

Rezoning review details

Planning proposal number	PP-2021-2428
Date Council has received the Planning proposal	15/03/21
Date Council has accepted the Planning proposal	11/03/21
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	11/03/21
Reason provided by Council for not supporting the Planning proposal	Waverley Local Planning Panel unanimously recommended that the planning proposal not proceed to Gateway Determination, as the proposal lacks site-specific merit for the reasons outlined in the attachment to the report.
Description	Increase maximum height limit to 26m and FSR to 2.5:1
Which of the following uses does the planning proposal propose?	Residential Commercial

Proposals for residential uses

Does the planning proposal propose to make accommodation permissible? (as per the Standard Instrument definition)	No
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No

Proposals for industrial uses

Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	No
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Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	No

Rezoning Detail (if Applicable)

Current Zone(s)	Proposed new zone(s)
Zone B4 Mixed Use	

Applicant details

Title	Mr
First given name	Greg
Other given name/s	
Family name	Gilroy
Contact number	0419335488
Email	slitherland@willowtp.com.au
Address	190 Clarence street, sydney

Is the applicant a company?	Yes
Name	Evolve Project Consulting Pty Ltd
ABN	29135429471
ACN	135429471
Trading Name	Evolve Project Consulting Pty Ltd

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WAVERLEY

Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
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Select the site of the development

Site address #	1
Street address	45 OXFORD STREET BONDI JUNCTION 2022
Local government area	WAVERLEY
Lot / Section Number / Plan	9 / - / DP741932
Primary address?	Yes
Planning controls affecting property	<div> <div>Land Application LEP</div> <div>Waverley Local Environmental Plan 2012</div> </div> <div> <div>Land Zoning</div> <div>B4: Mixed Use</div> </div> <div> <div>Height of Building</div> <div>12.5 m</div> </div> <div> <div>Floor Space Ratio (n:1)</div> <div>1.5:1</div> </div> <div> <div>Minimum Lot Size</div> <div>NA</div> </div> <div> <div>Heritage</div> <div>Dwelling house, 'The Rectory' Significance: Local</div> </div> <div> <div>Land Reservation Acquisition</div> <div>NA</div> </div> <div> <div>Foreshore Building Line</div> <div>NA</div> </div> <div> <div>Active Street Frontages</div> <div>Active Street Frontage</div> </div> <div> <div>Key Sites</div> <div>Key site - refer to clause 6.9 & 6.12</div> </div> <div> <div>No items</div> </div>
Site address #	2
Street address	47-49 OXFORD STREET BONDI JUNCTION 2022
Local government area	WAVERLEY
Lot / Section Number / Plan	1 / - / DP626974
Primary address?	No
	<div> <div>Land Application LEP</div> <div>Waverley Local Environmental Plan 2012</div> </div> <div> <div>Land Zoning</div> <div>B4: Mixed Use</div> </div> <div> <div>Height of Building</div> <div>12.5 m</div> </div> <div> <div>Floor Space Ratio (n:1)</div> <div>1.5:1</div> </div>

Planning controls affecting property	Minimum Lot Size	NA
	Heritage	Timber yard with two storey building and light industrial sheds Significance: Local
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Active Street Frontages	Active Street Frontage
	Key Sites	Key site - refer to clause 6.9 & 6.12
Site address #	3	
Street address	53-57 OXFORD STREET BONDI JUNCTION 2022	
Local government area	WAVERLEY	
Lot / Section Number / Plan	1 / - / DP818949	
Primary address?	No	
Planning controls affecting property	Land Application LEP	Waverley Local Environmental Plan 2012
	Land Zoning	B4: Mixed Use
	Height of Building	12.5 m
	Floor Space Ratio (n:1)	1.5:1
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	NA
	Foreshore Building Line	NA
	Active Street Frontages	Active Street Frontage
Key Sites	Key site - refer to clause 6.9 & 6.12	

Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Maximum height of building Floor space ratio
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	The proposed WLEP 2012 amendment to height and FSR would enable the future development of the Site to not only retain the existing employment gross floor area (GFA) currently existing on the Site but also increase this figure to further contribute to employment generation for this Strategic Centre. Proposed maximum height: 26m Proposed maximum FSR: 2.5:1

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	23/01/2020
Planning Officer	Tim Sneesby and Patrick Connor

Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Greg
Other given name/s	
Family name	Gilroy
Contact number	0419335488
Email	slitherland@willowtp.com.au
Billing address	190 Clarence street, sydney

Application documents

The following documents support the application

Document type	Document file name
Draft Planning Proposal	Planning Proposal Report -Bondi Junction- FINAL
Heritage Impact Assessment	Appendix 5 - HIS_Final_Revised 29.10.2020
Other	Agenda of Strategic Planning and Development Committee - 2 00 20 Appendix 3 Stakeholder engagement strategy_Bondi_updated 2019102 Appendix 4 Strategic Merit Test - Bondi -Final BondiJunctionPP_Response to Council RFI Planning Proposal Report -Bondi Junction- FINAL Agenda of Strategic Planning and Development Committee - 2 00 20 Appendix 3 Stakeholder engagement strategy_Bondi_updated 2019102 Appendix 4 Strategic Merit Test - Bondi -Final Request for Additional Information - 45-57 Oxford Street, Bondi BondiJunctionPP_Response to Council RFI
Plans	Appendix 2 Bondi Junction PP concept - Team 2 Survey
Rezoning Request document	rezoning review application form_bondi Cover Letter_rezoning review_Bondi Junction
Urban design and built form assessment	Appendix 1-Roberts Day UD 28.9.2020 - Bondi Junction

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision	

to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningProposalNumber	PP-4/2020
Enter the date the application was lodged into the Council system	11/03/21