

Our ref: PP-04/2020

21 January 2021

Mr Gregory Gilyou
Project Director
Evolve Project Consulting Pty Ltd
Suite 701, Level 7
191 Clarence Street
SYDNEY NSW 2000

Dear Mr Gilyou,

Re: Request for additional information for planning proposal at 45-57 Oxford Street, Bondi Junction

The planning proposal PP-04/2020, lodged on 3 December 2020, has been further reviewed and the following information is required before the application can proceed:

1. The *Waverley Local Housing Strategy 2020 – 2036* seeks to increase the amount of affordable rental housing and social housing in Waverley and outlines that sites receiving uplift through changes to planning controls should provide at least a 10 – 15% affordable housing contribution when a new apartment development is proposed.

A written commitment to providing an affordable housing contribution in line with the *Waverley Local Housing Strategy 2020 – 2036* as part of this Proposal is therefore requested in the form of an amendment to this Proposal. The exact percentage committed to should be specified.

2. The Architectural Plans prepared by Team 2 Architects labelled revision A shows 1814.05sqm of gross floor area dedicated to commercial uses. This provision of commercial floor space is supported by Council officers for this site. A written commitment in the form of an amendment to this Proposal to provide a minimum commercial floor space ratio of 0.9:1 is requested to secure this component for any future Development Application stage.
3. The Place Design Justification Report submitted as part of this Planning Proposal states on page 29 that the Proposal could provide “up to 35% of the site area for greenery”. Further clarification for what this greenery consists of, where the 35% can be located and whether any deep soil areas are provided is requested.

Please provide items 1 and 2 above in the form of an amendment to this Proposal so that it seeks an increase in FSR and Height with a commitment to a percentage of affordable housing in line with the *Waverley Local Housing Strategy 2020 – 2036* between 10 – 15% and a commitment to a minimum commercial floor space ratio of 0.9:1.

Contact us

Phone: 9369 8000 Fax: 9387 1820
Email: info@waverley.nsw.gov.au
Web: www.waverley.nsw.gov.au

Connect with us

facebook.com/whatsonwaverley
twitter.com/waverleycouncil
www.youtube.com/user/WavCouncil



WAVERLEY COUNCIL

Waverley Council

PO Box 9, Bondi Junction NSW 1355

DX 12006, Bondi Junction

Customer Service Centre

55 Spring Street, Bondi Junction NSW 2022

ABN: 12 502 583 608

Please provide this amendment and information by 4 February 2021.

If you have any questions, require assistance or further information about your application, please contact Emma Rogerson between the hours of 9.00am and 5.00pm, Monday to Friday, (excluding public holidays) on 9369 8194.

Best regards,

George Bramis
Executive Manager
Urban Planning, Policy and Strategy

Contact us

Phone: 9369 8000 Fax: 9387 1820

Email: info@waverley.nsw.gov.au

Web: www.waverley.nsw.gov.au

Connect with us

facebook.com/whatsonwaverley

twitter.com/waverleycouncil

www.youtube.com/user/WavCouncil