



New South Wales

# **Waverley Local Environmental Plan 2012 (Amendment No 15)**

under the

**Environmental Planning and Assessment Act 1979**

The following local environmental plan is made by the local plan-making authority under the *Environmental Planning and Assessment Act 1979*.

**ANN-MAREE CARRUTHERS**

As delegate for the Minister for Planning and Public Spaces

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### **1 Name of Plan**

This Plan is *Waverley Local Environmental Plan 2012 (Amendment No 15)*.

### **2 Commencement**

This Plan commences on the day on which it is published on the NSW legislation website.

### **3 Land to which Plan applies**

This Plan applies to the following land at Bondi Junction:

- (a) 194–200 Oxford Street, being Lots 10, 11, 12 and 13, DP 260116,
- (b) 202–210 Oxford Street, being Lot 1, DP 79947 and Lot 16, DP 68010,
- (c) 214 Oxford Street, being Lot 1, DP 708295,
- (d) 2 Nelson Street, being SP 34942.

### **4 Maps**

The maps adopted by *Waverley Local Environmental Plan 2012* are amended or replaced, as the case requires, by the maps approved by the local plan-making authority on the making of this Plan.

## Schedule 1 Amendment of Waverley Local Environmental Plan 2012

### [1] Clauses 6.10 and 6.11

Insert after clause 6.9:

#### 6.10 Design excellence on certain land in Bondi Junction

- (1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.
- (2) This clause applies to the following land in Bondi Junction:
  - (a) 194–200 Oxford Street, being Lots 10, 11, 12 and 13, DP 260116,
  - (b) 202–210 Oxford Street, being Lot 1, DP 79947 and Lot 16, DP 68010,
  - (c) 214 Oxford Street, being Lot 1, DP 708295,
  - (d) 2 Nelson Street, being SP 34942.
- (3) Development consent must not be granted to development to which this clause applies unless:
  - (a) an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the development, and
  - (b) the design of the development is the winner of the architectural design competition, and
  - (c) the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:
  - (a) how the development addresses overshadowing of the surrounding area, including Centennial Park, and
  - (b) the impact of the development on heritage items in the vicinity of the site, and
  - (c) the visual appearance of the development when viewed from Centennial Park and the public domain.
- (5) In deciding whether to grant development consent to development to which this clause applies, the consent authority must take into consideration the results of the architectural design competition.
- (6) An architectural design competition is not required under subclause (3) in relation to a modification of a development consent granted under this clause.
- (7) In this clause:

***architectural design competition*** means a competitive process conducted in accordance with the Design Excellence Guidelines.

***Design Excellence Guidelines*** means the *Draft Government Architect NSW Design Excellence Competition Guidelines, 2018* published by the NSW Government Architect, as placed on exhibition in May 2018.

#### 6.11 Development requiring the preparation of a development control plan

- (1) The objective of this clause is to ensure that development on certain land occurs in accordance with a site-specific development control plan.

- (2) This clause applies to the following land in Bondi Junction:
  - (a) 194–200 Oxford Street, being Lots 10, 11, 12 and 13, DP 260116,
  - (b) 202–210 Oxford Street, being Lot 1, DP 79947 and Lot 16, DP 68010,
  - (c) 214 Oxford Street, being Lot 1, DP 708295,
  - (d) 2 Nelson Street, being SP 34942.
- (3) Development consent must not be granted for development on land to which this clause applies unless a development control plan that provides for the matters specified in subclause (4) has been prepared for the land.
- (4) The development control plan must provide for all of the following:
  - (a) pedestrian and cycle connections between Oxford Street and Osmund Lane, including the layout of those connections,
  - (b) public open space, such as public plazas at street level,
  - (c) improvements to the public domain, including street paving, street lighting, street furniture and public art,
  - (d) landscaping,
  - (e) stormwater drainage.

**[2] Schedule 5 Environmental heritage**

Omit the matter relating to I212 from Part 1.