

20 November 2020

General Manager
Waverley Council
55 Spring Street
BONDI JUNCTION NSW 2022

Attention: Ms Beth Matlawski, A/DA Manager (Building Waverley)

Sent by email to: duty.planner@waverley.nsw.gov.au

Dear Ms Matlawski

59-75 Grafton Street, Bondi Junction (DA-482/2017/A)

Modification to construct two additional residential levels, provide seven additional apartments, internal alterations and changes to bicycle parking spaces, roof design and facade

This letter has been prepared by Robinson Urban Planning Pty Ltd (**RUP**) on behalf of Clygen Pty Limited. It accompanies a package of information on the above Section 4.55 modification application that responds to Waverley Council's letter dated 9 November 2020. The applicant's response to each of the matters raised by Council follows:

1) View Impacts (71-73 and 83-85 Spring Street, Bondi Junction)

We have viewed real estate marketing photographs for these sites and it appears that the only potentially affected apartments by the proposed additional two levels on the site are at the upper levels of 71-73 Spring Street (noting that existing and approved development on and near the site would obstruct views from lower levels). In relation to view impacts, you have advised that:

- The Section 4.55 modification application is being renotified (from 19 November 2020)
- The above properties will be consulted
- You will endeavour to seek access to apartments to photograph existing views over the site
- You will provide copies of the photographs to enable the applicant to prepare view montages and a view impact assessment
- If access is not available, a desk top view impact analysis should be completed.

Our view impact assessment will be addressed separately, following completion of the above processes.

2) Design Excellence Advisory Panel (DEAP)

- *The materiality and expression of the north facing podium is questioned, especially as it faces the very busy and noisy Syd Einfield Drive roadway. It is recommended that this façade is redesigned to incorporate more solidity, such as solid spandrels, incorporating planters perhaps and even solid sections of walls to bedrooms.*

Response: The northern elevation to the podium has been amended to provide solid upstands to the balconies and solid panels to bedrooms; which increases solidity, privacy and allows for relocation of condensers out of the main balcony area.

(see DA 2300_I)

- *Due to fire risk, the Panel does not support the use of sandwich panels, such as “alucobond”. It is recommended that a solid material is used instead (such as stryum, zinc or other materials) that eliminate the risk of unsafe outcomes.*

Response: All references to Alucobond have been deleted and replaced with solid aluminium panels.
(see DA9006_H, DA9007_H, DA9008_G and DA9009_G)

- *The vertical blade screens currently proposed to separate south facing through units and maisonettes (levels 6, 8, 10, 12, 14, 16, 18 and 20) appear flimsy. It is recommended that a more robust solution, incorporating upper levels also, is proposed.*

Response: The southern balconies now have full height privacy louvres instead of 1800 high screens
(see DA2109_J, DA2110_J DA2200_G and DA2301_J)

- *The Panel encourages the inclusion of solar panels on the north façade, water collection and re-use and other sustainability measures.*

Response: 20 additional solar panels have been added to roof and water tanks have been added at roof terrace level and podium level for harvested water storage/re-use.
(see DA2106_J, DA2111_F)

- *A larger tree should be provided on Hegarty Lane fronting the open space.*

Response: The approved Magnolia Little Gem tree in the Hegarty Lane courtyard is to be replaced with a larger tree (Waterhouse floribunda Green Avenue (Weeping Lillypilly) with a pot size of 100l and minimum height of 1.8m at planting and a height of 6-8m at maturity
(See DA2101_K and Landscape Plan L01_J)

- *Larger shade giving trees provided for each communal terrace should be provided.*
- *The introduction of additional landscape planters to green the podium should be provided*

Response: The landscape design for the podium and roof communal terraces has been amended to increase planting including small/medium and medium/large trees
(See Landscape Plan L04_J and L05_J)

3) Inaccurate Documentation/Plans

Shadow diagrams:

The shadow diagrams have been amended to provide up to date details for buildings on the southern side of Oxford Street, including the recently constructed building at 113-119 Oxford Street and the building under construction at 87-99 Oxford Street. The amended shadow diagrams show that the proposed additional two levels will not overshadow any dwellings in these buildings.

(See DA9100_G to DA9106_G)

Level 6:

The Level 6 plan has been amended to remove reference to other levels. A new typical Level 8/10/12/14/16/18 plan has been added to the set.

(See DA2107_G (Level 6) and DA2110_J (Levels 8/10/12/14/16/18))

4) Gross floor area (GFA) calculations

The GFA calculations have been reviewed as follows:

Roof Terrace:

- The disabled toilet has been added to the GFA (5.31m²)

- The roof terrace lift lobby is excluded from GFA as it is not enclosed along the western elevation and is designed as an external space with appropriate drainage and materials¹. Wind protection is provided by enclosure of the northern elevation.

Lower Ground Level:

- The fire stair corridors have been added to the GFA.

Upper Ground Level

- The corridor between Commercial Tenancy 2 and car stacker has been added to the GFA
- The through site link has been excluded from the GFA as it is open to the north and south and designed as an external space with appropriate drainage and materials². Wind protection is provided by a wind break and revolving door centrally located on the upper ground floor (within the through site link)

Total GFA/FSR

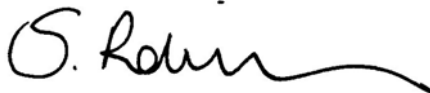
- The total proposed GFA is 8686.25m² which equates to a FSR of 6.78:1 (13% above the 6.9:1 FSR standard of 6:1).

5) Other matters

- Additional genuine landscaping opportunities have been provided.
(See Landscape Plan L04_J and L05_J)
- Sandstone cladding will have a minimum thickness of 30mm thickness.
(See DA9006_H, DA9007_H, DA9008_G, and DA9009)

All enquiries in relation to the modification application should be directed to the undersigned (T: 9130 1483 M: 0419 586 965).

Yours sincerely



Sandra Robinson BTP (Hons) MPIA
Director

Enc: See above

¹ Consistent with Land and Environment Court's decision in *GGD Danks Street P/L and CR Danks Street P/L v Council of the City of Sydney*

² Ibid.