

Joint Regional Planning Panel – Pre-Gateway Review – Recommendation Report Template

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposal as detailed below.

The Pre-Gateway Review:

Dept. Ref. No:	PGR_2016_WAVER_001_00
LGA:	Waverley
LEP to be Amended:	Waverley Local Environmental Plan 2012
Address / Location:	194 – 214 Oxford Street and 2 Nelson Street, Bondi Junction
Summary of Proposal:	Request to amend Waverley LEP 2012 for the site by: <ul style="list-style-type: none"> • increasing the maximum permissible building height from 15 metres to 38 metres; • increasing the maximum permissible floor space ratio from 1.5:1 to 5:1; and • removing the local heritage status in relation to Item 1212 (the four terrace houses) at 194-200 Oxford Street, Bondi Junction.

Reason for review:	<input checked="" type="checkbox"/>	The Council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	<input checked="" type="checkbox"/>	The proposed instrument should be submitted for a Gateway determination
	<input type="checkbox"/>	The proposed instrument should not be submitted for a Gateway determination
	<input checked="" type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

The Panel recommends unanimously that the proposal be submitted for a Gateway determination. The controls should be those proposed by the proponent in its amended planning proposal submitted to the council in October 2015, namely a building height of 36m and a FSR of 3.5:1 for both Sites 1 and 2. The Panel is aware that this does not carry forward the reduction in height and density recommended by council staff for Site 2; however, the Panel sees no benefit in this reduction and is concerned that it would also reduce the public benefit that will be possible to negotiate in respect of this proposal.

The following requirement should be met before the proposal is exhibited:

- The applicant is to enter into negotiations for a planning agreement with Waverley Council;
- The applicant is to prepare a site-specific DCP, which shall be exhibited together with the planning proposal.
- A clause should be included in the draft LEP requiring a design competition to be held before a development application is lodged. The design competition should be run according to the Director-General's Design Competition Guidelines.

The Panel is aware that the intersection of Oxford and York Streets and the linkage between Bondi Junction and Centennial Park is in need of reprioritisation between the car, bus, bike and pedestrian users. It is controlled by three councils (Waverley, Woollahra and Randwick) and there is a bus depot at the corner of York and Oxford Streets. Co-ordination of traffic and public domain improvements has proved difficult in the past. The planning proposal offers an opportunity to give consideration to achieving these improvements. The Panel requests the Department to be the leading coordinating authority for this area.

Date of Recommendation: 31 May 2016

Signed by:

A handwritten signature in black ink, appearing to read "John Rosell". The signature is written in a cursive style with a long, sweeping underline.

**Chair
Sydney East Joint Regional Planning Panel**