

Reference: 23.144r02v02

16 October 2024

Topspring
Level 21, 201 Elizabeth Street
SYDNEY NSW 2000

Attention: Nick Stephens

**Re: 1-7 Andrews Avenue and 26 Glen Street, Bondi (DA-285/2023)
Proposed Residential Development – Section 4.55 Statement**

Dear Nick,

TRAFFIX has been commissioned by Topspring to undertake a traffic impact assessment for a proposed Section 4.55 application (S4.55) relating to an approved residential development at 1-7 Andrews Avenue and 26 Glen Street, Bondi. The development was approved by the NSW Land and Environment Court (*Case number: 2023/459429*).

This statement addresses the proposed traffic related modifications under this application. Reference should also be made to the Traffic Impact Assessment report (*Reference: 23.144r01v03, dated 21/08/2023*) that accompanied the development application.

➤ Site and Location

The subject site at 1-7 Andrews Avenue and 26 Glen Street, Bondi is located approximately 6.4 kilometres southeast of Sydney CBD and approximately 2.1 kilometres east of Bondi Junction. More specifically, it is situated in the area between Andrews Avenue and Glen Lane, approximately 45 metres east of Glen Street and is legally identified as Lot 1 in DP79716, Lot 1 in DP1042187, Lot 1 in DP216695, Lot 2 in DP216695, Lot 1 in DP552406 and Lot 1796 in DP822255.

The site is irregular in configuration and has a total site area of 1,647.5m². It has a northern frontage of 28.9 metres to Andrews Avenue and a southern frontage of 44.8 metres to Glen Lane and residential properties, while the remaining eastern boundary of 66.8 metres and western boundary of 50.0 metres are shared with neighbouring residential properties.

The site currently accommodates five (5) residential dwellings, with all vehicular access provided via Glen Lane, situated on the southwest corner of the site.

A Site Plan is presented in **Figure 1** for reference.



Figure 1: Site Plan

➤ Description of Approved Development

The development which was approved comprises the following components:

- Construction of a residential development with a total of 11 dwellings, including:
 - 9 x three-bedroom dwellings; and
 - 2 x four-bedroom dwellings.
- Provision of a basement carpark with a total of 19 car parking spaces, including:
 - 17 x residential car parking spaces; and
 - 2 x visitor car parking spaces.
- Provision of a vehicular access onto Glen Lane, situated on the southwest corner of the site.

➤ Description of Proposed Development

The development for which approval is now sought comprises the following components:

- Construction of a residential development with a total of eight (8) dwellings, including:
 - 8 x three-bedroom dwellings; and (-1 dwelling)
 - 0 x four-bedroom dwellings. (-2 dwellings)
- Provision of a basement carpark with a total of 14 car parking spaces, including:
 - 12 x residential car parking spaces; and (-5 spaces)
 - 2 x visitor car parking spaces. (no change)
- Retention of the approved vehicular access onto Glen Lane. (no change)

Reference should be made to the plans submitted separately to Council that are presented at a reduced scale in **Attachment 1**.

➤ Parking Requirements

Car Parking

The Waverley Council Development Control Plan 2022 (DCP) provides car parking rates for medium density residential developments (3-19 dwellings) within 'Parking Zone 2' (not located within 800 metres of Bondi Junction Railway Station) as summarised in **Table 1** below.

Table 1: DCP Maximum Car Parking Rates and Provisions

Type	No. of Units	DCP Car Parking Rates	Parking Required ^[1]	Parking Provided
Medium Density Residential – Parking Zone 2				
Three-bedroom	8	1.5 spaces per dwelling	12	12
Visitor	8	1 space per 5 dwellings	1.6	2
TOTALS ^[2]			13.6 (14)	14

^[1] – Number of spaces calculated separately, as per DCP.

^[2] – Total number of spaces rounded to nearest whole number, as per DCP.

It can be seen from **Table 1** that the proposed development is permitted to provide a maximum of 14 car parking spaces. In response, the development proposes a total of 14 car parking spaces, comprising 12 residential spaces and two (2) visitor spaces, in compliance with the DCP. This car parking provision is therefore considered acceptable and will ensure all standard car parking demands are contained within the development.

Accessible Parking

The Waverley DCP 2022 provides the accessible car parking rate for residential developments at a rate of one (1) accessible parking space for each adaptable dwelling. The development proposes a total of two (2) adaptable dwellings, resulting in a requirement for two (2) accessible parking spaces, both of which have been provided within the basement carpark, in compliance with the DCP.

Bicycle Parking

The Waverley DCP 2022 provides the following bicycle parking rates for residential developments:

- 1 residential bicycle parking space per dwelling; and
- 1 visitor bicycle parking space per 10 dwellings.

Application of the above rates to the proposed eight (8) dwellings, results in a total requirement for nine (9) bicycle parking spaces (8 residential and 1 visitor). In response, the development proposes a total of nine (9) bicycle parking spaces, comprising eight (8) and a single visitor space within the basement carpark, in compliance with the DCP.

Motorcycle Parking

The Waverley DCP 2022 provides motorcycle parking rates for all developments at a rate of one (1) motorcycle parking space per three (3) car parking spaces (including visitors). Application of this rate to the proposed 14 car parking spaces, results in a requirement for five (5) motorcycle parking spaces. In response, the development proposes five (5) motorcycle spaces within the basement carpark, in compliance with the DCP.

Electric Vehicle Charging

The Waverley DCP 2022 provides the following electric vehicle (EV) parking rates for medium density residential developments:

- Charging Stations (minimum):
 - 20% installed for residential parking spaces; and
 - 100% installed for visitor parking spaces.
- All residential and visitor spaces are required to be EV ready.

Application of these rates to the proposed 12 residential spaces and two (2) visitor spaces, results in the requirement for EV charging stations to be installed for five (5) spaces (3 residential and 2 visitor), with all car parking spaces required to be EV ready.

In response, the development proposes a total of four (4) spaces (including all visitor spaces) to have an EV charging station. This EV car charging provision is considered appropriate, given that all car parking spaces are understood to be EV ready and a single additional residential EV charging station can readily be installed for compliance with the DCP.

Car Share

The Waverly DCP 2022 provides a car share parking rate for residential developments at a rate of one (1) car share space per 90 dwellings. Application of this rate to the proposed eight (8) dwellings, results in the requirement for 0.09 or no car share spaces (rounded to the nearest whole number, as per DCP). Accordingly, no car share spaces are required or provided.

Refuse Collection

The proposal involves no changes to the approved on-street refuse collection arrangements, which is considered appropriate, given the scale and nature of the proposed development.

Traffic Generation

Traffic Generation Rate

The TfNSW Guide to Traffic Generating Developments 2002 provides the traffic generation rates for medium density residential developments (2 to 19 dwellings) at a rate of 0.5-0.65 vehicle trips per dwelling (three or more bedrooms) during the morning and evening peak periods.

Approved Traffic Generation

Application of the above rate (0.5 for the purposes of a conservative assessment) to the approved 11 residential dwellings, results in the following approved traffic generation:

- 6 vehicle trips during the morning peak period (1 in, 5 out); and
- 6 vehicle trips during the evening peak period (5 in, 1 out).

Proposed Traffic Generation

Application of the above rate (0.65 for the purposes of a conservative assessment) to the proposed eight (8) residential dwellings, results in the following proposed traffic generation:

- 5 vehicle trips during the morning peak period (1 in, 4 out); and
- 5 vehicle trips during the evening peak period (4 in, 1 out).

Traffic Impacts

The proposed traffic generation is not however a net change over the approved conditions. When accounting for the approved traffic generation, the proposed development is anticipated to generate the following:

- -1 vehicle trips during the morning peak period (0 in, -1 out); and
- -1 vehicle trips during the evening peak period (-1 in, 0 out).

The above net traffic generation equates to a reduction of a single vehicle trip every 60-minutes, hence considered acceptable from a traffic planning perspective, with no external changes required to facilitate the proposal.

➤ Access and Internal Design

Vehicular Access

The development proposes to retain the approved access arrangements from Glen Lane.

Internal Design

The proposed changes to the basement carpark as part of this \$4.55 generally complies with the requirements of AS2890.1 (2004), with the following characteristics noteworthy:

- All car parking spaces have been designed in accordance with AS2890.1 (2004) User Class 1A, being a minimum width of 2.4 metres and length of 5.4 metres.
- All accessible parking spaces have been designed in accordance with AS2890.6 (2022), being a minimum width of 2.4 metres, length of 5.4 metres and provide an adjacent shared zone with the same dimensions.
- All motorcycle parking spaces are provided a minimum width of 1.1 metres and length of 2.5 metres, as permissible under the Waverly DCP 2022, Section 7.2.5.
- All spaces located adjacent to obstructions of greater than 150mm in height are provided with an additional width of 300mm.
- All columns are to be located outside the parking space design envelopes, as required under AS2890.1 (2004), Figure 5.2.
- A minimum clear head height of 2.2 metres is to be provided for all trafficable areas within the basement carpark, as required by AS2890.1 (2004).
- A minimum clear head height of 2.5 metres is to be provided for all accessible spaces and adjacent shared zones, as required under AS2890.6 (2022).

In summary, the internal configuration of the basement carpark has been designed in accordance with AS2890.1 (2004). It is however envisaged that a condition of consent would be imposed requiring compliance with these standards. As such, any minor amendments considered necessary (if any) can be dealt with prior to the release of a Construction Certificate.

➤ Conclusion

On the basis of the above, the proposed \$4.55 modifications to the approved residential development at 1-7 Andrews Avenue and 26 Glen Street, Bondi in our view is considered supportable.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

Traffix

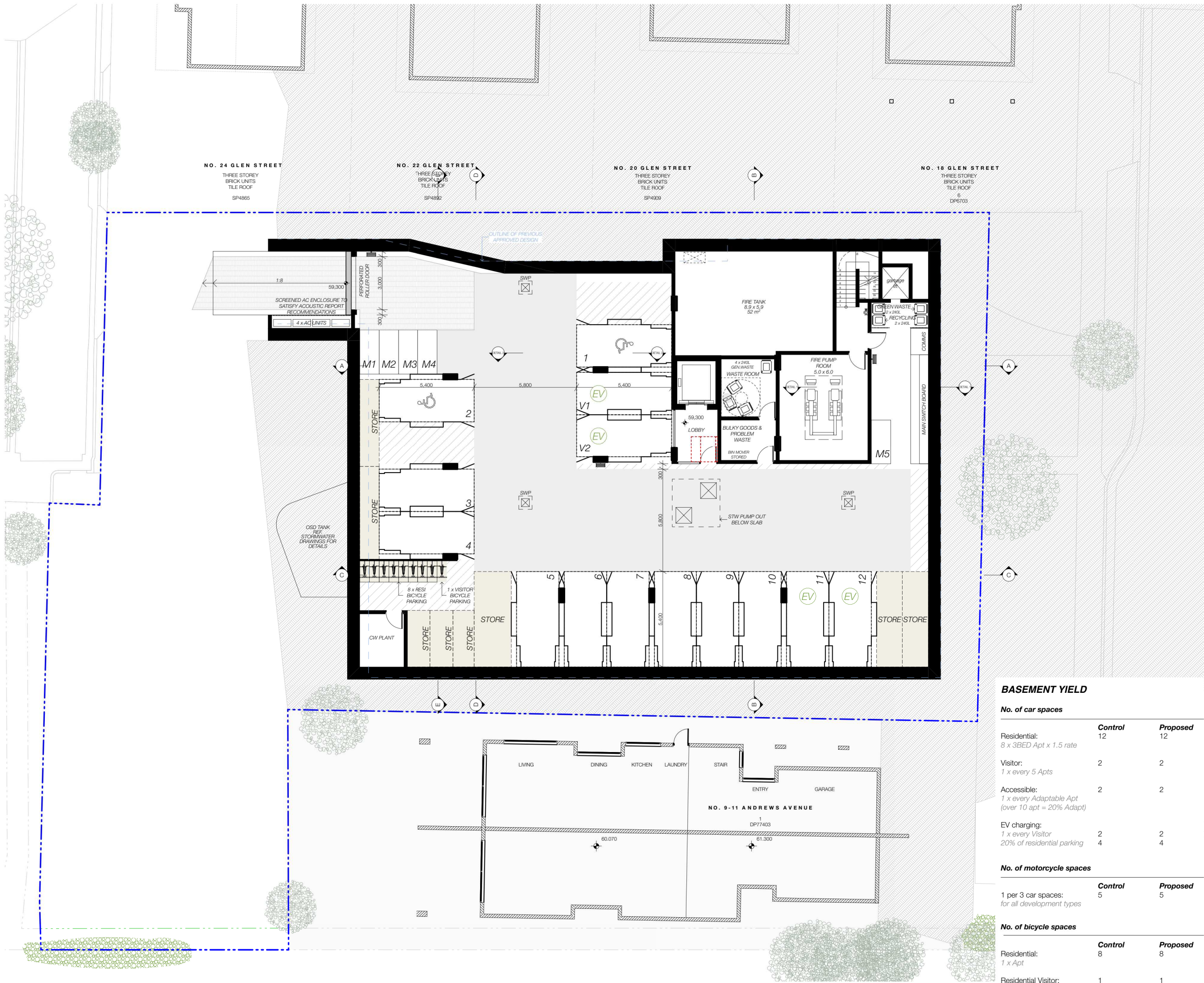


Neil Caga
Senior Engineer

Encl: Attachment 1 – Reduced Plans

ATTACHMENT 1

Reduced Plans



BASEMENT YIELD

No. of car spaces		
Residential: 8 x 3BED Apt x 1.5 rate	Control 12	Proposed 12
Visitor: 1 x every 5 Apts	2	2
Accessible: 1 x every Adaptable Apt (over 10 apt = 20% Adapt)	2	2
EV charging: 1 x every Visitor 20% of residential parking	2 4	2 4
No. of motorcycle spaces		
1 per 3 car spaces: for all development types	Control 5	Proposed 5
No. of bicycle spaces		
Residential: 1 x Apt	Control 8	Proposed 8
Residential Visitor: 1 x every 10 Apt.	1	1

REVDESCRIPTIONDATE

I - WIP\$4.55 APPLICATIONWork in Progress

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.12 SEPARATION OF EQUIPMENT
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 3. ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 1.10 DISCHARGE FROM EXITS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 2.13 GOINGS AND RISERS
CLAUSE D 2.14 LANDINGS
CLAUSE D 2.15 THRESHOLDS
CLAUSE D 2.16 BALUSTRADES
CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F1.10 DAMP PROOFING
CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4 LIGHTING AND VENTILATION
CLAUSE F 5.4 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.6 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F 4.4 & AS1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D 2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500 3.2
ENERGY EFFICIENT GLAZING: TO COMPLY WITH J5 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER: SYSTEMS TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS3700
MECHANICAL HYDRAULICS: BCA CLAUSE C 3.15 & AS1530 4-2009
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS1666 & AS3700
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E 2.2 & AS3789
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C 3.15 & AS1530 4-2009
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS3740

BASIX COMMITMENTS
(ALL BASIX COMMITMENTS PER BASIX CERTIFICATE & STAMPED PLANS)

WATER OPTIONS
SHOWERHEADS: 4 STAR
TOILETS: 5 STAR
KITCHEN TAPS: 5 STAR
BATHROOM TAPS: 5 STAR
CLOTHES WASHERS: 3.5 STAR
DISHWASHERS: 3.5 STAR
UNIT 1 & 2 POOL: 16.5 KL
COMMON POOL: 73.5 KL
COLLECT RUN OFF AREA: 162.06 sqm

ENERGY OPTIONS
COOLING: 1-phase, 4.5 star, zoned
HEATING: 1-phase, 4.5 star, zoned
BATHROOM & LAUNDRY VENTILATION: individual fan, ducted to facade/roof, linked to light
BATHROOM & LAUNDRY VENTILATION: individual fan, ducted to facade/roof, manual on/off
WATER HEATING: central hot water system, gas instantaneous
ENERGY EFFICIENT LIGHTING: Dedicated LED lighting
COOK TOPS: Gas
REFRIGERATOR: 4 STAR, well ventilated
CLOTHES DRYING LINES: indoor or sheltered
ALTERNATIVE SUPPLY: 15 Wp PV system
POOL/SPA: no heating, timer

THERMAL COMFORT OPTIONS
R3.2 INSULATION TO: Exposed L3 & roof slabs
R2.0 INSULATION TO: External concrete wall, Common & partition walls
GF Suspended slabs

GLAZING SPEC:
SLIDING/CASEMENT/DOUBLE-HUNG WINDOWS Uw = 3.45 SHGC = 0.55
SLIDING DOORS Uw = 3.20 SHGC = 0.57
FIXED: Uw = 3.59 SHGC = 0.56

ARCHITECT:

MHNDUNION

35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com

Nominated Architect
Briar Meyerson
WPH Design Union Pty Ltd ABN 94 003 717 682 NSW Registration Number 4907

PROJECT ADDRESS:

1-7 ANDREWS AVE & 26 GLEN STREET, NSW BONDI 2026

DRAWING TITLE:

BASEMENT PLAN

SCALE: 1:200@A3

DRAWN: CHECKED:

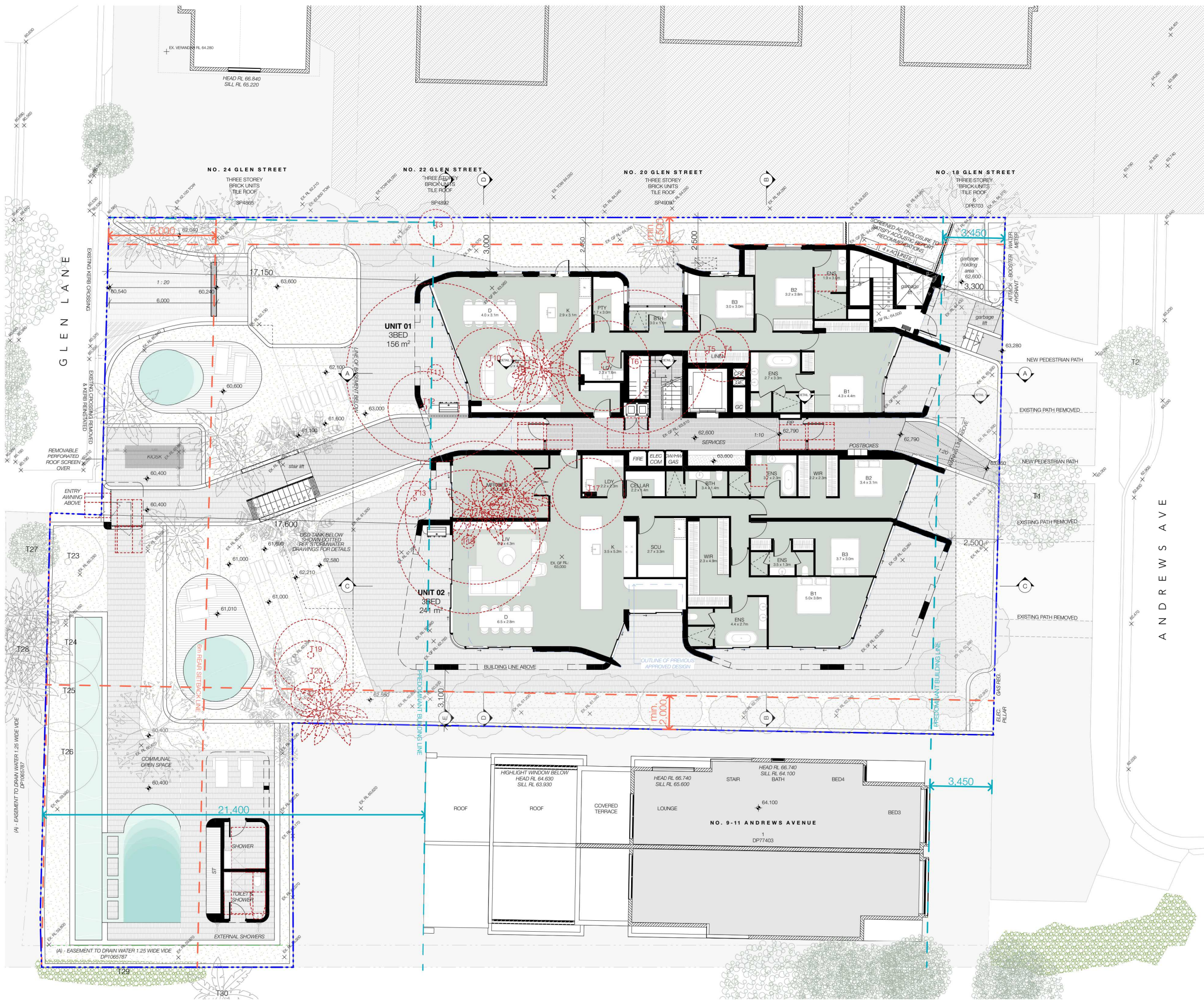
ISSUE DATE: REVISION:

Work in Progress **I - WIP**

PROJECT NUMBER: DWG NUMBER:

22-029 **DA 2001**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/22-029 1-7 Andrews Avenue- \$4.55



REV	DESCRIPTION	DATE
I - WIP	S4.55 APPLICATION	Work in Progress

ALL CONSTRUCTION TO COMPLY AT MINIMUM W/ BCA CLAUSES & AUSTRALIAN STANDARDS

CLAUSE B 1.4 MATERIAL & FORMS CONSTRUCTIONS
SPEC C 1.1 FIRE RESISTING CONSTRUCTION
SPEC C 1.10 FIRE HAZARD PROPERTIES
SPEC C 1.11 PERFORMANCE OF EXTERNAL WALLS IN A FIRE
CLAUSE C 2.6 VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALL
CLAUSE C 2.12 SEPARATION OF EQUIPMENT
CLAUSE C 2.13 ELECTRICITY SUPPLY SYSTEM
CLAUSE C 3.3 ACCEPTABLE METHODS OF PROTECTION (OF OPENINGS)
CLAUSE C 3.8 OPENING IN FIRE ISOLATED EXITS
CLAUSE C 3.15 OPENING FOR SERVICE INSTALLATIONS
CLAUSE D 1.10 DISCHARGE FROM EXITS
CLAUSE D 2.7 INSTALLATIONS IN EXITS AND PATHS OF TRAVEL
CLAUSE D 2.13 GOINGS AND RISERS
CLAUSE D 2.14 LANDINGS
CLAUSE D 2.15 THRESHOLDS
CLAUSE D 2.16 BALUSTRADES
CLAUSE D 2.17 HANDRAILS
CLAUSE D 2.21 OPERATION OF LATCH
CLAUSE D 2.23 SIGNS ON DOORS
CLAUSE D 3.2 GENERAL BUILDING ACCESS REQUIREMENTS
CLAUSE D 3.3 PARTS OF BUILDING TO BE ACCESSIBLE
CLAUSE D 3.8 IDENT. OF ACCESSIBLE FACILITIES/FEATURES
CLAUSE D 3.9 TACTILE INDICATORS
CLAUSE F 1.7 WATERPROOFING OF WET AREAS
CLAUSE F 1.9 F 1.10 DAMP PROOFING
CLAUSE F 2.5 CONSTRUCTION OF SANITARY COMPARTMENTS
PART F 4 LIGHTING AND VENTILATION
CLAUSE F 5.1 SOUND INSULATION OF FLOORS
CLAUSE F 5.5 SOUND INSULATION OF WALLS
CLAUSE F 5.6 SOUND INSULATION OF SERVICES
CLAUSE F 5.7 SOUND INSULATION OF PUMPS

ARTIFICIAL LIGHTING: TO COMPLY WITH BCA PART CLAUSE F 4.4 & AS 1680
BALUSTRADE HEIGHTS: TO COMPLY WITH BCA CLAUSE D 2.16
DRAINAGE GUTTERS & DOWNPIPES: TO COMPLY WITH AS/NZS 3500.3.2
ENERGY EFFICIENT LIGHTING: TO COMPLY WITH J5 OF BCA
FIRE SERVICES: TO COMPLY WITH SECTION E OF BCA
HOT WATER SYSTEMS: TO COMPLY WITH PART J7 OF BCA
MASONRY: TO COMPLY WITH AS 3700
MECHANICAL AIR CONDITIONING: TO COMPLY WITH PART J5 OF BCA
MECHANICAL EXHAUST VENTILATION: TO COMPLY WITH AS 1666 & AS 1682
SMOKE ALARMS: TO COMPLY WITH BCA PART CLAUSE & SPEC E 2.2 & AS 3785
PENETRATIONS: THROUGH FIRE RATED CONSTRUCTION FOR MECH/ ELEC/HYDRAULIC PENETRATIONS TO COMPLY WITH BCA CLAUSE C 3.15 & AS 1530.4-2009
SOUND TRANSMISSION: TO COMPLY WITH PARTS OF BCA
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13
STAIR CONSTRUCTION: TO COMPLY WITH BCA CLAUSE D 2.13
WATERPROOFING OF WET AREAS: TO COMPLY WITH AS 3740

BASIS COMMITMENTS
(ALL BASIS COMMITMENTS PER BASIS CERTIFICATE & STAMPED PLANS)

WATER OPTIONS SHOWERHEADS TOILETS KITCHEN TAPS BATHROOM TAPS CLOTHES WASHERS DISHWASHERS UNIT 1 & 2 POOL: COMMON POOL COLLECT RUN OFF AREA:	4 STAR 5 STAR 5 STAR 5 STAR 3.5 STAR 3.5 STAR 16.5 KL 73.5 KL 162.06 sqm
---	--

ENERGY OPTIONS
COOLING:
HEATING:
BATHROOM & LAUNDRY VENTILATION:
BATHROOM & LAUNDRY VENTILATION:
WATER HEATING:
ENERGY EFFICIENT LIGHTING:
COOK TOPS
REFRIGERATOR:
CLOTHES DRYING LINES:
ALTERNATIVE SUPPLY:
POOL/SPA:

1-phase, 4.5 star, zoned 1-phase, 4.5 star, zoned individual fan, ducted to facade/roof, linked to light individual fan, ducted to facade/roof, manual on/off central hot water system, gas instantaneous Dedicated LED lighting Gas 4 STAR, well ventilated indoor or sheltered 15 W/m² PV system no heating, timer	
---	--

THERMAL COMFORT OPTIONS
R3.2 INSULATION TO:
R2.0 INSULATION TO:

Exposed L3 & roof slabs External concrete wall, Common & partition walls GF Suspended slabs	
--	--

GLAZING SPEC:
SLIDING CASEMENT/DOUBLE-HUNG WINDOWS
SLIDING DOORS
FIXED:

U _w = 3.45 SHGC = 0.55 U _w = 3.20 SHGC = 0.57 U _w = 3.59 SHGC = 0.56	
---	--

ARCHITECT:
MHNDUNION
35 RICHARDS LANE
SURRY HILLS SYDNEY NSW 2010
T +61 2 9101 1111
F +61 2 9101 1100
www.mhndu.com
Nominated Architect
Briar Meyerson
WHR Design Union Pty Ltd
ABN 94 003 717 682
NSW Registration Number 4907

PROJECT ADDRESS:
1-7 ANDREWS AVE & 26 GLEN STREET, NSW BONDI 2026

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:200@A3
DRAWN:
CHECKED:

ISSUE DATE: **Work in Progress**
REVISION: **I - WIP**

PROJECT NUMBER: **22-029**
DWG NUMBER: **DA 2002**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/22-029 1-7 Andrews Avenue- S4.55