

Request for advice: Planning proposal for local heritage item at 34 Flood St, Bondi (PP-2023-1224)

**Briefing to
Independent Planning
Commission**

Eastern and South Districts
Planning Land Use Strategy and Housing
Department of Planning, Housing and Infrastructure

15 February 2024

Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional Custodians of the land and waterways and we show our respect for Elders past, present and emerging.

Site context

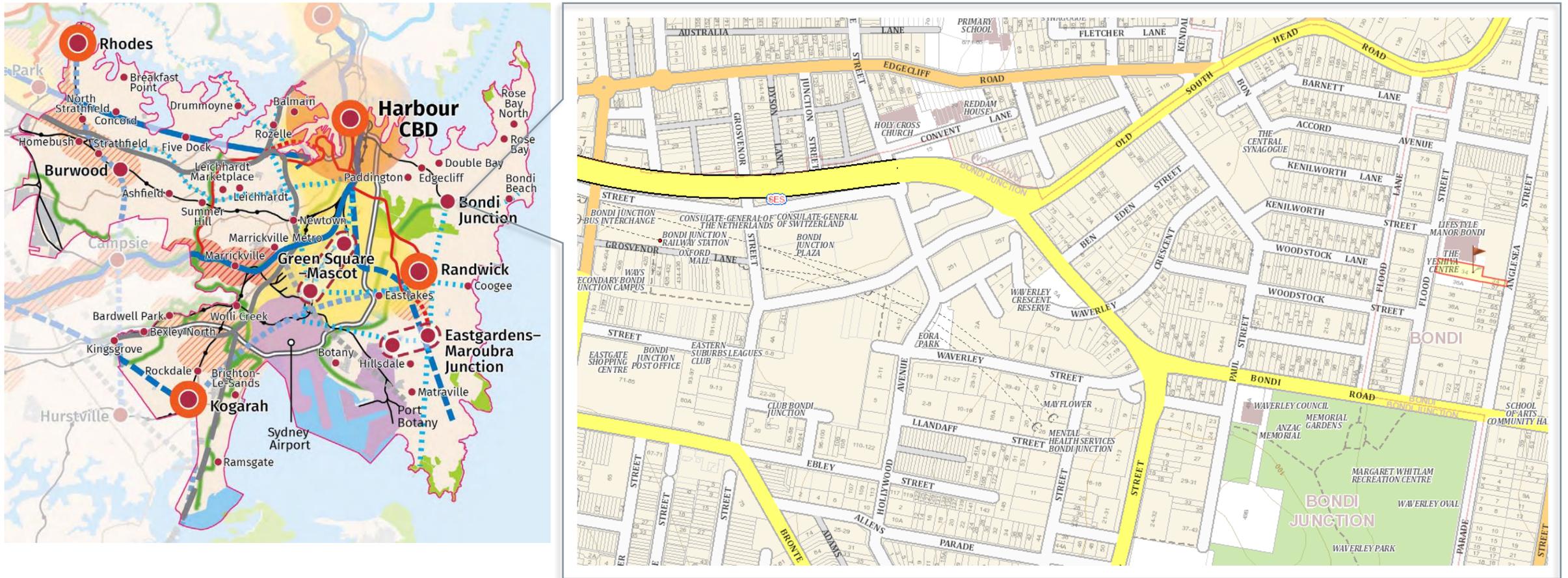
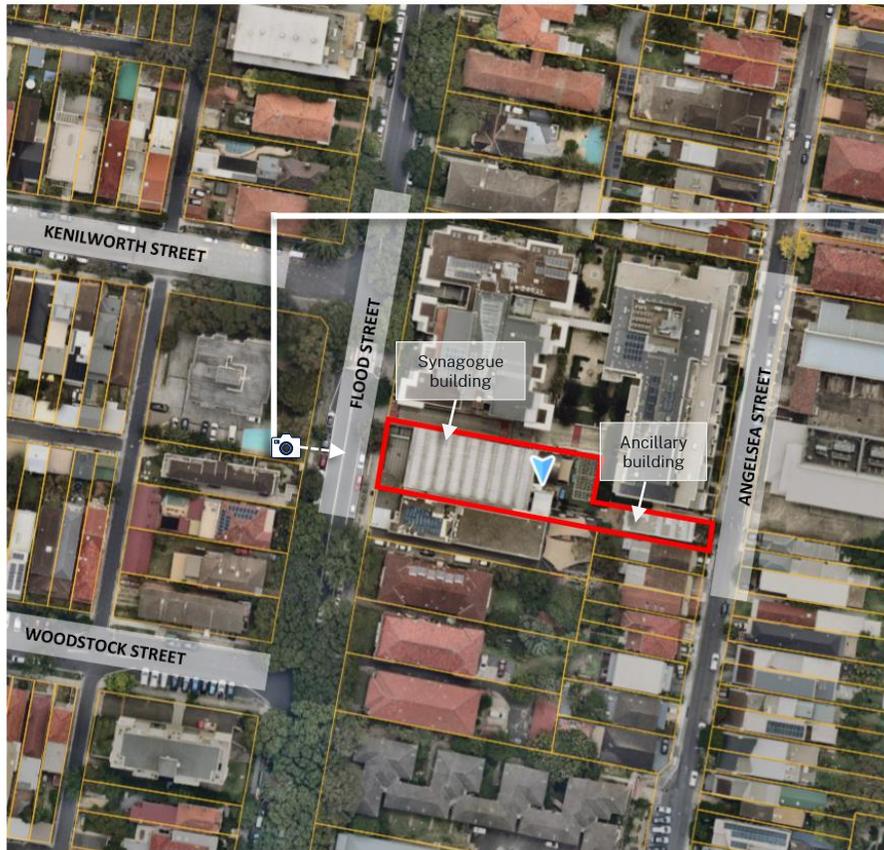


Figure 1: Site context
(Sources: Eastern City District Plan, 2018; and Sixmaps, February 2024)

The site



 Subject site – 34 Flood Street, Bondi (Lot 1 /DP1094020)



Site of the Planning Proposal, 34 Flood Street, Bondi (Google Maps, 2020)



Historic photo of Synagogue interior at 34 Flood Street, Bondi (Photo by Max Dupain)

Figure 2: Subject site (Sources: Nearmap, February 2024; and Planning Proposal (PP-2023-1224), p. 4)

Existing principal development standards

Current controls under Waverley Local Environmental Plan 2012

Land Use Zoning
R3 Medium Density
Residential



Figure 3: Land use zoning
(Source: NSW Government ePlanning Spatial Viewer, February 2024)

Height of Building
12.5metres



Figure 4: Height of building
(Source: NSW Government ePlanning Spatial Viewer, February 2024)

Floor Space Ratio
0.9:1



Figure 5: Floor space ratio
(Source: NSW Government ePlanning Spatial Viewer, February 2024)

Minimum Lot Size
325m²

The proposal does not seek to amend the existing development standards in the LEP.

Summary of the proposal (PP-2023-1224)

The proposal seeks amend the Waverley Local Environmental 2012 to:

- Identify the site at 34 Flood Street, Bondi (Lot 1 DP 1094020) as a local heritage item into Part 1 'Heritage items' of Schedule 5 'Environmental heritage' and on the Heritage Map.

The proposal does not seek to change other development standards or LEP provisions which apply to the site.

Existing heritage controls under WLEP 2012

N/A

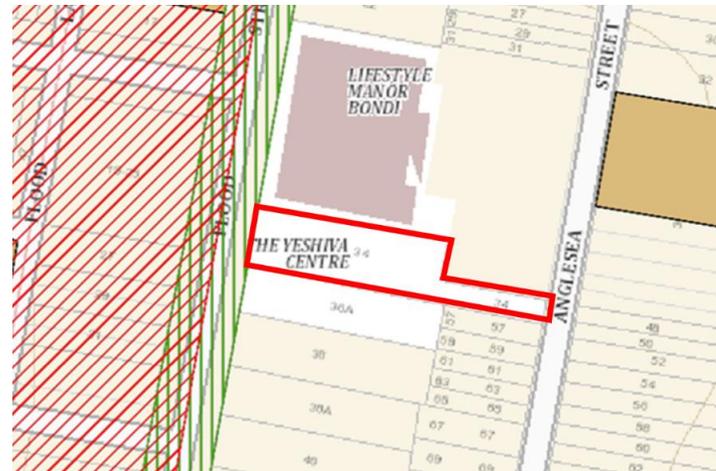


Figure 6: Existing heritage controls
(Source: Extract from NSW Government ePlanning Spatial Viewer, February 2024)

Proposed

New listing of 34 Flood, Street, as an item of local heritage significance



Proposed change to heritage map (WLEP 2012, Heritage Map - Sheet HER_004A, showing 34 Flood Street as a heritage item).

Figure 7: Proposed heritage controls
(Source: Waverley Council SPDC Meeting Agenda, 7 November 2023, p.73)

Snapshot of planning proposal process

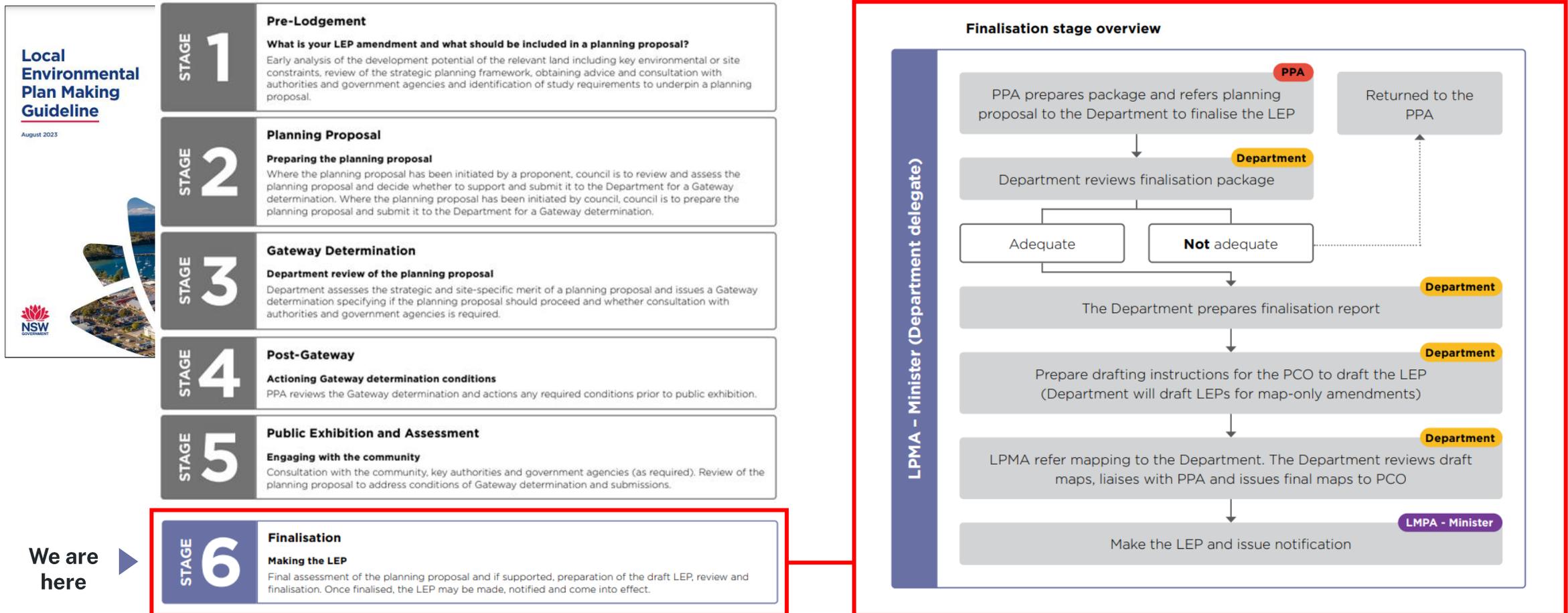
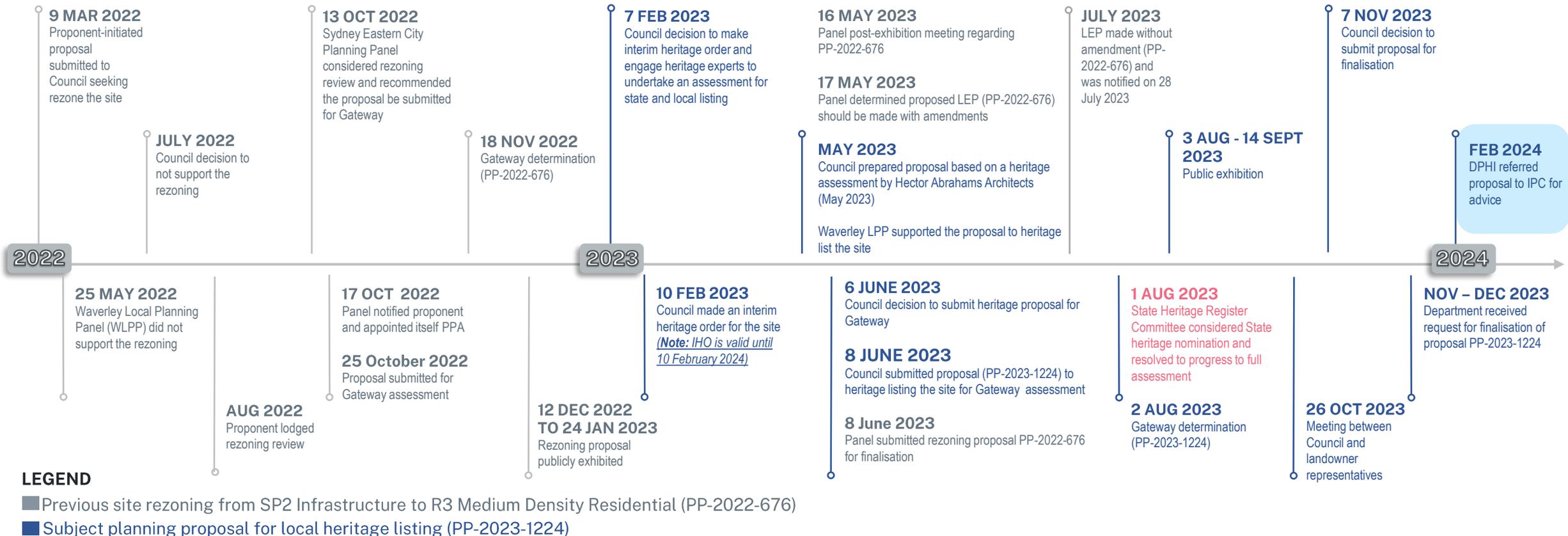


Figure 8: Overview of planning proposal process (Source: NSW Department of Planning & Environment, Local Environmental Plan Making Guideline, August 2023, pp.16 and 58)

Timeline to date



Figure 9: Summary of background and proposal history



Outcome of public exhibition and consultation

Exhibition period

3 August 2023 to
14 September 2023

Submissions received



47 community submissions

One landowner submission (including two expert heritage assessments)

One agency submission

Request for advice

The Commission is requested to:

- review the final planning proposal and supporting documentation;
- provide opportunity for Council and the landowner to present their views on the proposal;
- consider the submissions received by Council during the public exhibition period;
- provide advice, including a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the planning proposal (PP-2023-1224) to list the subject site as an item of local heritage significance in the Waverley LEP 2012 should be finalised (with or without amendment) and whether any further information is required.

Independent advice on the proposal is sought from the Commission in this instance, given the conflicting heritage advice relating to the site.