



ACN: 146 035 707 ABN: 54 146 035 707
Suite 4, Level 7, 100 Walker Street
North Sydney NSW 2060
P: 02 9929 6974
enquiries@willowtreeplanning.com.au
www.willowtreeplanning.com.au

Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Strategic Planning Department

RE: REQUEST FOR REZONING REVIEW

PLANNING PROSPOSAL – AMENDMENT TO WAVERLEY LOCAL ENVIRONMENTAL PLAN 2012 TO INCREASE HEIGHT AND FSR TO FACILITATE A MIXED-USE DEVELOPMENT

PROPERTY AT: 45-57 OXFORD SYREET, BONDI JUNCTION (LOT 9 DP 741932, LOT 1 DP 626974 AND LOT 1 DP 818949).

Dear Sir/Madam,

This letter has been prepared by Willowtree Planning Pty Ltd on behalf of Evolve Project Consulting to support a request for Rezoning Review. The subject Planning Proposal was submitted to Waverley Council on 3 December 2020 for an amendment to the Waverley Local Environmental Plan 2012(WLEP2012) to increase the building height and FSR to facilitate a mixed-use development at the identified Subject Site – 45-57 Oxford Street, Bondi Junction and legally referred to as Lot 9 DP 741932, Lot 1 DP 626974 and Lot 1 DP 818949 (the Site).

The proposed amendments to the height and FSR, whilst more modest than recent developments in the immediate vicinity of the Site, will provide built form which will result in a suitable transition between high density development and the surrounding heritage conservation area.

A summary of the key planning metrics for the concept scheme is provided below:

Urban Design Report	
Planning Metric	Concept Proposal
Site Area	2,096m ²
Gross Floor Area (GFA)	4,781.63m ²
Floor Space Ratio (FSR)	2.5:1
Building Height	26m

The proposed amendment to WLEP2012 intends to facilitate the future development of the site for mixed use development comprising commercial and residential components. Building heights up to 26 metres and a 2.5:1 FSR are required to support the creation of a mixed use precinct on the Site. The mix of land uses sought to be incorporated within the Site are already permitted with consent in the relevant B4 Mixed Use zone pursuant to WLEP2012 and the Planning Proposal does not include any changes concerning land uses on the site.

The Planning Proposal will enable the Site and heritage building to be adaptively re-used for a residential apartment, with ground floor commercial uses as well as a public arcade to activate the street frontage. The

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proposal will create a new identity for the site with a new modern building as an entry point to Bondi Junction, whilst retaining the heritage façade to create a strong base and podium to the new building.

The Planning Proposal has been assessed by Council, and Council has advised it will not progress the Planning Proposal request *as the proposal lacks site-specific merit*. This is documented within Council's Assessment Report (published online on 26 February 2021) to be formally determined at Council's meeting of the Strategic Planning and Development Committee on 2 March 2021.

Based on review of Council's Assessment Report, it is clear that Council has not realised the potential the Site have in contributing to Bondi Junction as a strategic centre, contributing to the protection and growth of employment floor space and to create a place of significant public benefit. This contradicts the pre-lodgement advice provided by Council and the comments received from Council in December 2020 during a post lodgement meeting with the Strategic Planning team of Council.

Despite Council's recent recommendation, the Planning Proposal is considered to exhibit significant strategic and site-specific merit, as confirmed through the detailed assessment carried out in the preparation of the Planning Proposal. It should also be noted that the issues regarding overshadowing raised in the Council assessment report have not been previously raised by Council as part of initial meetings nor the request for information (RFI) received 21 January 2021.

As high-rise developments will not align with the vision outlined for Waverley and the West Oxford Street precinct, a suitable medium rise mixed-use development which seeks to retain and repurpose the existing item of heritage significance is proposed. The proposal will continue to conserve the social and built heritage of Waverley in accordance with the aims of the WLEP2012 and the Waverley Local Strategic Planning Statement (LSPS)

The proposal is fully consistent with the relevant priorities of the Eastern City District Plan and aligns with the vision for the Bondi Junction as a Strategic Centre within 30 minute travel of the Sydney CBD. The provision of commercial space, new housing and other retail, community and open space facilities, in a vibrant mixed use environment on the site, would be key to achieving the District Plan's Infrastructure and Collaboration Priorities, Liveability Priorities, Productivity Priorities and Sustainability Priorities. The mixed use concept, situated in immediate proximity to Bondi Junction Station, is wholly consistent with the vision for the 30 Minute City.

As part of the Urban Design Report and Concept Plans submitted with the Planning Proposal, a comprehensive package was prepared to demonstrate the suitable solar outcome achieved by the proposal and thereby the site-specific merit it demonstrates. Despite advising that no other site-specific urban design matters required clarification, Council's Report has now identified several new items. An opportunity to respond to these items has not been provided by Council.

Accordingly, the proposed amendments to the WLEP 2012 height of building and FSR controls identified within the Planning Proposal would facilitate the redevelopment of the Site. The Site is a logical and appropriate place to concentrate future growth, given it forms an entrance to the centre of Bondi Junction. This site also adjoins the mixed-use area of the strategic centre, which comprises local services, shopping and benefits from well-established public transport links

Full details of the proposal are provided in the following enclosed documents:

- Rezoning Review Application Form
- Planning Proposal, as submitted to Council:
 - Original Council Submission (3 December 2020):
 - Planning Proposal Report
 - Appendix 1 Urban Design Report
 - Appendix 2 Architectural Concept Plan
 - Appendix 3 Community Consultation Minutes

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- Appendix 4 Strategic Merit Test
- Appendix 5 Heritage Impact Assessment
- Appendix 6 Digital Model

- Additional Information Response 1 (4 February 2020):
 - Appendix 1 Council email, dated 21 January 2021
 - Appendix 2 Additional Information Response (4 February 2021):

- Correspondence from Council and documentation relating to Council's decision on the Planning Proposal:
 - Council Meeting Agenda and Council Assessment Report, dated 2 March 2021 (published online 26 February 2021)
- Application fee

The enclosed documents are considered to suitably justify the amendment of WLEP2012 to include additional building height and FSR on the Site.

It is therefore recommended that the Planning Proposal is supported and that the necessary steps are pursued to enable it to proceed to Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Yours faithfully,



Chris Wilson
Director
Willowtree Planning