

# FACT SHEET

## Planning proposal for 194-214 Oxford Street & 2 Nelson Street, Bondi Junction

Council has received a planning proposal from Westgate BJ Pty Ltd which seeks to change development standards within the Waverley Local Environmental Plan 2012 (Waverley LEP 2012) for the sites at 194-214 Oxford Street (Site 1) & 2 Nelson Street, Bondi Junction (Site 2).

The planning proposal is currently on public exhibition which is an opportunity for the community and other stakeholders to provide feedback on the proposal. Please see our [Have Your Say page](#) for more details.



### What is the Waverley Local Environmental Plan 2012?

The Waverley Local Environmental Plan 2012 (WLEP 2012) is a plan prepared by Council and endorsed by the State Government that regulates how land is used and developed in Waverley. It helps to guide planning decisions through the application of land use zones (such as residential or commercial) and sets height limits and the amount of floor space (building bulk) that can be built on a site.

### What is a planning proposal?

A planning proposal is an application to change the zoning and/or development standards in the WLEP2012 for a particular site. It may include changes to the types of uses that are allowed (for example, residential or commercial), as well as the height or bulk of any future building.

### What happened between Council's refusal in December 2015 and now?

On 4 January 2016, the applicant lodged a review of Council's decision (known as 'Pre Gateway Review') with the Department of Planning and Environment (DPE). This was referred to the Joint Regional Planning Panel (JRPP) for their consideration.

On 31 May 2016, the JRPP recommended that the planning proposal be submitted for a Gateway Determination which permits the proposal to be placed on public exhibition.

On 22 December 2016, the DPE issued a Gateway Determination which permits the planning proposal to be placed on public exhibition and sets out the community and agency consultation requirements.

## Is a planning proposal the same as a development application?

A planning proposal is an application to change the current zoning and/or development standards (such as height and floor space) within the WLEP2012 for a site.

A development application seeks approval for the construction of a specific building on a site.

## What key amendments are proposed as part of this planning proposal?

This planning proposal seeks the following changes:

- Increase the height standard from 15m to 36m.
- Increase the floor space ratio standard from 1.5:1 to 3.5:1.
- Remove the heritage status of four terrace houses at 194-200 Oxford Street.
- Correct a zoning anomaly by rezoning a portion of the Syd Einfield Drive road reserve from B4 Mixed Use to SP2 Infrastructure.
- Include a local provision requiring future development to enter into an architectural design competition for Site 1 and Site 2.

## Why have images of a development been included in the information provided by the applicant?

The illustrations help to demonstrate what could potentially be constructed on the site if the changes above are approved. The applicant has submitted concept plans for a new mixed use development on the site which may include the following:

- Two mixed use buildings of approx. 11 storeys comprising a three storey retail podium and 8 storey residential towers with basement level car parking.
- A public car park providing a minimum of 50 spaces.
- A land dedication for road widening.
- A through-site link connecting Oxford Street to Osmund Lane.

Before any future design can be considered, the planning proposal and community feedback must first be assessed, and if considered appropriate, approved and gazetted. Only then could a development application of this scale be submitted for consideration.

## What are the next steps in this planning proposal process?

1. Public exhibition will conclude at 5pm on Friday 10<sup>th</sup> March 2017.
2. Following the public exhibition period, a report will be prepared for a future Council meeting documenting submissions received as well as an assessment of the planning proposal.
3. At the meeting Council can resolve to:
  - a. Not support the planning proposal and recommend that it not proceed.
  - b. Support the planning proposal as lodged by the applicant and recommend that it be finalised.
  - c. Support the planning proposal subject to certain amendments and recommend that it be finalised.

Council's recommendation will be forwarded to the Department of Planning and Environment for a final decision.

## What meeting will the post exhibition report be considered by Council?

The Council meeting date will be published on the website link below. Keep an eye on this website for updates.

[194-214 Oxford St & 2 Nelson St website](#)

## Can I address the Council Meeting?

Once a meeting date is confirmed you can address the Council Meeting by registering with Council's Governance Unit. Your address must be no longer than 3 minutes.

Additional information is available at the following website:

[http://www.waverley.nsw.gov.au/council/council\\_meetings](http://www.waverley.nsw.gov.au/council/council_meetings)