, Sustainability, Tree Management - resolved

Panel Questions

- Affordable housing criteria to be clearly outlined
- Design Panel concerns to be addressed, including the external stairwell treatment
- Treatment of fire hydrant booster
- Continue with assessment process

TENTATIVE DETERMINATION DATE SCHEDULED FOR: mid-May 2025

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels