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**Attention: Emma Rogerson**

**RE: 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**

Dear Emma,

Reference is made in relation to Planning Proposal PP-04/2020, that was lodged with 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.

Following review of Council's additional information request, dated 21 January 2021, the matters raised have been taken into consideration and are addressed accordingly in the response matrix attached to this letter. It is considered that this information now provides Council with all necessary particulars related to the proposed amendment to WLEP, so that the assessment can be finalised by Waverley Council.

We look forward to Council's feedback on this information and progressing the assessment of this Planning Proposal further.

Yours Faithfully,

Andrew Cowan  
Director  
Willowtree Planning Pty Ltd  
ACN 146 035 707

**Planning Proposal – PP-04/2020**

Amendment to WLEP2012 to increase building height and FSR  
45-57 Oxford Street, Bondi Junction

<b>Table 1: Response Matrix</b>	
<b>Council Additional Information Request</b>	<b>Response</b>
<b>Affordable Housing</b>	
<p><i>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.</i></p> <p><i>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</i></p>	<p>A draft VPA Offer is to be prepared to ensure the proposal provides significant public benefit through the allocation of affordable housing in accordance with the Waverley Local Housing Strategy 2020 at a rate of 10%.</p> <p>The Developer will allocate 10% of the residential component of any development of the Site for affordable housing. It is envisaged that this would be dedicated to Council and managed by a registered community housing provider (or alternate arrangement to be agreed upon in due course). The choice of which residential dwellings will be dedicated will be at the discretion of the Developer but must equate to not less than 10% of the residential floor space.</p> <p>We are not in agreeance with Council’s preference to implement an additional local provision clause in WLEP to require affordable housing and we believe that the VPA is the best option to ensure that there is additional public benefit in addressing the securement of Build to Rent (BTR) live-work dwellings and allocation of affordable dwellings.</p>
<b>Commercial Floor Space :</b>	
<p><i>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.</i></p> <p><i>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.</i></p>	<p>We propose to amend the WLEP and include an additional clause to Part 6 Additional Local Provisions as follows:</p> <p><b>Clause 6.12 Development on land at 45-57 Oxford St, Bondi Junction</b></p> <p>(1) The consent authority must not grant consent to the erection of a building on land to which this clause applies unless the consent authority is satisfied that—</p> <ol style="list-style-type: none"> <li>a. part of the building will be used for non-residential purposes, and</li> <li>b. that part of the building will provide a minimum commercial floor space ratio of 0.9:1</li> </ol>
<b>Green Space</b>	
<p><i>The Place Design Justification Report submitted as part of this Planning Proposal states on page 29 that the Proposal could</i></p>	<p>The 35% of the Site area in envisaged to be made up a variety forms of landscaping treatments including deep soil planting, open landscaped areas in the communal areas</p>

*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.*

and plaza, roof top garden, planter boxes, green walls. The intent of the of the future landscaping is to provide for the urban greening of the Site and be a positive contribution to the urban tree canopy, providing positive outcomes for microclimate, biodiversity and habitat in response to the Waverley LSPS.

Deep soil planting is expected to be over 10% of the total Site area and will form part of the future DAs for the Site. Deep soil planting will be provided primarily on the ground level with a particular focus on providing urban greening to the Oxford Street frontage and at the corner of Mill Hill Road adjoining the heritage building.

**Planning Proposal – PP-04/2020**

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