

DATE OF DECISION	15 October 2019
PANEL MEMBERS	Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne
APOLOGIES	None
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2019ECI027 – Waverley – RR_2019_WAVER_002_00 at 122 Bronte Road, Bondi Junction (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☐ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☒ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☒ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☐ **should not** be submitted for a Gateway determination because the proposal has
 - ☐ not demonstrated strategic merit
 - ☐ has demonstrated strategic merit but not site specific merit

The decision was unanimous.

REASONS FOR THE DECISION

The Panel notes that a former version of this proposal was before it on 13 December 2018. That version proposed a height control of 28m, which exceeded the height of the adjoining Telstra Exchange building by about two storeys. The Panel rejected the proposal since it considered it lacked local merit due to excessive height and bulk. However, the Panel considered the previous proposal did have strategic merit. The revised planning proposal now before the Panel has reduced the height control to 18.5m, which matches the height of the Exchange building.






In the Panel's opinion the revised planning proposal has both local and strategic merit.

The site is on the outer edge of the Bondi Junction Centre and close to major transportation nodes. It is a strategic centre in the District Plan and the controls on this site have not changed in excess of 5 years. The Panel notes that it is common ground between the proponent and the Council that the zoning should be changed to *B4 Mixed Use* and it is only the height and FSR that are in contention. It is also noted that the indicative proposal is for shop top housing with ground floor non-residential uses and thus retains employment floorspace on the site.

The Panel believes that the proposal's FSR and height are appropriate for the following reasons:

- The Telstra Exchange is an unattractive building which is incongruous in its surrounding but one that is likely to remain as part of the future character of the area for some time. The proposed height of 18.5m is necessary for the new building to screen the Exchange from view.
- While the proposed building will be taller than most others in the vicinity, it is on a corner and on top of a heritage building which it preserves.
- If the vacant heritage post office is to be saved from dereliction, an incentive for its preservation is required. The proposed FSR and height are that incentive.
- The proposal has no major impact on surrounding buildings.

As concerns the Council's suggestion that a minimum amount of employment floor space should be included among the controls, the Panel notes that the justification for such a controls is in studies, which have not yet been publicly exhibited but that the indicative proposal does intend to retain the ground floor for non-residential purposes.

PANEL MEMBERS	
 Carl Scully (Chair)	 John Roseth
 Sue Francis	 Stephen Bargwanna
 Bill Gawne	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2019ECI027 – Waverley – RR_2019_WAVER_002_00 at 122 Bronte Road, Bondi Junction
2	LEP TO BE AMENDED	Waverley Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to amend the Waverley Local Environmental Plan 2012 to rezone the site to B4 Mixed Use; increase the building height to 18.5 metres and introduce a floor space ratio of 4:1.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment
5	BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY	<ul style="list-style-type: none"> Site inspection: 3 October 2019 <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip Briefing with Department of Planning and Environment (DPE): 3 October 2019 at 2pm <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip Briefing with Proponent and Council: 3 October 2019 at 2.30pm <ul style="list-style-type: none"> Panel members in attendance: Carl Scully (Chair), John Roseth, Sue Francis, Stephen Bargwanna, Bill Gawne Department of Planning and Environment (DPE) staff in attendance: Laura Locke, Simon Ip Proponent representatives in attendance: Nik Wheeler, Anna Wang, Brian Meyerson, Amanda Stollery, Allie Barnier Council representatives in attendance: Jaime Hogan, Tim Sneesby, George Bramis, Hugh Johnston