

Panel members:

Annelise Tuor (Chair)
Peter Brennan
Jocelyn Jackson
Allyson Small

Declarations of Interest

No Panel members declared a conflict of interest

Site visit and briefing

On 9 July 2020, the Waverley Local Planning Panel (Panel) visited the site of the Planning Proposal (PP) at 203 - 231 Bronte Road & 94-98 Carrington Road, Waverley (the site) and the surrounding Charing Cross area and viewed the site from Queens Park. The Panel was also briefed by the following Council officers and representatives of the applicant:

Tim Sneesby	Manager, Strategic Planning
Patrick Connor	Strategic Planner
Stephen Gauge	Planning Manager, Knight Frank (Applicant)
Stephen Moore	Architect, Roberts Day (Applicant)
Chris Grinham	H&E Architects, Architect (Applicant)
Daniel Whitten	Owner (Applicant)

Following the briefing the Panel discussed the PP and provided advice on the PP on 10 July 2020 under Schedule 2, Part 5, Item 26 of the Environmental Planning and Assessment Act 1979.

Reasons

The Panel has considered the information that was circulated to it by Council email on 24 June and 2 July 2020, which included:

- Council Summary Report
- Council Assessment Report
- Council Covering Report
- Applicant's Planning Proposal
- Applicant's Urban Design Report
- Applicant's Heritage Impact Statement
- Applicant's Attachments to PP
- State Planning Panel Decision from previous PP

The Panel also considered the information received on the day of the briefing, which included:

- the applicant's presentation;
- Council's presentation and 3D modelling of the applicant's proposed schemes

For the reasons generally in the Council officer's report, the Panel supports the PP lodged by Knight Frank. There are positive aspects in the current PP, in particular the breaking up of the building massing and the provision of public open space and laneway connections. However, the Panel considers that there needs to be more certainty that any development of the sites with a higher FSR and height will incorporate the public benefits outlined in the PP.

The Panel considers that any increase in height and FSR should be linked to the planning outcomes contained within a Site Specific DCP. The Panel also considers that the number of different FSR and heights

Waverley Local Planning Panel – Planning Proposal 203 – 231 Bronte Road and 94-98 Carrington Road, Waverley

in the current PP are too fine grained and would be better addressed in a Site Specific DCP which would also include requirements for wall heights, setbacks, retention of contributory elements, provision of laneway connections and public open space, solar access and amenity. Council should consider an appropriate LEP mechanism (such as Clause 6.11 of the Waverley LEP) that ensures any increase in FSR and height above the existing controls would be dependent upon the provision of these requirements. For example, height and FSR maps remain as existing with an additional clause added to the LEP to enable additional height and FSR upon compliance with the above.

The Panel in principle supports the 'Additional Local Provision' proposed by the applicant but not that part which would enable a 10% increase in height across the site. It considers any variations to the height control due to topography, minor structures etc. are best determined through the application of Clause 4.6. The Panel also considers that maximum FSR should be determined through further modelling of the requirements in the proposed Site Specific DCP.

Resolution

That the Panel advise Council it supports the applicants PP subject to a special clause being added to Section 6 of WLEP 2012 that permits an increase in height of up to 13.5m and an increase in FSR of up to 2.25:1 but only on the basis of a site specific DCP that provides for the following:

1. The maximum height of 231 Bronte Road and 98 Carrington is 10m and the remainder of the precinct is 13.5m
2. Regardless of the above, the maximum height for a depth of 3m from the street frontage along Bronte Road shall be as follows:
 - a. At the Bronte Road frontage
 - i. 211-213 (Legion Club) is to maintain the existing building height
 - ii. 223-227 Bronte Road (Stamatiko Flats) is to maintain the existing parapet height
 - iii. 229-231 Bronte Road (Reece Showroom) is to maintain the parapet height of 223-227 Bronte
3. The upper floor of 203-209 Bronte Road (Bottleshop) and 94 Carrington Road (Garage) shall be set back 3m from the street wall
4. Development on 98 Carrington Road (Reece Plumbing) shall be set back 3m from the boundary to 100 Carrington Road (SP 21794)
5. The built form shall be broken into separate buildings through the provision of laneway connections and an internal publicly accessible open space. This open space shall be of sufficient size (spanning 94 and 98 Carrington Road), have adequate solar access, retail connections and public art to provide appropriate public amenity
6. 223-227 Bronte Rd is a contributory item in the heritage conservation area and sufficient fabric of the façade (including return walls) shall be retained to ensure that it is still interpreted as a building that contribute to the streetscape and HCA

The Panel acknowledges that the applicant has provided a public benefit offer letter to be secured via a Voluntary Planning Agreement, which should address the requirements in 5 above.

The exhibition of the Planning Proposal should be accompanied by the site specific DCP which addresses the above requirements to achieve an appropriate built form and the public domain outcome for these properties. The maximum FSR in the LEP shall be determined by further modelling of the envelope established by the above heights, setbacks and the laneways and public spaces.

Carried unanimously

Waverley Local Planning Panel – Planning Proposal 203 – 231 Bronte Road and 94-98 Carrington Road, Waverley