

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 8 May 2025, 11.17am and 11.49am
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)
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kylie Lucas and Ben Magistrale
COUNCIL'S LEGAL REPRESENTATIVE	Katie Mortimer
DEPARTMENT STAFF	Carolyn Hunt and Ilona Ter-Stepanova
OTHER	Nil

KEY ISSUES DISCUSSED

- Site context and location outlined
- Site history including previous approvals for part of the site noted
- Proposed development outlined as demolition of the existing structures on the combined sites and construction of a new eleven-storey residential flat building containing 46 apartments, 11 of which will be designated as affordable housing units:
 - Floor space ratio – 2.6:1
 - Building height of 36.4m (11 storeys)
- LEC appeal noted with S.34 Conciliation conference scheduled for 08/06/2025
- Outline of Council's assessment progress prior to the commencement of the SEPP (Housing) provisions in February 2025 (Low and Mid Rise Housing)
 - Impact of legislation amendments on application
 - Applicable legislation for application assessment

Planning Panels Secretariat

- Further information required to determine relevant clauses in regard to site location and distance to town centre
- Additional information requested in December, remains outstanding
- Option for lodgement of S.4.6 Variation requests

Comments:

- Panel Chair requested further briefing with the Council and Applicant at beginning of June

TENTATIVE DETERMINATION DATE SCHEDULED FOR: to be confirmed with Council