

Stephen Gouge

From: Patrick Connor <patrick.connor@waverley.nsw.gov.au>
Sent: Tuesday, 23 October 2018 5:04 PM
To: Stephen Gouge
Cc: Stephen Moore; George Bramis; Tim Sneesby
Subject: Charing Square PP - Council Recommendation

Hi Stephen,

We have collated our referrals and arrived at a position on the Charing Square Planning Proposal.

The current proposal is significantly larger than any other development in the Charing Cross village and surrounds, with substantial overshadowing impacts on surrounding residential uses and businesses.

Height and FSR

At this stage, we would be recommending support for the Planning Proposal subject to amendments. The key amendment that we are proposing is to lower the height of the proposal to 14m on the Carrington Road facing lots and 12m on the Bronte Road facing lot. Both may require setting back an upper level. A form based on these heights is more in keeping with the surrounding character of the heritage Charing Cross precinct and the existing parapet of the Robin Hood Hotel. Importantly, it does not challenge the landmark status, predominance and visual amenity of the Robin Hood Hotel.

We believe that the 14m height reduces the impact of overshadowing, maintains the existing character of Charing Cross' built form and does not impede on the presence of the Robin Hood Hotel. Due to the sloping nature of the site, this 14m height will also allow the development to be built to a height that is in keeping with the 12m height of the Eastern Suburbs Legion Club and the Robin Hood Hotel. Based on our amended height, our modelling demonstrates that an FSR in the realms of 1.6:1 to 1.8:1 is appropriate as it will ensure that the new development is in keeping with the existing bulk and scale of development within the area and does not dominate the streetscape or diminish the stature of the Robin Hood Hotel. We're happy to share our modelling details with you.

Mixed use outcome

We'd also like to secure a mixed use outcome in the B4 zone and to this end we have been implementing a minimum non-residential FSR in the B4 zone with any PPs that we assess (we are also preparing a minimum non-residential FSR PP to apply to all of Bondi Junction). For this site, our initial modelling demonstrates that a minimum non-residential FSR of 0.35:1 would be appropriate.

Heritage

From a heritage perspective, we'd like to maintain the façade of 94 Carrington Road in the heritage conservation area, a 12m height limit allows for this to occur whilst also allowing for an additional setback level on top so as to maintain the existing streetscape that is integral to the heritage conservation area and which has also been done well at 235-239 and 306-312 Bronte Road. Furthermore, at a recent Council meeting the Council adopted a motion to undertake a heritage impact statement for 94 Carrington Road. We will shortly commence an RFQ for this study and pending its results, prepare a Planning Proposal to heritage list the site. We also would intend for a site specific DCP to be created to outline building structures, setbacks, details for a potential through site link and ways to maintain the façade of the heritage conservation area.

Public benefit offer

We also need to clarify a potential issue with the proposed public open space. The East Legions Club site building footprint appears to encroach upon a large area of the proposed public open space and in images in the Urban Design report this building footprint is reduced, allowing for the public space to be created. We need to clarify how this space is intended to be created. Furthermore, Council's position is that any value uplift, whether associated with a DA or PP, should share this uplift with the public secured via a VPA. This could be a monetary contribution towards community infrastructure, works in-kind, dedication of affordable housing, commercial floorspace or similar. Our

[Planning Agreement Policy](#) outlines how the value of the public benefit should be calculated. Does the applicant intend to offer into a voluntary planning agreement?

Next steps

In terms of next steps, your options are to amend the Planning Proposal, withdraw the Planning Proposal or you may wish for us to determine the PP without further proponent changes. We are required to send the Planning Proposal to the Waverley Local Planning Panel. The next meeting that we could get it to would likely be February 2019. All Planning Proposals are required to go to the WLPP and there would be a \$10,000 fee for this advice. From there we would subsequently continue to Council's Strategic Planning Development Committee Meeting.

We are happy to meet with you and discuss our position, to hear your feedback and any alternative options you have.

Thanks for your patience during this process.

Kind regards,

Pat

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