

21 December 2015

**Our Ref:** 12-118 AK

**The Honourable Rob Stokes**

Minister for Planning  
NSW Department of Planning & Environment  
23-33 Bridge Street,  
Sydney NSW 2000

Dear Sir,

RE: PLANNING PROPOSAL REVIEW FOR 194-214 OXFORD STREET & 2 NELSON STREET, BONDI JUNCTION

City Plan Strategy and Development act on behalf of our client for a Planning Proposal at the above site.

On 11 March 2015, a Planning Proposal (PP) was lodged with Waverley Council to amend the Waverley Local Environmental Plan 2012 (WLEP) (see attached) by making the following changes to the planning controls that apply to this site:

- Increasing the maximum building height controls;
- Increasing the maximum FSR control; and
- Deleting the heritage status of 4 terraces on part of the site.

Following consideration by Council officers which resulted in a favourable planning report and recommendation, the PP was presented to Council on 15 December 2015, where the proposal was refused by Councillors at a Council Meeting.

We therefore formally request that the Planning Proposal is directed to the Joint Regional Planning Panel (or other person or body described by the regulations) as the relevant planning authority.

This Planning Proposal has had a significant history with initial discussions regarding the proposal occurring in 2012. Lodgement of the Planning Proposal was continuously delayed in order to allow Council to undertake the necessary urban design studies and consultation with state agencies. The applicant has been co-operative in assisting, waiting and responding to various requests raised by Council relating to the PP.

We believe the subject PP has planning merit and that the site is capable of supporting an intensification of land uses as acknowledged by Council's own planning staff. This is further described and detailed in the attached PP and accompanying appendices, specifically including:

- Planning Proposal prepared by City Plan Strategy & Development;
- Appendix 1 - Urban Design Analysis prepared by City Plan Urban Design;
- Appendix 2 - Architectural Design Report prepared by MHNDU;
- Appendix 3 - Traffic Report prepared by GTA Consultants;
- Appendix 4 - Bicycle and Pedestrian Advice prepared by Sustainable Transport Consultants;
- Appendix 5 - Heritage Impact Assessment prepared by Urbis;
- Appendix 6 - Survey Plan prepared by Eric Scerri and Associates Pty Ltd;
- Appendix 7 - Council Letter;
- Appendix 8 - Submission for the West Oxford Street Precinct Plan prepared by City Plan Strategy and Development; and
- Appendix 9 - Draft Public Benefit Offer.

If you require any further clarification or details in this matter, please do not hesitate to contact the undersigned on [REDACTED]

Yours Sincerely,

[REDACTED]

**Sue Francis**  
Executive Director