

Option 3 6 Storey Block Edge

This is a typical block edge type for high density inner urban areas, especially in Central Business Districts (CBD). In the 18th and 19th century a 6 storey block edge would frame a boulevard or an important main street.

In the Bondi Junction Centre context a 6 storey block edge would be used to define the central commercial area with high density development potential. It is assumed that a mixed use building would have 2 to 6 commercial storeys on the lower levels with residential uses above, either in form of a perimeter block edge or as slender tower. Viewed from street level a 6 storey block edge makes the street wall more dominant than a potential tower above. A closed block edge largely closes the views to party walls of towers on neighbouring properties.

In mixed use areas the assessment of layout proposals against SEPP 65 provisions will determine the commercial and residential mix. The lower the levels the more difficult it will be to achieve the required solar access.

The options depicted in Figure 5.28 show setback alternatives for a 6 storey block edge. A distinct separation between a 6 storey block edge and the development above is desirable. To express this separation a minimum step back of 6m is recommended after the 6th storey. An 8m setback would result in a clearer separation; however the loss of developable area would be significantly larger. Setbacks of less than 6m would result in insufficient distinctive separation between the building parts.

This review recommends option 3B be applied in street without heritage context.

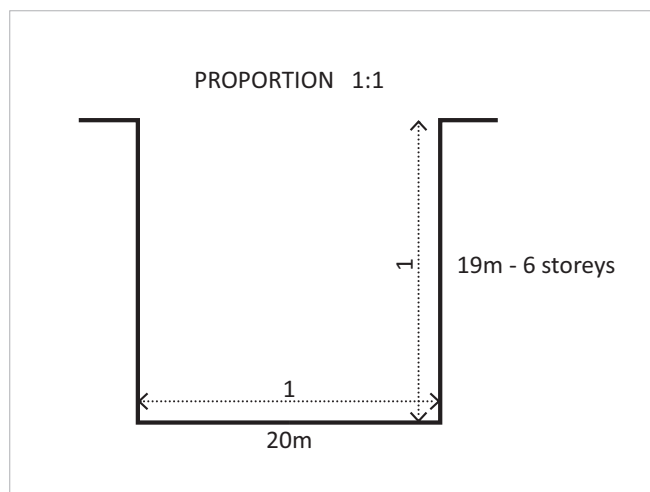
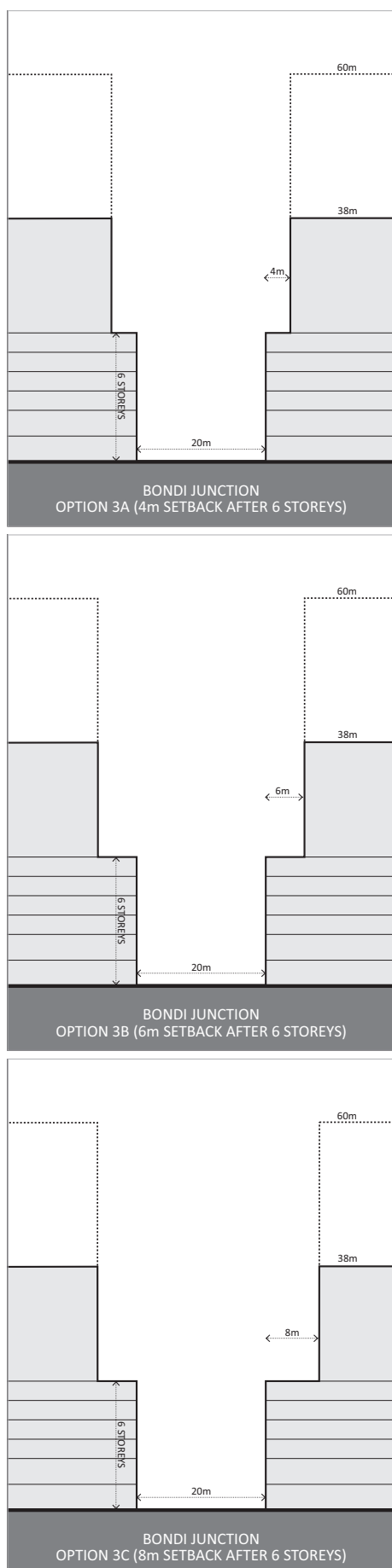


Figure 5.28 Option 3 - Six (6) Storey Block Edge

6. CONSULTATION

Workshop

A workshop with councillors, Waverley Council staff and representatives from the Department of Planning was led by City Plan Urban Design (CPUD) and held on Thursday, 26 April 2012, to seek input into possible solutions to key issues arising from an analysis of the Waverley LEP 2012 and Waverley DCP 2012. A list of attendees is provided below.

Councillors:

- Leon Goltsman (Liberal)
- Tony Kay (Liberal)
- Mora Main (Greens)
- Prue Cancian (Greens)

Council Staff:

- Tony Reed (General Manager)
- George Bramis (Acting Director, Planning and Environmental Services)
- Mark Wood (Director, Public Works and Services)
- Valerie Giammarco (Senior Strategic Planner, Urban Design and Heritage)
- David Edwards (Acting Manager, Strategic Land Use Planning)
- Mitchell Reid (Manager, Development Assessment)
- Dan Joannides (Manager, Technical Services)
- Alex Sarno (Casual Principal Strategic Planner)
- Angie Baker (Place Manager, Bondi Junction Town Centre)
- Scott Spiers (Senior Landscape Architect)

Department of Planning:

- Wayne Williamson (Planning Officer)

City Plan Services:

- Paul Walter (Director, City Plan Urban Design)
- Sue Francis (Director, City Plan Strategy & Development)
- Anna Robinson (Urban Designer)

A presentation was given by CPUD (included as Appendix A – Workshop Presentation) that provided a background to the Bondi Junction Urban Design Review; outlined the scope of the project; detailed the urban design analysis completed for the project; and articulated key issues arising from the analysis that related to zoning, building heights and future redevelopment. Workshop attendees then divided into three groups to discuss the following questions:

Zoning

- In the year 2036, what type of business and commercial space do you think should exist in Bondi Junction?
- Where in Bondi Junction do you think people should be able to live?

Height of Buildings

- Which public spaces in Bondi Junction do you think are the most important to optimise amenity for including solar access?
- Do you think the identity of Bondi Junction will benefit from variations to its current skyline?
- What do you think about the outcomes for street frontages in some of the recently developed sites in Bondi Junction?

Redevelopment

- How important do you think it is that development controls foster urban renewal and redevelopment in the next ten years?

Responses to the questions were annotated by each of the groups and at the conclusion of the discussion, one spokesperson from each group was nominated to summarise and verbally present their group's findings to the whole workshop. The responses from the groups can be summarised as follows:

Land Zoning

- A mix of commercial and residential uses is desirable in Bondi Junction.
- A compact commercial core is desirable.
- A variety of commercial office space should be available from small strata title offices to A-grade office space.
- Hotel and serviced apartments are desirable.
- Bondi Junction should be a 'hub' with increased vibrancy, diversity and night time activity including restaurant and entertainment offerings.

Height of Buildings

- Oxford Street Mall, Waverley Street Mall, Clementson Park and the Boot Factory plaza are important public open spaces.
- Clementson Park is the only 'park' in close proximity to Bondi Junction.
- There should be no further overshadowing caused to these important public open spaces by future development.
- An iconic building that contributes to the identity of Bondi Junction's skyline is suitable if it is well designed.
- An increase in the height of Bondi Junction's skyline is suitable so long as there is reasonable protection of amenity to neighbouring development (including overshadowing and wind effects) and there is a direct public benefit tied to new development.
- Slender tower forms are preferred.
- Upper level setbacks are preferred to prevent canyon like streets with tall street walls.
- Fine grain, diverse and high quality facades are preferred at ground level.
- Pedestrian permeability and through-site links are important.

Redevelopment

- It is important to see change (improvement) to Bondi Junction, whether it is in 10 years or 30 years.
- It is important that changes are high quality, benefit the people of Bondi Junction and include significant public domain improvements.

It is worth noting that as the workshop was not attended by representatives from all elected political parties, these views are not representative of the Council at large, nor the general public. These responses were discussed internally by CPUD and informed the subsequent analysis that led to the identification

of key issues and constraints pertaining to the study.

SEPP 65 Design Review Panel

Feedback was sought from SEPP 65 panellists and relates largely to opportunities to improve design outcomes through an improved engagement process. Key matters in this regard are:

- Proposals should come to the panel at earliest opportunity (e.g. pre-DA rather than waiting for fully developed DA).
- Material should be provided to the panel prior to the meeting, this should include the design together with the assessing officer's preliminary comments.
- The assessment process should closely involve the assessing officer so they understand the logic of the comments. This will serve to both improve the information flow with regard to a particular DA and over time (repeated exposure to the process) will represent a valuable up-skilling for the officer.

DA Planners

Feedback from internal DA planners was sought. Philip Bull (Area Manager, South Development Assessment Division) provided the following:

- Controls are ambiguous and difficult to navigate.
- Important controls are buried too deep in the document.
- The DCP is too long and confusing.
- Too often the circumstance arises that proponents come in with a scheme that they think complies with the controls and the assessment team does not agree and they need to argue.
- One example is the height control and control for the number of floors; proponents seek additional floors of residential build.

Presentation to Councillors

A presentation of the Draft Review was given on 31 July 2012 to the Waverley Councillors and the DoP. Feedback on proposed recommendations was sought and received over the following weeks.

The following feedback was received:

- Reconsider proposed reduction in floor height on properties facing Ebley Street between Newland and Denison Streets. This reduction in height impacts on the development potential of the Council properties being Office Works and two adjoining terraces;
- Consideration should be given to increasing the development potential, i.e. heights and FSR of the Library site at the corner of Ebley and Denison St;
- Investigate reinstatement of clause for 'Minimum street frontage of land for buildings';
- Include employment calculations associated with changes west of Newland St and Westfield Centre potential;
- Consider alternative options for allowing non-residential development south of Ebley Street instead of using Schedule 1 Additional Permitted Uses;
- Justify reasons for zone, height and FSR recommendations, particularly for sites between Hollywood Ave and Bronte Road fronting Ebley Street;

- Check proposed max. Height of Building for sites between Library and Newland Street facing Ebley Street to be consistent with proposed FSR reduction;
- Agreed that residential ceiling heights should be determined by the NSW RFDC, however the floor to floor heights for ground floor commercial in commercial developments should be retained because it is not covered by the RFDC;
- Test and confirm that a proposed FSR of 3.5:1 will achieve the desired results of not overshadowing Clementson Park. Preliminary tests indicate that the proposed FSR may still be too high for these sites depending on use;
- Reconsider proposed height for corner site of Newland and Ebley Street, as it is narrow and thus cannot accommodate the proposed 26m if it is to comply with the solar access clause;
- Extend recommendations for public domain treatment along streets under Syd Einfeld Drive;
- Consider activation of Grafton Street.

7. CASE STUDIES AND PRECEDENTS

A series of case studies and precedents were examined in relation to the Bondi Junction Urban Design Review including high quality sustainable buildings, pedestrian-scaled urban street environments and controls for street frontage heights and setbacks.

- A study of buildings of a high quality design and sustainability in Sydney's CBD provided an overview of the kind of commercial office towers that Bondi Junction can aspire towards in providing A-grade office space to attract national tenants. 1 Bligh, 30 The Bond and Darling Quarter are examples of high performing sustainable buildings that integrate environmental benefits, such as natural ventilation and operable shading devices with quality architecture.
- A study of four and six storey buildings in Sydney CBD examined how to maintain a pedestrian-scaled urban street environment with well articulated architecture.
- A study of mixed use developments around Pyrmont investigated comparable perimeter block edge forms and vertical distribution of uses.
- A mixed use development in Double Bay has been included as precedent for a built form that addresses the urban context and creates a recognizable location in the urban landscape.
- Mixed use development around the King Street Wharf in Sydney have been examined as examples of lower block edges with residential uses above.
- A study of development controls from City of Sydney and North Sydney Council was compared against those for Bondi Junction.

1 Bligh / 15-19 Bent Street, Sydney



Picture 7.1 Street and Interior View of 1 Bligh Tower

1 Bligh Street is a commercial development in Sydney's CBD with a 6 Star Green Star Office Design Rating and 5 Star Base Building NABERS Energy Rating that aims to change the face of commercial office development to the benefit of both the built environment and the greater environment as a whole. The building comprises 27 storeys of premium A-grade office space (average floor plates of 1,600sqm NLA), a double skin floor to ceiling glass facade, a naturally ventilated internal atrium approximately 135m in height and Australia's largest green wall on the ground floor. Column-free floor plates maximise workspace whilst floor to ceiling glass provides excellent views of Sydney Harbour.

30 The Bond / 30-34 Hickson Road, Millers Point*Picture 7.2 30 The Bond*

30 The Bond is a nine storey commercial development and is a good example of social and environmental sustainability within commercial objectives. It was the first office building in Australia to commit to a 5 star energy rating, with lower CO₂ emissions than a typical office building. This has been achieved through the use of natural ventilation, passive chilled beam cooling and fully operable shading on the facades. On the east side of the building is a full height atrium, which features a four-storey natural sandstone wall, hewn by hand for the installation of the original gas works on the site. The base of the atrium is a public space encouraging interaction between the building's occupants and the community.

Darling Quarter / 1-5 Harbour Street, Darling Harbour*Picture 7.3 Darling Quarter*

Darling Quarter, occupied by the Commonwealth Bank of Australia, has a 6 Star Green Star Rating and consists of two separate office towers sitting on top of a shared basement car park. Both towers comprise a ground floor occupied by a retail space and a commercial entrance lobby. The western part of each building has five floors of office space and the eastern part has eight floors. An atrium connects these two parts and provides greater natural day-lighting throughout the office floors. The buildings have high performance optimised facades with predominant north-south orientation and a combination of fixed and automated shading devices to maximise the passive efficiency of the design.

Sydney CBD



Picture 7.4 Four (4) and Six (6) Storeys Block Edges in Sydney CBD

Kent Street and surrounding streets in Sydney's CBD comprises of many examples of four and six storey buildings built to the front boundary line. Whilst a majority of the facades in the former warehouse precinct are ornate historical buildings, their active street frontages create a pleasant pedestrian environment. New tower developments above the historic facades are set back approximately 6 to 8m from the front facade, without ziggurat stepping, which mostly obscures the tall towers from the vision of the pedestrian, thus achieving what feels like a street width to height ratio of 1:1.

Pymont



Picture 7.5 Mixed Use Buildings in Pymont

Mixed use development in Pymont comprises of many examples of six to nine storey block edges. Most buildings are designed along the block perimeter and only a small number have development set back above. Commercial/Retail uses are located on the street level and along the main streets in many cases also on the first and second levels. A distinctive design separation of ground/first level and levels above separates the residential from the commercial component.

King Street, Sydney



Picture 7.6 Mixed Use Buildings in King St Wharf Area

Mixed Use buildings in the King Street Wharf area in Sydney comprise of six to nine storey buildings with a distinct separation between ground/first level with commercial uses and levels above with residential uses. In some cases a double storey with commercial uses is located along the block perimeter to create the base for amenities (e.g. pool, landscaped open space) for the residents of the block.

New South Head Road / Knox Street, Double Bay



Picture 7.7 Mixed Use Buildings at New South Head Rd / Knox St, Double Bay

This Mixed Use building in Double Bay is a good example for a design that addresses the location and presents itself as iconic landmark building.

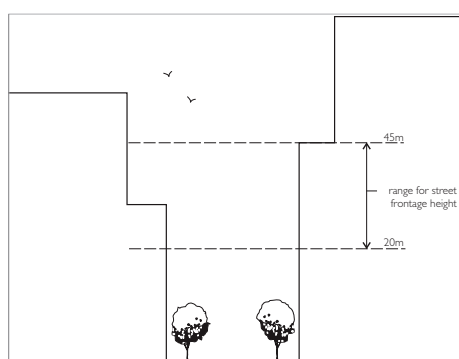
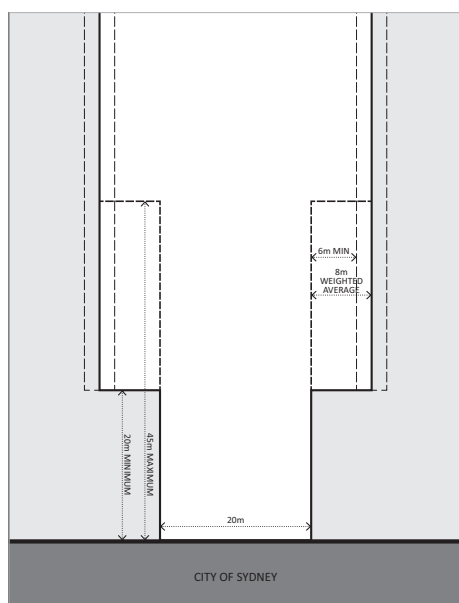


Figure 2.4 Range of permissible street frontage heights

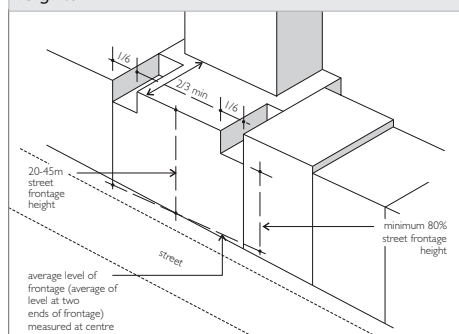


Figure 2.7 Street frontage height for corner sites

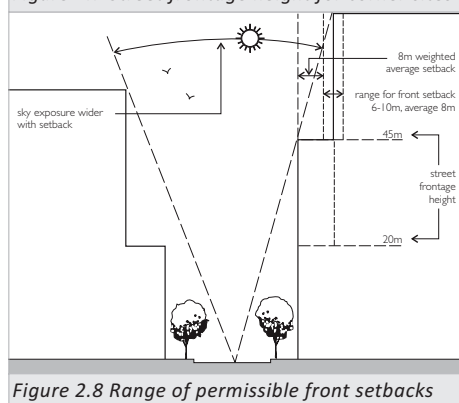


Figure 2.8 Range of permissible front setbacks

Development Controls comparison

It has been examined how other Councils handle setback provisions for locations similar to the Bondi Junction Centre. The following excerpts from the City of Sydney Central Sydney DCP 1996 and the North Sydney DCP 2002 demonstrate different approaches to the provision of Street Frontage Heights and Building Setbacks. It has been investigated what kind of block edge those provisions create and considered if those provisions would be appropriate in similar form for the Bondi Junction Centre.

City of Sydney (Central Sydney DCP 1996)

Section 2.2: Street Frontage heights

2.2.1 The street frontage height of a new building is to be between 20 metres and 45 metres above street ground level (see Figure 2.4), except in certain Special Areas where specific street frontage heights are nominated - see Section 2.4. Within this range, the street frontage height should have regard to:

- (i) the street frontage heights of adjacent buildings,
- (ii) the predominant street frontage height in the vicinity of the proposed building (see Figures 2.5 and 2.6),
- (iii) the location of the site in the street block, i.e., corner sites can generally include special design emphasis, such as increased street frontage height of one or two storeys compared with adjacent sites (see Figure 2.7),
- (iv) site size. i.e. small sites (less than 1,000 square metres) may attain a street frontage height of 45 metres regardless of the above criteria.

Section 2.3: Building setbacks

Front setbacks

Above the street frontage height, buildings are to be set back a weighted average of 8 metres. This setback may be reduced in part by up to 2 metres (to achieve architectural variety) provided the weighted average setback from the street frontage alignment is 8 metres (see Figure 2.8). No part of the building is to be set back less than 6 metres.

2.3.2 Smaller setbacks may be acceptable:

- (i) on corner sites up to 1,000 square metres fronting streets or lanes at least 6 metres wide,
- (ii) on corner sites where increased setbacks are provided to other streets (generally, increased setbacks are to be provided on the major pedestrian streets and/or on north-south streets) (see Figures 2.9 and 2.10),
- (iii) on street blocks less than 30 metres deep from the street frontage,
- (iv) to accommodate protrusions for architectural modulation and visual interest.

2.3.3 Setbacks greater than 10 metres are permissible.

2.3.4 In retail streets (see Figure 2.27), a greater setback is desirable and, where appropriate, will be determined by the consent authority. For Pitt Street Mall, which is identified as a Special Area, the setback is 15 metres (see Figure 2.21). (See also Section 2.4).

2.3.5 Any new building or additions above a heritage item in a heritage streetscape are to have a setback at least 10 metres above the street frontage height (see also Section 2.9).

Figure 7.1 Street Frontage Heights and Setbacks - Central Sydney DCP 1996

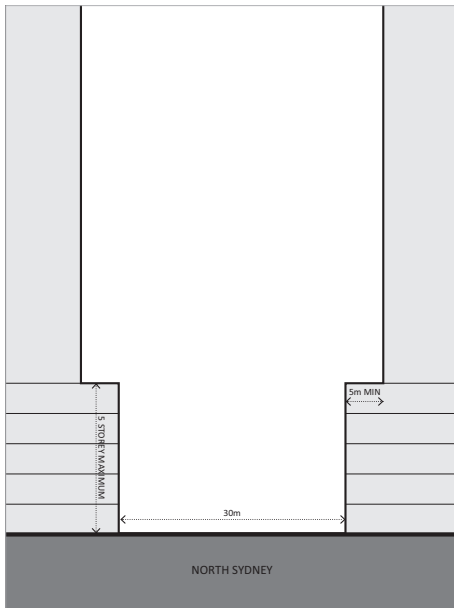


Figure 7.2 Street Frontage Heights and Setbacks - North Sydney DCP 2002

North Sydney (DCP 2002)

1. Street frontage podium height

- i. Miller, Walker, Berry, Mount and Alfred Street and Pacific Highway maximum of five storeys.
- ii. North of McLaren Street maximum three storeys.
- iii. Podium height matches or is transitional in height between immediately adjacent buildings.
- iv. Podium height matches height of adjacent heritage items.
- v. Podium height may be reduced to that part of the building devoted to commercial use in mixed-use buildings.
- vi. If there is no commercial component, and therefore no podium, adequate side separation should be provided for residential amenity.

m. Above podium setbacks, street frontage.

- i. Miller, Walker, Berry, Mount and Alfred Streets and Pacific Highway frontages a weighted average of 5m from edge of podium.
- ii. Walker and Miller Street frontages north of McLaren Street a weighted average of 3m from edge of podium.

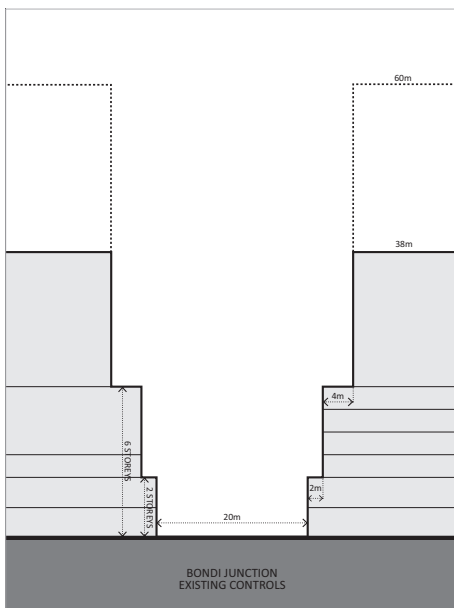


Figure 7.3 Street Alignment, Front Setbacks and Tower Building Form - Bondi Junction DCP 2012

Bondi Junction (DCP 2012)

Part E - Site Specific

1.0 Bondi Junction

1.6 Street alignment and Front Setbacks

The setback is not a minimum or maximum distance but rather the building is to be built along the alignment of the front boundary setback

Figure 12:

Ground and Level 1 building frontages must align with, be parallel to and on the street boundary. (Note: Where the shopfront is rather 3 than 2 storeys high Level 2 (being the third level) of the building must align with, be parallel to and on the street boundary.

Two/three storey shopfront facades

- (a) Corner sites are to be built to both street alignments.
- (b) On lots with 2/3 storey shopfront facades, corners may be 2, 3 or 4 storeys high.
- (c) Corner sites can have elevations that are the same height as the street elevations or they can be up to four storeys high to express the street junction.

Block edge Building Forms- Level 2 to Ceiling of Level 5

- (a) Lots in street with heritage buildings are to have the block edge building form above the 2/3 storey shopfronts set back from the street boundary by 2m.
- (b) Developments on all other lots are to have front building elevations built to the street alignment to a maximum of 6 storeys block edge development built to the street boundary.

Tower building forms – Level 6 and above

- (a) Tower building forms are to be set back a minimum of 6m from the street boundary, are to be parallel to the street boundary and oriented to the front and the rear boundary.

8. PROPOSED CONTROL AMENDMENTS

This chapter outlines the proposed control amendments to the Waverley LEP 2012 and Waverley DCP 2012 resulting from the Urban Design Review. A series of recommendations are presented on the following pages to amend the LEP, address issues of Zoning, Floor Space Ratio and Height of Buildings. Following this, a series of recommendations are presented to amend the DCP that address its structure, formatting and content.

Recommended LEP Amendments

Zoning

Change the area west of Newland Street which is presently B3 Commercial Core to B4 Mixed Use. This will allow residential development around the commercial core of Bondi Junction while maintaining a commercial mix within the transition area. The recommended change from B3 to B4 west of Newland Street will result in a theoretical loss of approximately 64,140sqm commercial floor space. It is recommended to consider an increase to the development potential of the Commercial Core zoned land between Oxford Street and Gray Street to recoup this floor space. (see section Floor Space Ratio).

Change the area contained by Oxford St/Hollywood Ave/Waverley St (241-247 Oxford Street, 2-12 Waverley Street) from B3 Commercial Core to B4 Mixed Use to allow residential development at the fringe of the commercial core. Mixed Use zoning is appropriate to the urban context at this location and residential development in higher floor levels will benefit from views and good solar access.

Do not increase heights, FSR or change the zoning of sites between Hollywood Avenue and Bronte Road that front Ebley Street and that front Hollywood Avenue between Waverly Street and Ebley Street as requested in submissions to the Draft LEP. These sites are contiguous with the commercial core and add considerable 'critical mass' to the core. Furthermore a change of the zoning from B3 Commercial Core to B4 Mixed Use, would set up a conflict with the sites to the north (for residential solar access).

An increased height along the northern side of Ebley Street cannot be supported because this would impact on solar access to buildings with residents on the southern street side. This is applicable for the entire northern side of Ebley Street and the height limit as proposed in the LEP 2012 of 32m should be retained.

This project has identified the potential for the area between Ebley Street and Birrell Street to be considered as part of the Bondi Junction Centre, however this opportunity should be examined in the light of a whole-centre strategic plan that lies beyond the scope of this project. If such a plan found in favour of extending the centre to the south this may prompt the Ebley Street height limit of 32m to be reconsidered.

Allow non-residential uses along the southern side of Ebley Street so the transition to purely residential occurs in the

mid block rather than across the street. The two primary reasons for this change are cohesive street character and avoiding overshadowing of residential premises. If the sites on the north of Ebley Street are developed to a height of 32 meters, the lower levels of the buildings on the south of the street will be wholly overshadowed in winter. This recommendation is for an area outside the actual study area boundary; however as the south side of Ebley Street will be impacted by development on the northern street side, the matter should be considered in the context of this review.

To enable offices along the south side of Ebley Street two options may be considered. Either change Schedule 1 Additional Permitted Uses (Clause 2.5) and include additional addresses along Ebley Street or expand the Mixed Use zoning to include the south side of Ebley Street where it faces Mixed Use or Commercial Core on the north. In the second case the boundary between Mixed Use and Residential zoning would run in the block middle instead of the street centre as it presently does for much of the street.

Schedule 1 Additional Permitted Uses (Clause 2.5) would require the following amendments:

'Development for the purposes of Office premises is permitted with consent' would need to be extended. At present it includes the western side of Denison St between Oxford Street and Ebley Street as well as the southern side of Ebley Street east of Newland St and 7 lots along Newland Street already have this additional permitted use. It is recommended to add addresses along the southern side of Ebley Street between Denison St and Hollywood Ave (1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 51, 53, 55, 57, 59, 61, 63, 91, 93, 95, 99-101, 103-105, 107, 109 and 113 Ebley St and 54, 56, 58, 60, 62, 64 and 66 Newland St).

The alternative option to expand the Mixed Use zoning requires further investigation and is beyond the scope of this review.

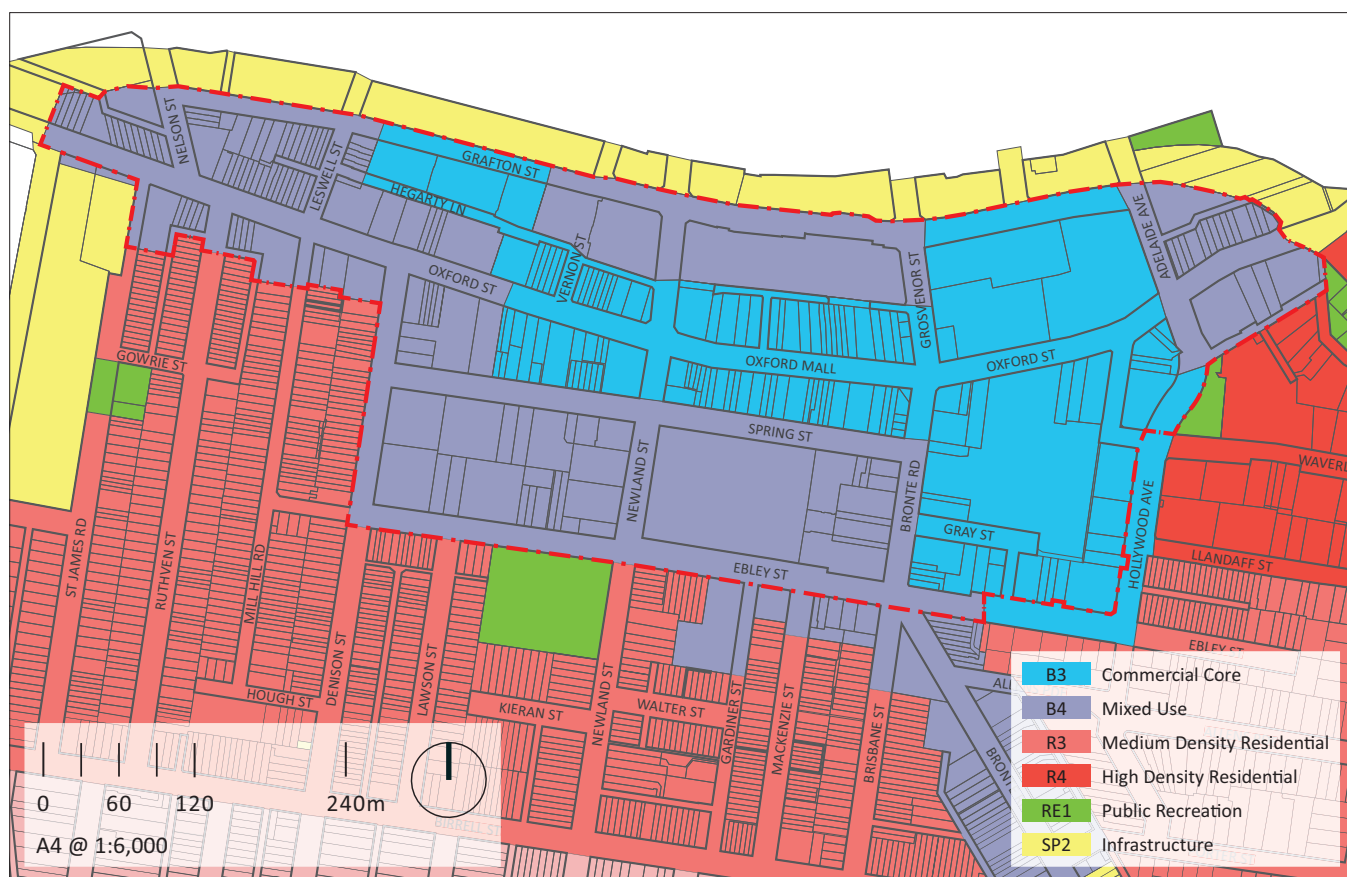


Figure 8.1 Zoning – Waverley LEP 2012

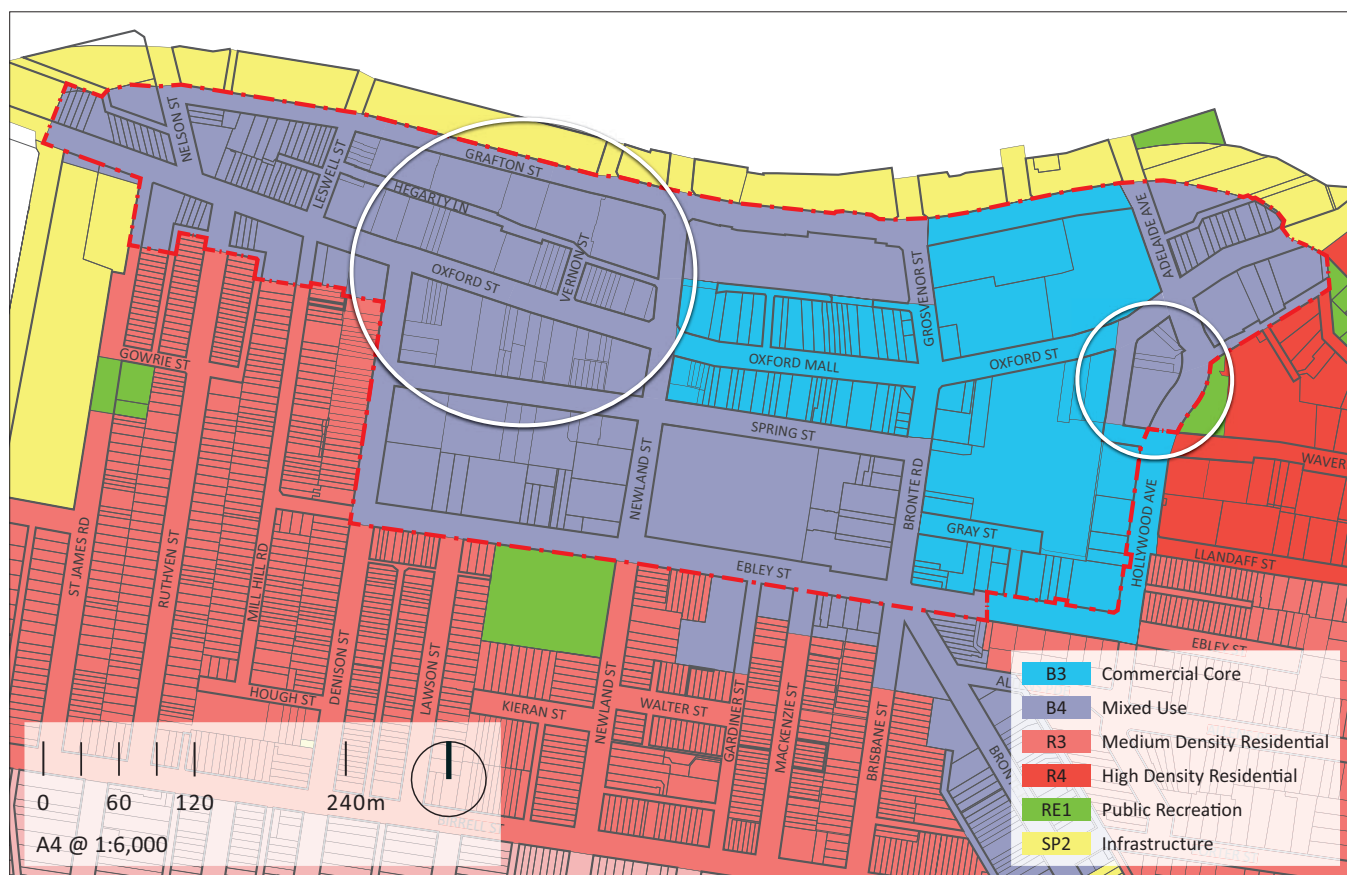


Figure 8.2 Zoning – Recommended (Changed Areas Encircled in White)

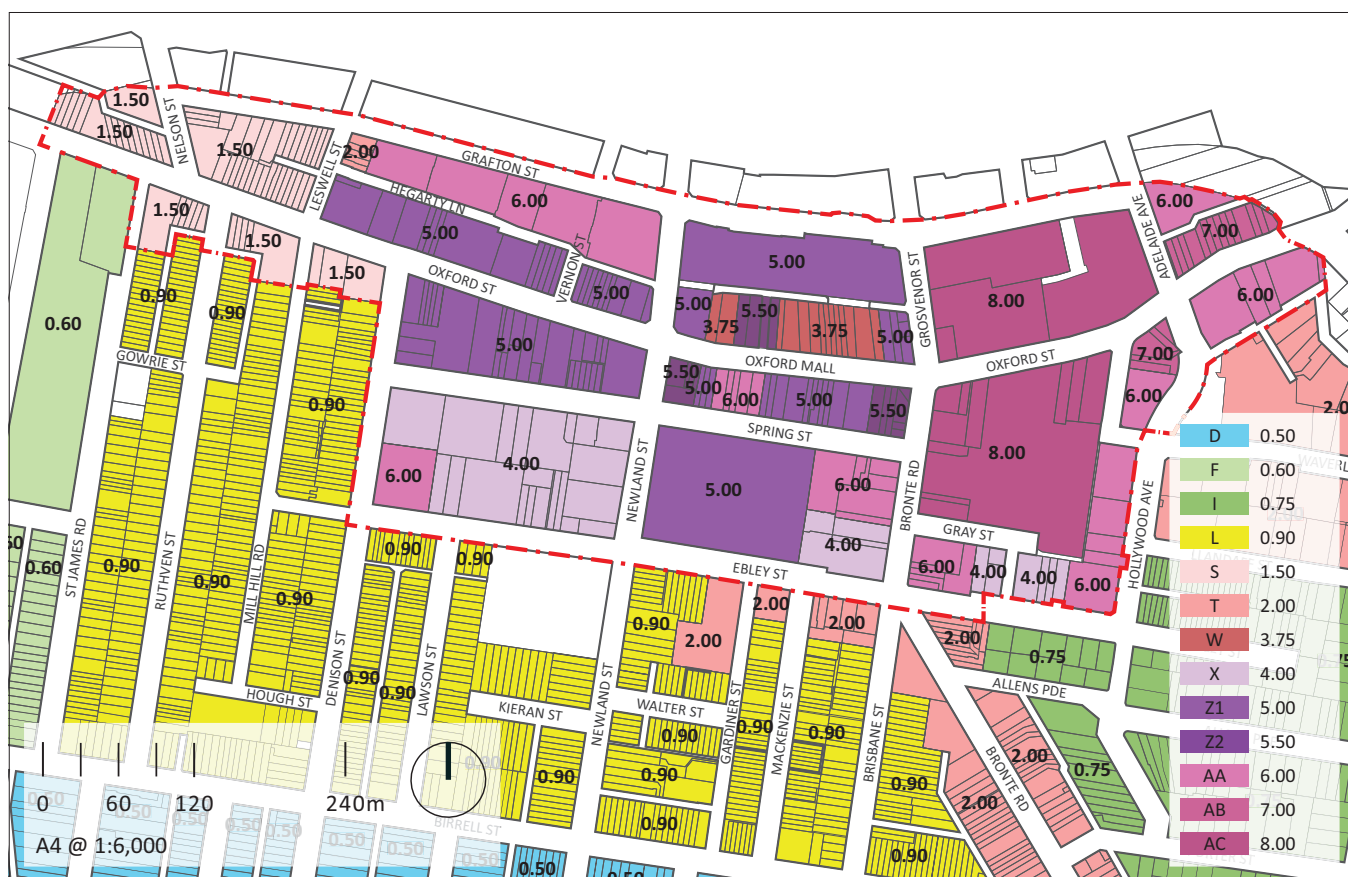


Figure 8.3 Floor Space Ratio – Waverley LEP 2012

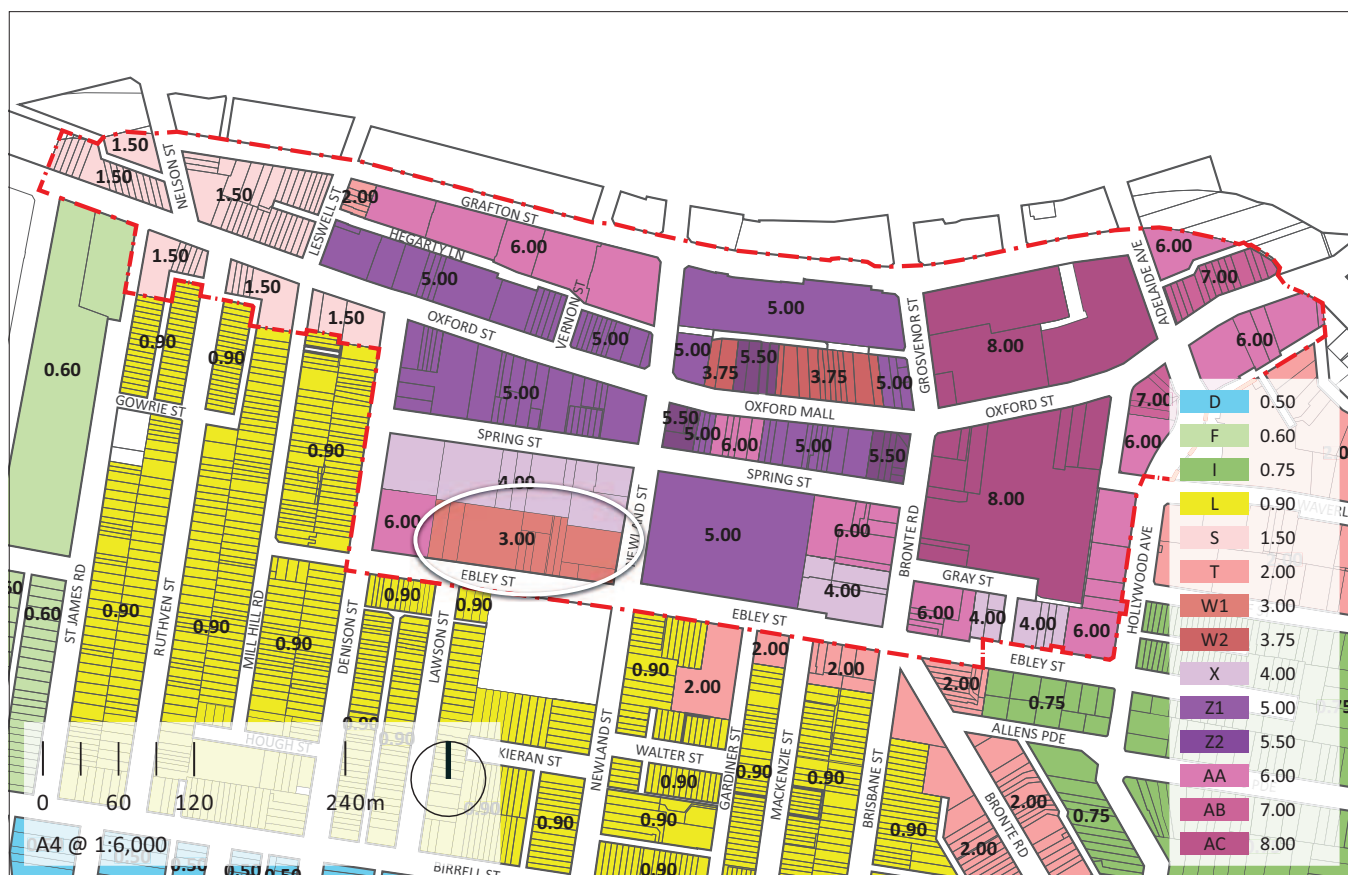


Figure 8.4 Floor Space Ratio – Recommended (Changed Areas Encircled in White)

Floor Space Ratio

Change areas west of Newland Street which are at present B3 Commercial Core to B4 Mixed Use to allow residential development while retaining the commercial mix of this area. The overall FSR should be retained as proposed in the LEP 2012.

Assuming that Ground and First Levels of Mixed Use buildings would be commercial uses and levels above residential, this recommended amendment would result in the theoretical loss of approximately 64,000sqm commercial floor space; this may be balanced by a possible gain of approximately 64,000sqm residential floor space within the Bondi Junction Centre (see Figure 8.5)

Considered an increase in the development height potential of the sites between Gray and Oxford Streets (this includes the Westfield south site and the adjacent sites fronting Oxford Street and Bronte Road). Subject to detailed investigation we consider this increase in yield could be approximately equivalent to an increase from 8:1 to 10:1. A development at this scale would result in a theoretical provision of additional approximately 38,000sqm commercial area (potentially A-grade office space).

It is recommended to reduce the FSR applying to Ebley Street properties (northern side) between Newland Street and the

Library site (corner Denison Street) from 4 : 1 to 3 : 1. This change is recommended in relation to the height reduction in this area to secure solar access to Clementson Park (see below). FSR testing resulted in an achievable FSR of 3.4 due to minimum requirements for building separation and solar access. In order to encourage and support the goal of design excellence it is recommended to reduce the FSR at this location to 3 : 1. This reduction in building bulk would also support the proposed through block link in a generous width (to connect the park and the Boot Factory) at this location.

Figure 8.3 and Figure 8.4 illustrate the existing FSR in the Waverley LEP 2012 and the FSR potential.

Area	1	2	3	4	5	6	Total
Description	Between Grafton St and Hegarty La	Between Hegarty La/ Vernon St / Oxford St	Between Hegarty La/ Vernon St / Oxford St / Newland St	Between Oxford St / Newland St / Spring St	Ebley St north side east of Library to corner Newland St	Between Oxford St / Bronte Rd / Gray St / Waverley St	
Change	From B3 to B4	From B3 to B4	From B3 to B4	From B3 to B4	FSR from 4:1 to 3:1	FSR from 8:1 to 10:1	
FSR impact	yes	yes	yes	yes	yes	yes	
Size	4,923 sqm	2,064 sqm	1,997 sqm	6,111 sqm	7,683 sqm	18,958 sqm	
Draft LEP FSR	6	5	5	5	4	8	
FSR change	0	0	0	0	- 1	+ 2	
Pot. GFA	29,538 sqm	10,320 sqm	9,985 sqm	30,555 sqm	7,683 sqm	37,916 sqm	
Proposed Zone	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	
Loss Residential GFA					80% 6,146 sqm		6,146 sqm
Gain Residential GFA	80% 23,630 sqm	80% 8,256 sqm	80% 7,988 sqm	80% 24,444 sqm			64,318 sqm
Summary							+ 58,172 sqm
Loss Commercial GFA	80% 23,630 sqm	80% 8,256 sqm	80% 7,988 sqm	80% 24,444 sqm	20% 1,537 sqm		65,855 sqm
Gain Commercial GFA						100% 37,916 sqm	37,916 sqm
Summary							- 27,939 sqm

B3 Commercial Core

B4 Mixed Use

Figure 8.5 Recommended Floor Space Ratio

Height of Building

Change the southern front of the block edged by Spring Street/Newland Street/Ebley Street/Denison Street from 32m to 26m maximum Height of Buildings (HOB) to secure and emphasise the importance of solar access to Clementson Park. This amendment should be applied to the area between the Library site and Newland Street.

A maximum HOB of 26m allows for an 8 storey mixed use development plus rooftop design:

GL	Commercial	4.0m
L1	Commercial	3.5m
L2-L7	Residential	18.0m
		25.5m

The northern block half facing Spring St and the corner of Ebley Street and Denison Street (Council Library) should remain at 32m as there is no potential impact on Clementson Park from those locations.

An LEP Solar Access Clause in support of the height of building amendment it is also recommended. This clause addresses solar access to all open spaces in and around the Bondi Junction Centre (including Clementson Park) to foster the importance of sufficient solar access and should specify that properties affected by this clause may not be able to develop to its full potential.

The Solar Access Clause may read as follows (LEP Clause, Part 6 Additional Local Provision):

‘Solar Access to open spaces in and around the Bondi Junction Centre is to be secured. New development shall not result in any additional shadow impact at 12noon on 21st June on Clementson Park, Waverley Street Mall, Eora Park, Norman Lee Place (Boot Factory), Oxford Street Mall and Rowe Street (between Oxford Street Mall and Grosvenor Lane). Sites affected by this clause may not be able to be developed to their maximum FSR or height.’

Amend the LEP Height of Building Map along the northern side of Oxford Street Mall to consider the actual shadows resulting of the tall buildings above the train station. The 10/16/24m strips along Oxford Street Mall should only be applied in areas which actually have solar access between 12noon and 2pm on 21 June. Areas which are shaded at that time by the taller buildings on the north side should be amended to show the two steps approach (20m and 38m) to allow higher development potential.

A potential area for heights greater than permitted under the LEP 2012 is identified south of Oxford Street in the sites occupied by Westfield and the adjacent sites. At this location the height could increase from 60m (as designated in the Waverley LEP 2012) to 80 and 120m. The northern half of the this area (south of Oxford Street) could accommodate a 120m building to allow for new landmark building at this location towards Oxford Street; the south-eastern part of the area could accommodate an 80m building to allow for a tall tower; the south-western part of the area should remain at

60m to avoid additional shadow impact on areas along Ebley Street and Hollywood Avenue.

The review revealed that this area is uniquely unconstrained for greater height relative to other parts of the centre. Other areas within the Bondi Junction Centre (in particular the area along the northern side of Ebley Street) were ruled out for additional height increase due to the additional impact on solar access for adjoining residential areas. Furthermore a selected height increase at this location would support the development of an arc skyline as demonstrated earlier.

Apart from the Westfield Centre site there is no other large scale development site left in the Bondi Junction Centre that could be used for the development of large scale office buildings without difficult consolidation processes.

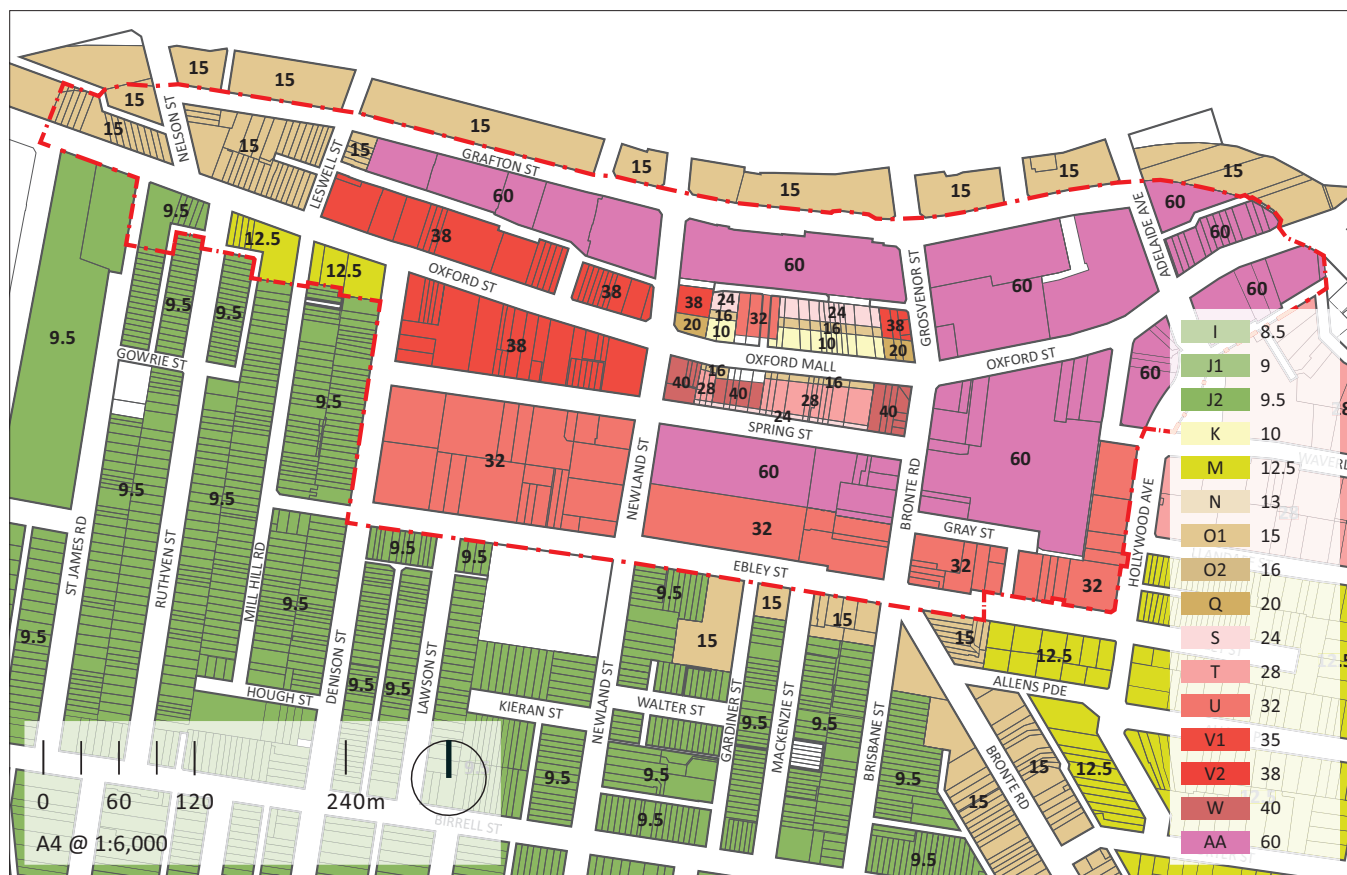


Figure 8.6 Height of Buildings – Waverley LEP 2012

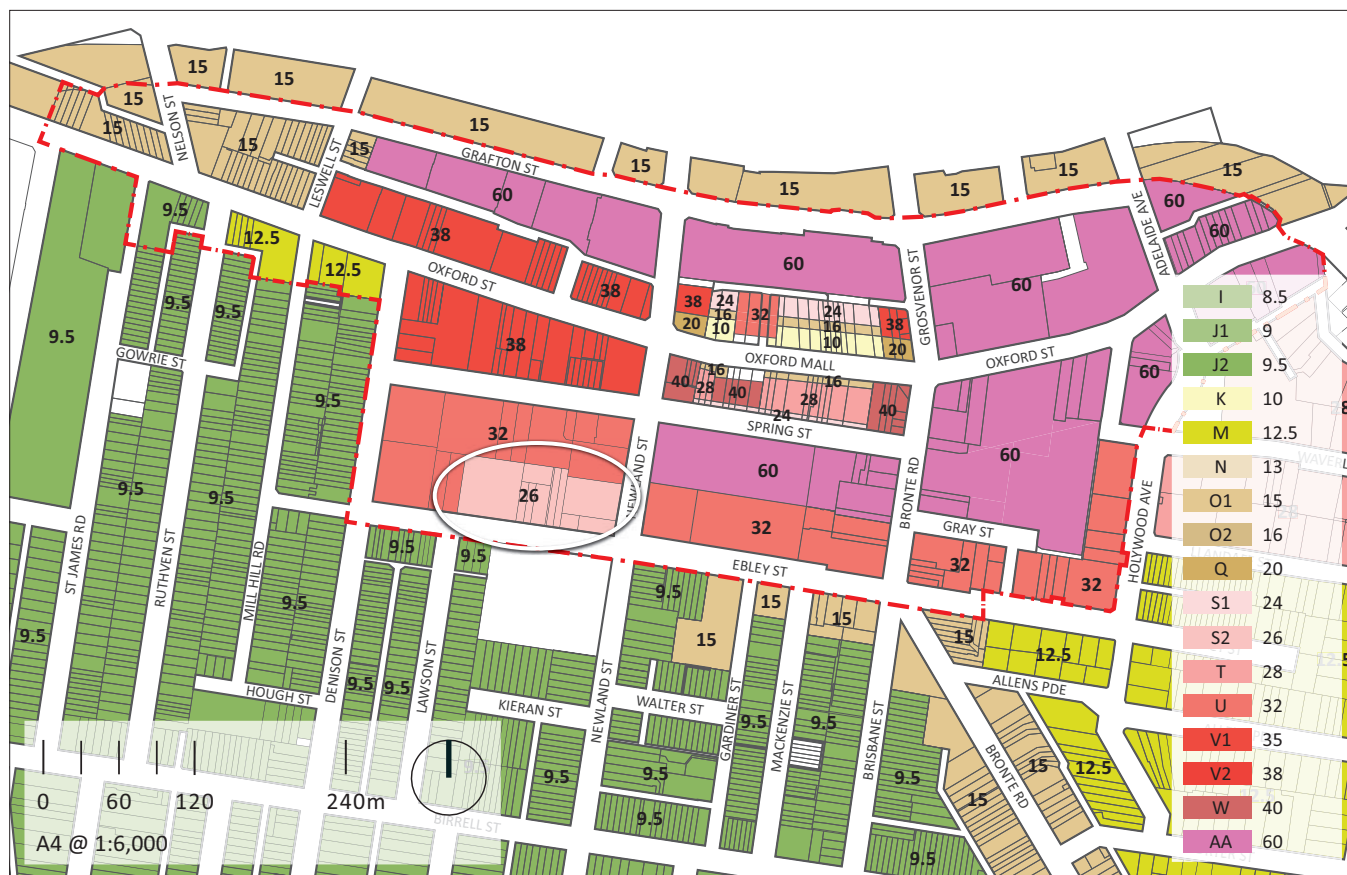


Figure 8.7 Height of Buildings – Recommended (Changed Areas Encircled in White)

Recommended DCP Amendments

The following recommended amendments pertain to the structure, formatting and content of the Waverley DCP 2012.

Structure

It is recommended that the structure from the Waverley DCP 2010 Part F1 be reinstated, i.e. 1.0 Introduction, 2.0 Urban Form Controls, 3.0 Building Design Controls, 4.0 Access and Movement, 5.0 Town Square Provisions to provide a clearly articulated hierarchy for the controls.

Formatting

It is recommended that all terminology throughout the DCP is made consistent, i.e. refer to Ground Floor, First Floor, Second Floor not Ground Level, Level 1, Level 2, etc.

It is recommended that all headings and labels use a consistent case, i.e. they should either all be in 'Capital Case' or they should all be in 'Sentence case'.

It is recommended that all diagrams and maps are represented in a clear and legible manner that can be clearly reproduced in black and white. All maps of Bondi Junction should be oriented in same direction at the same scale including a north arrow, scale bar and legible street names.

Content

It is recommended to add a note to the DCP that Part E is to be read in conjunction with SEPP 65 RFDC and Type Specific and General Clauses Part B to D.

PART E – Clause 1.0 Bondi Junction

The area, where specific provisions for the development of the town square apply, should be mentioned and highlighted in Figure 1. Furthermore there should be notes throughout Part E advising of the town square provisions where topics are overlapping or refined.

Add: 'The development of the Town Square and its vicinity is additionally specified in Clause 1.26.'

Figure 1: Add boundary for 'Town Square Provisions'

PART E – Clause 1.1 Built Form

It is recommended to reinstate the requirement for slender tower forms from the Waverley DCP 2010, Part F1 Bondi Junction Centre, 2.1 Introduction, to encourage more sustainable tower forms that have less bulk and therefore less solar impact on surrounding sites. The control will read as follows:

'Tower building forms occur in the Bondi Junction commercial zones and are designed to provide higher density development commensurate with Bondi Junction's role as a Major Centre as identified in the Sydney Metro Strategy. Encouraging a small footprint tower building is one of the key determinants of sustainability to facilitate cross ventilation, daylight access and to create diversity within the BJC skyline.'

See also LEP Floor Space ratio map with determination of area for small footprint tower buildings and new LEP Clause 4.4(5).

Eliminate Control (b), 'Corner sites may have slightly higher buildings forms to accentuate the junction of streets and the rectilinear block pattern.' Higher building forms at corners have been found to accentuate wind effects. The City of Melbourne's Built Form Review 2011 states that, 'Street corners are the most important locations in which to require tower setbacks, which are at odds with the design justification of "defining the corner". (Brisbane has specific setback controls for corners to reduce wind).'

Include a solar access for open space clause in Clause 1.1 Built Form as the provision may have impact on the potential built form of a development. Add the following control: 'Solar Access to open spaces in and around the Bondi Junction Centre is to be secured. New development shall not result in any additional shadow impact at 12noon on 21st June on Clementson Park, Waverley Street Mall, Eora Park, Norman Lee Place (Boot Factory), Oxford Street Mall and Rowe Street (between Oxford Street Mall and Grosvenor Lane). Sites affected by this clause may not be able to be developed to their maximum FSR or height.'

PART E – Clause 1.2 Building Use

Include the following control under 'Arcades, squares and through block links': 'Arcades and through block links should be grand in scale and form with high visibility and direct connectivity through to other thoroughfares, rather than be dark single-storey connections with low ceiling heights. They should encourage better pedestrian access whilst supporting pedestrian desire lines.'

Amend 'Figure 32 – Active Frontages, Through Block Links, Arcades and Squares' accordingly (see Figure 8.8).

PART E – Clause 1.3 Subdivision

No recommended amendments.

PART E – Clause 1.4 Heritage and Buildings of Historic Character

Update 'Figure 6. Buildings of historic character', to include heritage items and buildings of historic character from Waverley LEP 2012 'Heritage Map – Sheet HER_001A' in addition to those buildings of historic character currently shown, to provide a comprehensive diagram illustrating both heritage items and buildings of historic character (see Figure 8.9).

Character Statements should be established in Bondi Junction to provide qualitative direction for design. The City of Sydney's Locality Statements may serve as a guide. These should reflect the existing and the desired future character of each area within Bondi Junction. An important element of this task is to determine the extent of each character area. Presently the Junction has a diverse range of characters,



Figure 8.8 Amended DCP 2012 Figure 32 – Active Frontages, Through Block Links, Arcades and Squares



Figure 8.9 Amended DCP 2012 Part E Figure 6 – Buildings of Historic Character - ensure the consistency with Waverley LEP 2012 Heritage Map



Figure 8.10 Amended DCP 2012 Part E Figure 8 – Building Elevation in Streets with Heritage and Buildings with Historic Character



Figure 8.11 Amended DCP 2012 Part E Figure 13 – Control Drawing for Building to the Street Alignment

these are largely defined by streets, block by block.

PART E – Clause 1.4.2 Streets with Heritage and Buildings of Historic Character

Update Figure 8: 'Building Elevation in Streets with Heritage and Buildings with Historic Character' to include only those parts of blocks that actually have heritage items or buildings of historic character which would be along Oxford Street and Bronte Road (see Figure 8.10).

PART E – Clause 1.5 Active Street Frontages

Amend Primary Shopping Street Frontages:

(e) Commercial and residential lobbies if accompanied by an entry and occupying less than 10% of the buildings street frontage can front the street.

10% is too small in narrow lot cases, e.g. a 10m wide lot would only allow for a 1m wide entry. The provision should be amended to allow entries according to National Construction Code (NCC) standards:

'(e) Commercial and residential lobbies if accompanied by an entry and occupying less than 10% (or the minimum requirements according to the National Construction Code) of the buildings street frontage can front the street.'

To ensure consistency with the town square provisions add: 'Active Street Frontages and Address for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.5.'

Secondary Shopping Street Frontages

The existing control specifies a preferred 10m interval between doors, with a maximum of 15m. This interval should be reduced to create a more diversified and visually appealing environment for pedestrians. Amend control (b) to the following:

'One door (into entertainment, civic, community, commercial or retail uses) is preferred per 6m to 10m of street frontage.'

Figures 10 and 11: Remove 2m setback after first level to be consistent with proposed setback provisions. Either show 6m setback after first level (in case of heritage context) or 6 storey block edge on street boundary.

In the context of creating active street frontages and ensuring that minimum requirements for access can be met, it is recommended to add a clause for the provision of minimum street frontages:

'A building on land in Zone B3 Commercial Core or Zone B4 Mixed Use must have at least one street frontage of 12 metres or more to a public street (excluding service laneways). Exclusions from this rule can only be granted if the provision of active street frontages can be demonstrated anyway.'

PART E – Clause 1.6 Street Alignments and Front Setbacks

To ensure consistency with the town square provisions add: 'Street Alignment, Street Setbacks and Street Frontage

Heights for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.1 and 1.26.2.'

Two / three storey shopfront facades:

Eliminate Control (b) and (c) for two/ three storey shopfront facades to be consistent with the recommendation in 'Clause 1.1 Built Form' that corner sites may not have slightly higher building forms.

Update 'Figure 13. Control Drawing Building to the street alignment, Level 2-5' to show a requirement for a 6m setback only for those lots represented with a dashed line. Those would be along Oxford Street and Bronte Road. Street Corners should be included to create a consistent street character (see Figure 8.11).

Block edge Building Forms – Level 2 to Ceiling of Level 5:

It is recommended that Control (a) for 'Block edge Building Forms – Level 2 to Ceiling of Level 5' be modified to require a 6m setback, as per with the preferred option from the setback analysis, as follows:

'Lots in streets with heritage buildings are to have the block edge building form above the 2/3 storey shopfronts set back from the street boundary by 6m.'

It is recommended that 'Figure 15. Setbacks from the street – buildings in streets with heritage' be updated to be consistent with the amendment above and show a requirement for a 6m setback above the 2/3 storey shopfront (see Figure 8.12).

It is recommended that 'Figure 16. Control Diagram Corner Sites' be modified to eliminate the slightly higher building forms at corners to be consistent with the recommendation in 'Clause 1.1 Built Form' and remove the 2m setback step.

PART E – Clause 1.7 Separation

No amendments.

PART E – Clause 1.8 Side and Rear Boundary Setbacks

No amendments.

PART E – Clause 1.9 Building Footprint

To ensure consistency with the town square provisions add: 'Building Depth and Bulk for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.3.'

Block edge building form,(b) Residential:

Delete 'Buildings may have greater depth than 18m only if they still achieve satisfactory daylight and natural ventilation and have habitable room depth no greater than 8m from a source of sunlight.' Greater building depths than 18m should be argued on merit and the achievement of SEPP 65 principles has to be demonstrated in the DA process.

PART E – Clause 1.10 Building Orientation

No amendments.

PART E – Clause 1.11 Number of Storeys

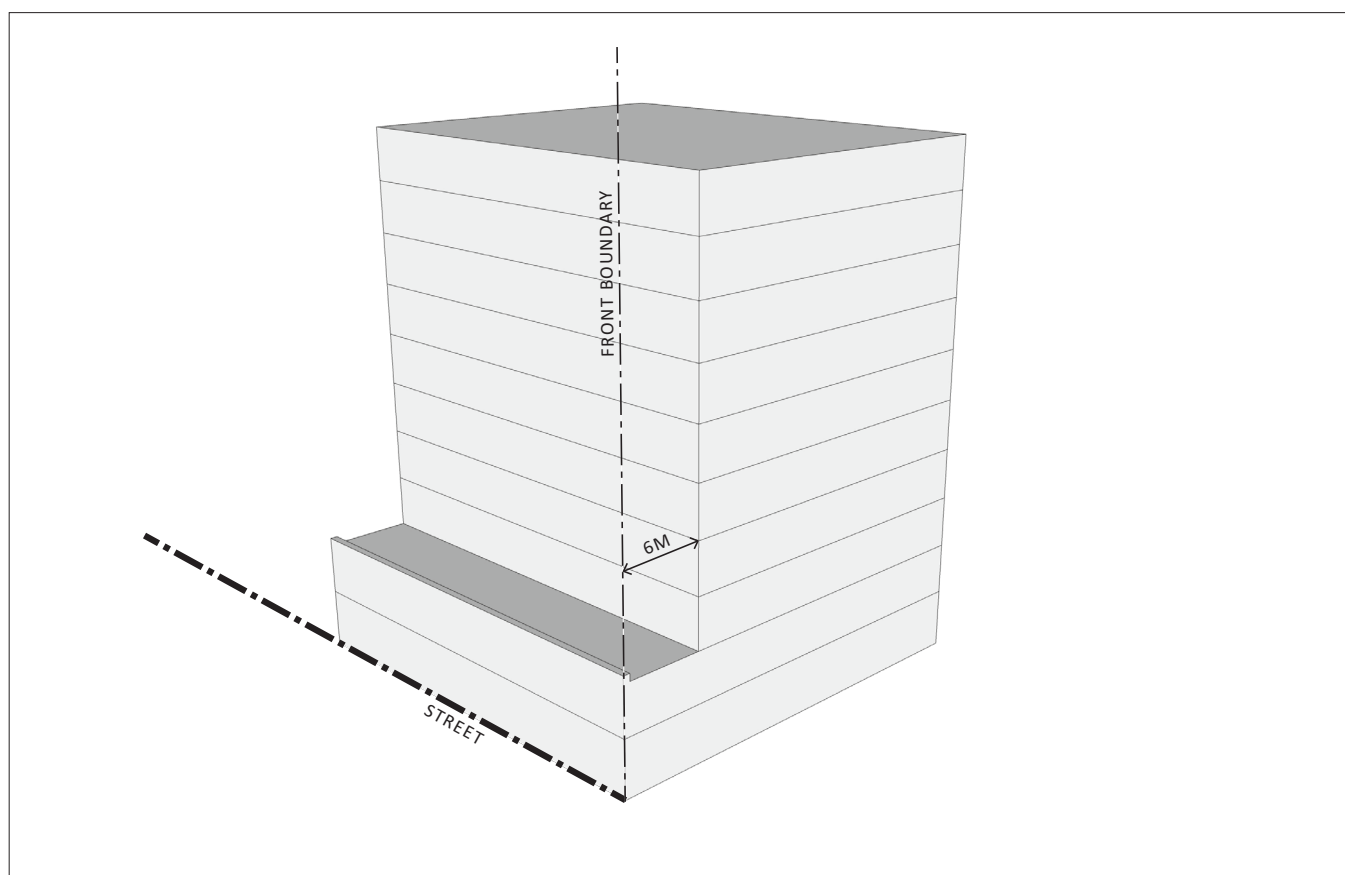


Figure 8.12 Amended DCP 2012 Part E Figure 15 – Setbacks from the Street, Buildings in Streets with Heritage

Controls (b): Delete 'All public parks, including Clementson Park are not to be overshadowed using the following standard: Less than 40% of the park should be in shadow between 11:00am and 3:00pm, at the winter solstice; less than 70% of the park should be in shadow between the times of 7:00am and 9:00am; and 4:00pm and 6:00pm, at the equinox.'

The solar access of open spaces has been addressed in the new LEP Solar Access Clause and additionally in DCP Part E – 1.1 Built Form.

PART E – Clause 1.12 Views, Vistas and Tree Preservation
No amendments.

PART E – Clause 1.13 Design Excellence

To ensure consistency with the town square provisions add: 'Building Exteriors for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.8.'

It is recommended that '3.12 Green Star Environmental Rating Scheme' and BASIX from Waverley DCP Part F1 Bondi Junction be reinstated to ensure high quality sustainable building design. This clause should be inserted after Clause 1.13. All following clauses are to be renumbered accordingly.

PART E – Clause 1.14 Building Elevations

To ensure consistency with the town square provisions add: 'Building Exteriors for the development of the Town Square

and its vicinity are additionally specified in Clause 1.26.8.'

PART E – Clause 1.15 Public Art in the Private Domain
No amendments.

PART E – Clause 1.16 Awnings and Colonnades

In general it is recommended that 'Clause 1.16 Awnings and Colonnades' be relocated after 'Clause 1.14 Building Elevations' due to both these clauses dealing with the facades of buildings.

To ensure consistency with the town square provisions add: 'Awnings for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.6.'

Amend Control (b) 'Provide awnings on buildings as indicated in Figure 31, including around corners.'

Add to Control (e) 'Awnings are required to step with topography'.

PART E – Clause 1.17 Open Spaces at the Street Front
No amendments.

PART E – Clause 1.18 Designing Buildings for Flexibility
No amendments.

PART E – Clause 1.19 Ceiling Heights

It is recommended that 'Clause 1.19 Ceiling Heights' only considers commercial ceiling heights. For residential use instead rely on the ceiling heights prescribed by the NSW

Residential Flat Design Code and the National Construction Code (NCC).

Add to introduction paragraph: 'On residential levels the floor to floor ceiling height has to be according to the NSW Residential Flat Design Code and the NCC respectively.'

Amend Controls:

(b) Level 1: 3.5m minimum floor to floor

(c) Above Level 1, commercial use: minimum 3.5m floor to floor

Delete (d)

PART E – Clause 1.20 External Living Areas

No amendments.

PART E – Clause 1.21 Wind Mitigation

No amendments.

PART E – Clause 1.22 Reflectivity

No amendments

PART E – Clause 1.23 Roller Shutters

No amendments.

PART E – Clause 1.24 Outdoor Advertising Signs and Structures

No amendments.

PART E – Clause 1.25 Access and Movement

To ensure consistency with the town square provisions add: 'Pedestrian Amenity for the development of the Town Square and its vicinity is additionally specified in Clause 1.26.4; Vehicle Access for the Town Square area in 1.26.9.'

It is recommended that 'Figure 32. Active Frontages – Through Block Links, Arcades, Squares' be updated to include existing arcades and through block links between Spring Street, Oxford Mall and the Bus and Rail Interchange as per 'Figure 39. Through site links'; Or a note to be added: 'see also Figure 39 for through site links in the vicinity of the Town Square.'

Add example picture for through block link, for example Strand Arcade, Sydney:



Picture 8.1: Strand Arcade, Sydney

PART E – Clause 1.25.2 Vehicular and Service Access to Lots
To ensure consistency with the town square provisions add: 'Vehicle Footpath Crossings and Vehicle Access for the development of the Town Square and its vicinity are additionally specified in Clause 1.26.7 and 1.26.9.'

Control (a): Delete '.....except for lots that do not have secondary frontages or laneways'. Exception from the rule to exclude vehicular access on primary shopping streets should be considered on each specific merit.

Figure 33: Delete '(except for lots with no secondary frontages or laneways)' in key for figure

PART E – Clause 1.26 Town Square Provisions

No recommended amendments.

PART E – Clause 1.26.1 Building to Street Alignment and Street Setbacks

No recommended amendments.

PART E – Clause 1.26.2 Street Frontage Heights

'Figure 35. Street Frontage Heights' should be redrawn as it is illegible.

PART E – Clause 1.26.3 Building Depth and Bulk

Change Control (a) to match with respective LEP clause: 'On land zoned B3 Commercial Core, above street frontage height: preferred max. floor plate area of a building is 1,000sqm GFA.'

PART E – Clause 1.26.4 Pedestrian Amenity

No amendments.

PART E – Clause 1.26.5 Active Street Frontages and Address

No amendments.

PART E – Clause 1.26.6 Awnings

No amendments.

PART E – Clause 1.26.7 Vehicle Footpath Crossings

No amendments.

PART E – Clause 1.26.8 Building Exteriors

No amendments.

PART E – Clause 1.26.9 Vehicle Access

No amendments.

PART E – Clause 1.26.10 Site Facilities and Services

No amendments.

PART E – Clause 1.26.11 Special Areas

No amendments.

Demonstration of Setback Provisions

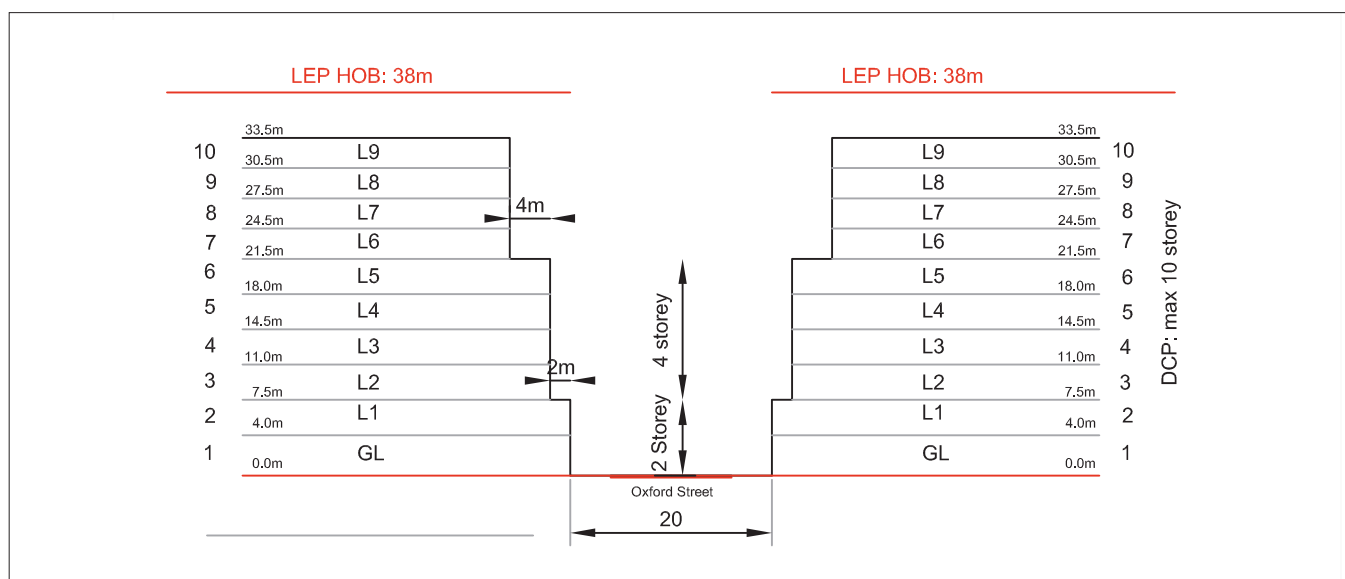


Figure 8.13 Existing Setbacks - Oxford Street

Setbacks according to Waverley DCP 2012

Oxford Street

- 2 storey block edge; 0m setback for Ground Level and Level 1
- 2m setback for Level 2 to Level 5; additional 4m setback for Level 6 and above
- Heritage context along Oxford Street
- Ceiling height: 4m Ground Level; 3.5m Level 1 to Level 5; above Level 5: residential uses min. 2.7m

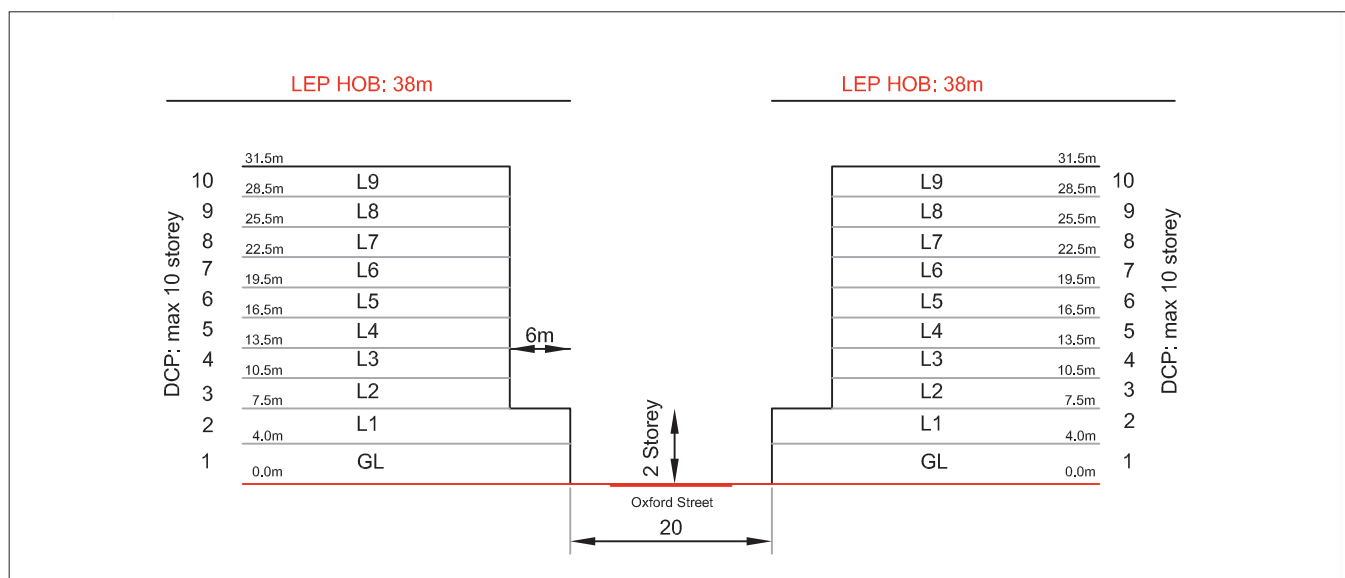
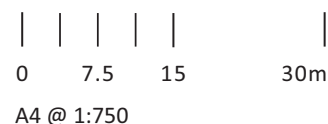
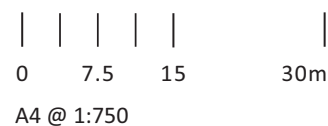


Figure 8.14 Proposed Setbacks - Oxford Street

Proposed Setbacks

Oxford Street

- 2 storey block edge; 0m setback for Ground Level and Level 1
- 6m setback for Level 2 and above
- Heritage context along Oxford Street
- Ceiling height: 4m Ground Level; 3.5m Level 1; Level 2 and above: residential uses according to National Construction Code (NCC) and NSW Residential Flat Design Code (RFDC)



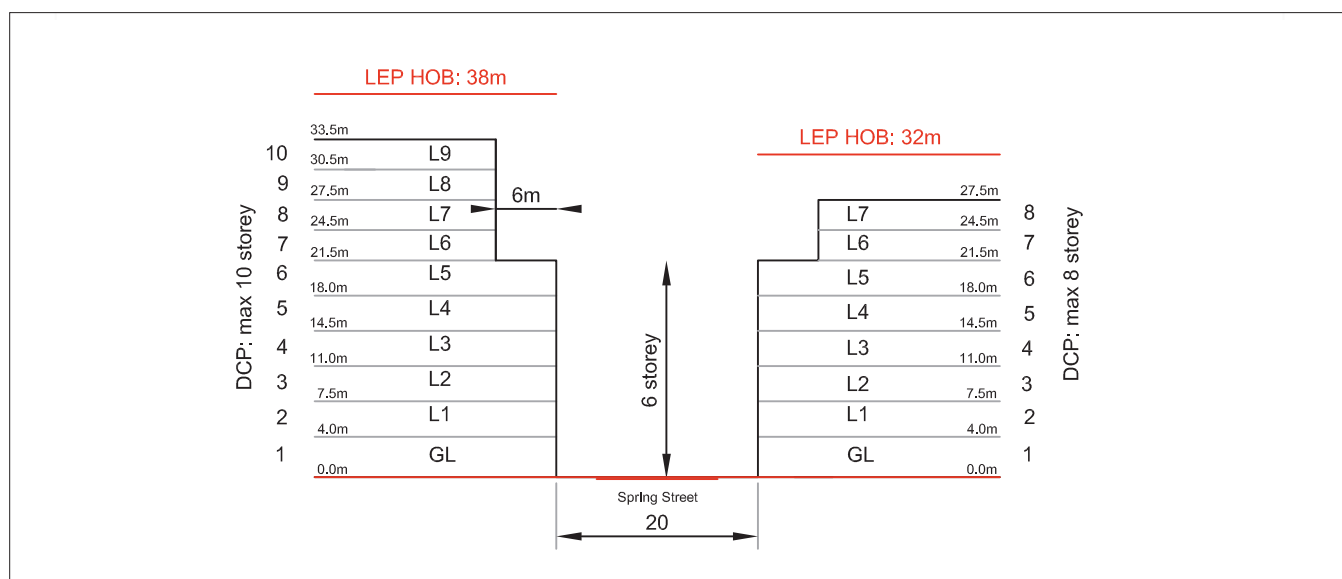


Figure 8.15 Existing Setbacks - Spring Street

Setbacks according to Waverley DCP 2012**Spring Street**

- 6 storey block edge; 0m setback for Ground Level to Level 5
- 6m setback for Level 6 and above
- No heritage context along Spring Street
- Ceiling height: 4m Ground Level; 3.5m Level 1 to Level 5; above Level 5: residential uses min. 2.7m

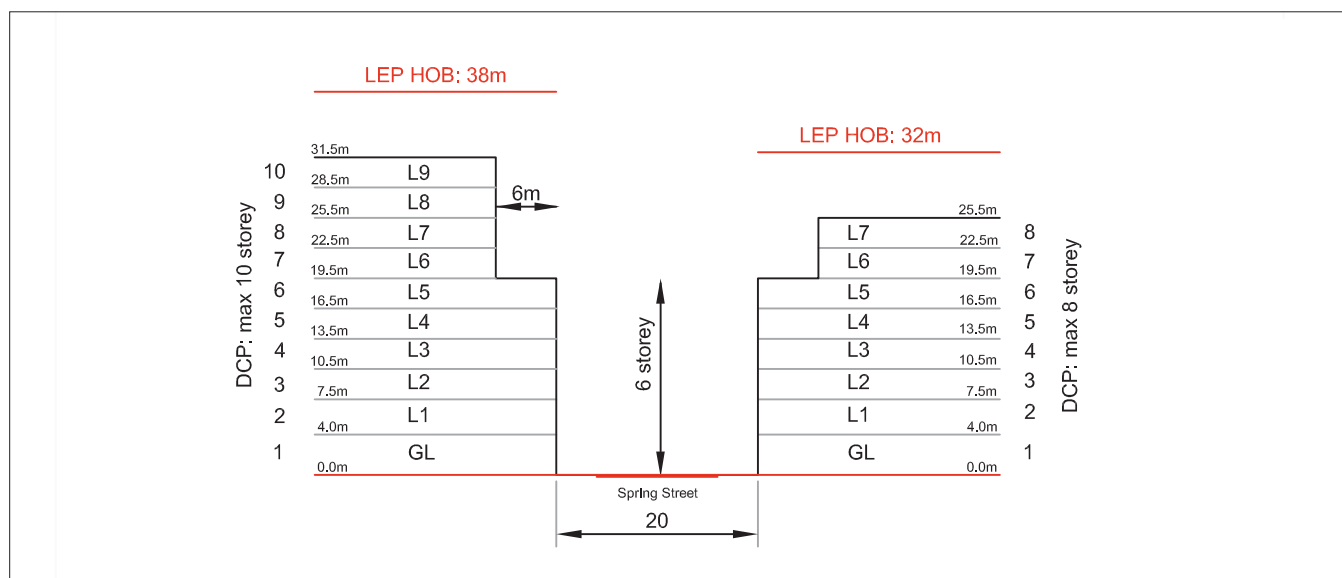
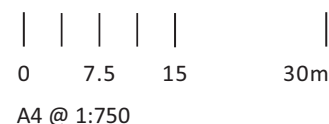
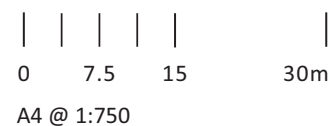


Figure 8.16 Proposed Setbacks - Spring Street

Proposed Setbacks**Spring Street**

- 6 storey block edge; 0m setback for Ground Level to Level 5
- 6m setback for Level 6 and above
- No heritage context along Spring Street
- Ceiling height: 4m Ground Level; 3.5m Level 1; Level 2 and above: residential uses according to National Construction Code (NCC) and NSW Residential Flat Design Code (RFDC)



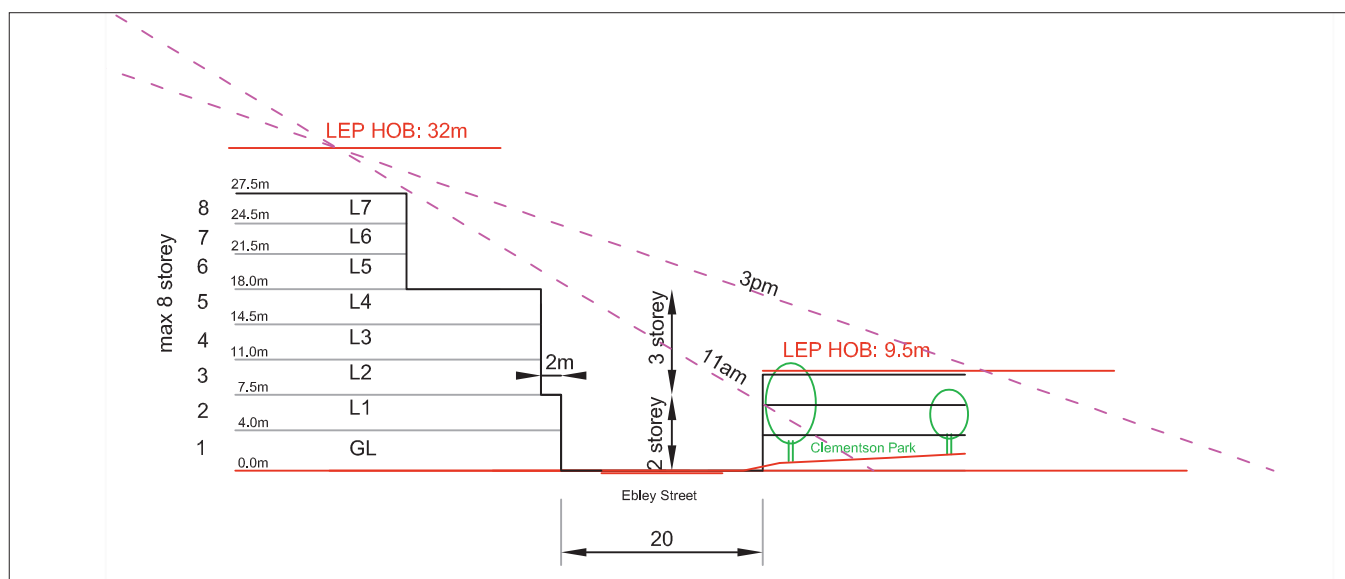


Figure 8.17 Existing Setbacks - Ebley Street

Setbacks according to Waverley DCP 2012

Ebley Street

- 2 storey block edge; 0m setback for Ground Level and Level 1
- 2m setback for Level 2 to Level 4; stepped setback for Level 5 and above
- Heritage context provisions along Ebley Street
- Ceiling height: 4m Ground Level; 3.5m Level 1 to Level 5; above Level 5: residential uses min. 2.7m
- Results in maximum 40% overshadowing of Clementson Park between 11am and 3pm (accumulated), 21 June

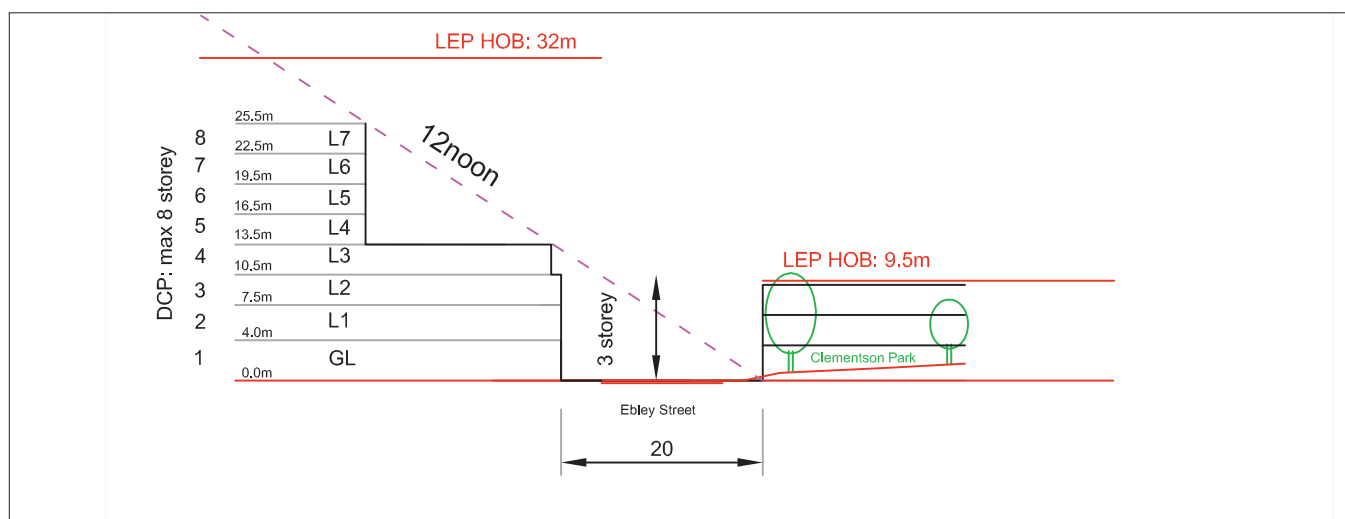
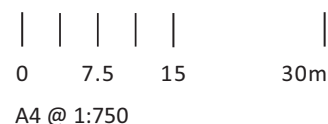
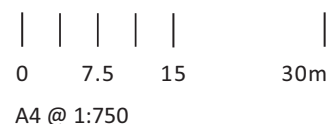


Figure 8.18 Proposed Setbacks - Ebley Street

Proposed Setbacks

Ebley Street

- 3 storey block edge; 0m setback for Ground Level to Level 2
- Stepped setback for Level 3 and above
- No heritage context along Ebley Street
- Ceiling height: 4m Ground Level; 3.5m Level 1; Level 2 and above: residential uses according to National Construction Code (NCC) and NSW Residential Flat Design Code (RFDC)
- Results in no overshadowing of Clementson Park at 12noon, 21 June



9. KEY SITES



Figure 9.1 Key Sites Locations

The following locations were identified by Waverley Council as key sites within the Bondi Junction Centre area:

1. 344-354 Oxford Street
2. 562-564 Oxford Street
3. 570-588 Oxford Street
4. 241-247 Oxford Street, 2-12 Waverley Street
5. 28-34 Bronte Road
6. 110-122 Ebley Street

These sites are current and proposed development sites, some with submitted Development Applications. The review of the LEP 2012 ordinances focuses on the development potential of these sites in consideration of the urban context as well as the overall vision for Bondi Junction Centre. Proposed control amendments for each of these key development sites are summarised below and further detailed on the following pages.

Site	Draft LEP 2011	Recommended (Changes in red)
1. 344-354 Oxford Street	Zone: B3 Commercial Core FSR: 5.0 HOB: 38m	Zone: B4 Mixed Use FSR: 5.0 HOB: 38m
2. 562-564 Oxford Street	Zone: B4 Mixed Use FSR: 7.0 HOB: 60m	Zone: B4 Mixed Use FSR: 7.0 HOB: 60m
3. 570-588 Oxford Street	Zone: B4 Mixed Use FSR: 7.0 HOB: 60m	Zone: B4 Mixed Use FSR: 7.0 HOB: 60m
4. 241-247 Oxford Street, 2-12 Waverley Street (this amendment has been adapted during the course of the project and became already part of the Waverley Draft LEP 2011)	Zone: B3 Commercial Core FSR: 6.0 and 7.0 HOB: 60m	Zone: B4 Mixed Use FSR: 6.0 and 7.0 HOB: 60m
5. 28-34 Bronte Road	Zone: B3 Commercial Core FSR: 6.0 HOB: 32m	Zone: B3 Commercial Core FSR: 6.0 HOB: 32m
6. 110-122 Ebley Street	Zone: B3 Commercial Core FSR: 6.0 HOB: 32m	Zone: B3 Commercial Core FSR: 6.0 HOB: 32m

Figure 9.2 Summary of Proposed Control Amendments for Key Development Sites



Figure 9.3 Key Site 1 - 344-354 Oxford Street

344-354 Oxford Street

LEP 2012

Zone: B3 Commercial Core / FSR: 5.0 / HOB: 38m

Recommended

Zone: **B4 Mixed Use** / FSR: 5.0 / HOB 38m

Change from B3 Commercial Core to B4 Mixed Use to allow residential development while maintaining a commercial mix. No change to Floor Space Ratio (FSR) and Height of Building (HOB) as proposed in Draft LEP 2011.

The lots between Oxford Street, Vernon Street and Hegarty Lane are occupied by a one storey commercial building. The existing buildings cover approximately 85% of the site. The lot size of approximately 988sqm in combination with a proposed FSR of 5:0 : 1 results in a potential max. Gross Floor Area (GFA) of 4,940sqm. The Waverley DCP 2012 specifies a maximum of 10 storeys at this location (6 storey block edge form with 4 storeys above). To achieve this with a potential new development it would be required to have block edge levels with net floor space of 980sqm for commercial use (Ground and First Level) and 620sqm for residential use (Level 2 to Level 5). The 4 residential levels above would require a net floor plate of 470sqm per level.

These floor plates seem achievable at this location with main solar access from Oxford Street and Grafton Lane. The building depths for residential Level 2 to 5 would be around 18m, residential tower levels would be around 12m deep.

	Net Floor Space	Block Edge	6m Setback	Commercial GFA x 0.85	Residential GFA x 0.75	Achievable GFA
Ground Level to First Level	1,960sqm	x		1,666sqm		1,666sqm
Level 2 to Level 5	2,480sqm	x			1,860sqm	1,860sqm
Level 6 to Level 10	1,880sqm		x		1,410sqm	1,410sqm
						4,936sqm

Figure 9.4 FSR Test 344-354 Oxford Street



Figure 9.5 Key Site 2 - 562-564 Oxford Street

562-564 Oxford Street

LEP 2012

Zone: B4 Mixed Use / FSR: 7.0 / HOB: 60m

Recommended

Zone: B4 Mixed Use / FSR: 7.0 / HOB: 60m

No change to Zone, FSR and HOB as proposed in Draft LEP 2011. B4 Mixed Use zoning and proposed HOB and FSR are appropriate to urban context and neighbouring developments. Residential development in higher floor levels can benefit from views and good solar access.

The lot between Oxford Street and Grafton Lane is occupied by a one storey commercial building. The existing building covers approximately 100% of the site. The lot size of approximately 300sqm in combination with a proposed FSR of 7.0 : 1 results in a potential max. Gross Floor Area (GFA) of 2,100sqm. The Waverley DCP 2012 specifies a maximum of 16 storeys at this location (6 storey block edge form with 10 storey tower above). To achieve this with a potential new development it would be required to have block edge levels with net floor space of 300sqm for commercial use (Ground and First Level) and 200sqm for residential use (Level 2 to Level 5). The residential tower would require a net floor plate of 132sqm per level.

These floor plates seem achievable at this location with main solar access from Oxford Street and Grafton Lane. The building depths for residential Level 2 to 5 would be around 18m, residential tower levels would be around 12m deep.

	Net Floor Space	Block Edge	6m Setback	Commercial GFA x 0.85	Residential GFA x 0.75	Achievable GFA
Ground Level to First Level	600sqm	x		510sqm		510sqm
Level 2 to Level 5	800sqm	x			600sqm	600sqm
Level 6 to Level 15	1,320sqm		x		990sqm	990sqm
						2,100sqm

Figure 9.6 FSR Test 562-564 Oxford Street



Figure 9.7 Key Site 3 - 570-578 Oxford Street

570-578 Oxford Street

LEP 2012

Zone: B4 Mixed Use / FSR: 7.0 / HOB: 60m

Recommended

Zone: B4 Mixed Use / FSR: 7.0 / HOB: 60m

No change to Zone, Floor Space Ratio (FSR) and Height of Building (HOB) as proposed in Draft LEP 2011. B4 Mixed Use zoning and proposed HOB and FSR are appropriate to urban context and neighbouring developments. Residential development in higher floor levels can benefit from views and good solar access.

The lots between Oxford Street and Grafton Lane are occupied by one and two storey commercial buildings. The existing buildings cover approximately 90% of the site. The combined site size of approximately 631sqm in combination with a proposed FSR of 7:0 : 1 results in a potential max. Gross Floor Area (GFA) of 4,417sqm. The Waverley DCP 2012 specifies a maximum of 16 storeys at this location (6 storey block edge form with 10 storey tower above). To achieve this with a potential new development it would be required to have block edge levels with net floor space of 630sqm for commercial use (Ground and First Level) and 390sqm for residential use (Level 2 to Level 5). The residential tower would require a net floor plate of 290sqm per level.

These floor plates seem achievable at this location with main solar access from Oxford Street and Grafton Lane. The combined site width allows for a central tower part with multiple solar access options.

	Net Floor Space	Block Edge	6m Setback	Commercial GFA x 0.85	Residential GFA x 0.75	Achievable GFA
Ground Level to First Level	1,260sqm	x		1,071sqm		1,071sqm
Level 2 to Level 5	1,560sqm	x			1,170sqm	1,170sqm
Level 6 to Level 15	2,900sqm		x		2,175sqm	2,175sqm
						4,416sqm

Figure 9.8 FSR Test 570-578 Oxford Street



Figure 9.9 Key Site 4 - 241-247 Oxford Street, 2-12 Waverley Street

241-247 Oxford Street, 2-12 Waverley Street

LEP 2012

Zone: B3 Commercial Core / FSR: 7.0 / HOB: 60m

Recommended

Zone: **B4 Mixed Use** / FSR: 7.0 / HOB: 60m

(this recommended amendment has been adapted during the course of the project and became already part of the Waverley Draft LEP 2011)

Change from B3 Commercial Core to B4 Mixed Use for residential use to allow residential development at the fringe of the commercial core. No change to FSR and HOB as proposed in Draft LEP 2011. B4 Mixed Use zoning and proposed HOB and FSR are appropriate to urban context and fit with neighbouring developments. Residential development in higher floor levels can benefit from views and good solar access.

The lots between Oxford Street, Waverley Street and Hollywood Avenue are occupied by one and two storey commercial buildings. The existing buildings cover 100% of the site. The combined site size of approximately 1,290sqm in combination with a proposed FSR of 7:0 : 1 results in a potential max. Gross Floor Area (GFA) of 9,030sqm. The Waverley DCP 2012 specifies a maximum of 16 storeys at this location (6 storey block edge form with 10 storey tower above). To achieve this with a potential new development it would be required to have block edge levels with net floor space of 1,250sqm for commercial use (Ground and First Level) and 800sqm for residential use (Level 2 to Level 5). The residential tower would require a net floor plate of 600sqm per level.

These floor plates seem achievable at this location due to its corner position and possible solar access from three sides.

	Net Floor Space	Block Edge	6m Setback	Commercial GFA x 0.85	Residential GFA x 0.75	Achievable GFA
Ground Level to First Level	2,500sqm	x		2,125sqm		2,125sqm
Level 2 to Level 5	3,200sqm	x			2,400sqm	2,400sqm
Level 6 to Level 15	6,000sqm		x		4,500sqm	4,500sqm
						9,025sqm

Figure 9.10 FSR Test 241-247 Oxford Street, 2-12 Waverley Street



Figure 9.11 Key Site 5 - 28-34 Bronte Road

28-34 Bronte Road

LEP 2012

Zone: B3 Commercial Core / FSR: 6.0 / HOB: 32m

Recommended

Zone: B3 Commercial Core / FSR: 6.0 / HOB: 32m

No change to Zone, Floor Space Ratio (FSR) and Height of Building (HOB) as proposed in LEP 2012. B3 Commercial Core and proposed HOB and FSR are appropriate to urban context and neighbouring developments.

The corner lot of Bronte Road and Gray Street is occupied by two storey commercial buildings along Bronte Road and three storeys (Club Bondi Junction) towards Gray Street. The existing buildings cover 100% of the lot. The lot size of approximately 998sqm in combination with a proposed FSR of 6:0 : 1 results in a potential max. Gross Floor Area (GFA) of 5,988sqm. The Waverley DCP 2012 specifies a maximum of 8 storeys at this location. To achieve this with a potential new development it would be required to have a net floor plate of 880sqm per level (x 0.85 for commercial use = 748sqm per level x 8 = 5,984sqm). These commercial floor plates seem achievable at this location due to its corner position and possible solar access from two sides.

Residential development at this location is not recommended as it is on the southern side of the much larger Westfield complex. Residential amenities (in particular solar access) would hardly be achievable if development potential of the Westfield would be utilised. No change to proposed height of 32m to avoid increased shadow impact on areas along Ebley Street.



Figure 9.12 Key Site 6 - 110-112 Ebley Street

110-112 Ebley Street

LEP 2012

Zone: B3 Commercial Core / FSR: 6.0 / HOB: 32m

Recommended

Zone: B3 Commercial Core / FSR: 6.0 / HOB: 32m

No change to Zone, FSR and HOB as proposed in LEP 2012. B3 Commercial Core and proposed HOB and FSR are appropriate to urban context and neighbouring developments.

The corner site of Ebley Street and Hollywood Avenue is occupied by a three storey commercial building. The existing building covers 100% of the lot (floor plate approx. 1,600sqm). The lot size of approximately 1,640sqm in combination with a proposed FSR of 6:0 : 1 results in a potential max. Gross Floor Area (GFA) of 9,840sqm. The Waverley DCP 2012 specifies a maximum of 8 storeys at this location. To achieve this with a potential new development it would be required to have a net floor plate of 1,446sqm per level (x 0.85 for commercial use = 1,229sqm per level x 8 = 9,833sqm). Such large commercial floor plates seem achievable at this location due to its corner position and possible solar access from two sides.

Residential development at this location is not recommended as it is on the southern side of the much larger Westfield complex. Residential amenities (in particular solar access) would hardly be achievable if development potential of the Westfield site would be utilised. No change to proposed height of 32m to avoid increased shadow impact on areas on the southern side of Ebley Street and eastern side of Hollywood Avenue.

10. IMPACT ON POTENTIAL EMPLOYMENT AND RESIDENTIAL NUMBERS

Employment Numbers

An objective of the Sydney Metro Strategy 2036 is to reach an employment growth of 23% (+31,000) from 2006 to 2036 for the Sub-Region 'East' which includes Woollahra, Waverley, Randwick and Botany Bay.

Bondi Junction is identified as 'Major Centre' which is the main shopping and business centres for the subregions. It has an employment target for 2036 of 14,000 (+2,000 from 12,000 in 2006). The area requirement for a job within an office environment is an assumed approximately 25sqm per job (to be consistent with the Bondi Junction Planning Review – LEP Modelling, prepared by AJ+C in June 2009). This results in an additional requirement of approximately 38,000sqm commercial floor area within the Bondi Junction Centre.

The Bondi Junction Centre Urban Design Review recommends changing the areas west of Newland Street which are B3 Commercial Core in the LEP 2012 to B4 Mixed Use to allow residential development while maintaining a commercial mix in the area. This will result in a theoretical loss of approximately 64,318sqm commercial floor area.

As a substitute to the theoretical loss of commercial floor area it should be explored to increase the Floor Space Ratio (FSR) of the Commercial Core between Oxford Street and Gray Street. The option for greater development exists on the Westfield area south of Oxford St for an FSR increase from 8:1 to 10:1 to enable additional commercial floor area. This amendment would result in the provision of an additional approximately 37,916sqm commercial Gross Floor Area (A-grade office space) which would cover some of the loss by changing from B3 to B4.

The recommended reduction in FSR and Height of Building (HOB) on lots facing Ebley Street between the Library and Newland Street results in the theoretical loss of approximately 1,537sqm commercial floor area.

The above results in a loss of approximately 27,939sqm potential commercial floor space compared to the Waverley LEP 2012; and in a loss of approximately 1,118 potential jobs (assuming an area requirement of 25sqm per job).

See also Figure 10.1

Residential Numbers

The Bondi Junction Centre Urban Design Review recommends changing the areas west of Newland Street which are B3 Commercial Core in the LEP 2012 to B4 Mixed Use to allow residential development while maintaining a commercial mix in the area. This will result in a theoretical gain of approximately 64,318sqm residential floor area.

The recommended reduction in FSR and Height of Building (HOB) on lots facing Ebley Street between the Library and Newland Street results in the theoretical loss of approximately 6,146sqm residential floor area.

The above results in a gain of approximately 58,172sqm potential residential floor space compared to the Waverley LEP 2012.

See also Figure 10.1

Area	1	2	3	4	5	6	Total
Description	Between Grafton St and Hegarty La	Between Hegarty La/ Vernon St / Oxford St	Between Hegarty La/ Vernon St / Oxford St / Newland St	Between Oxford St / Newland St / Spring St	Ebley St north side east of Library to corner Newland St	Between Oxford St / Bronte Rd / Gray St / Waverley St	
Change	From B3 to B4	From B3 to B4	From B3 to B4	From B3 to B4	FSR from 4:1 to 3:1	FSR from 8:1 to 10:1	
FSR impact	yes	yes	yes	yes	yes	yes	
Size	4,923 sqm	2,064 sqm	1,997 sqm	6,111 sqm	7,683 sqm	18,958 sqm	
Draft LEP FSR	6	5	5	5	4	8	
FSR change	0	0	0	0	- 1	+ 2	
Pot. GFA	29,538 sqm	10,320 sqm	9,985 sqm	30,555 sqm	7,683 sqm	37,916 sqm	
Zone	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	
Loss Residential GFA					80% 6,146 sqm		6,146 sqm
Gain Residential GFA	80% 23,630 sqm	80% 8,256 sqm	80% 7,988 sqm	80% 24,444 sqm			64,318 sqm
Summary							+ 58,172 sqm
Loss Commercial GFA	80% 23,630 sqm	80% 8,256 sqm	80% 7,988 sqm	80% 24,444 sqm	20% 1,537 sqm		65,855 sqm
Gain Commercial GFA						100% 37,916 sqm	37,916 sqm
Summary							- 27,939 sqm
Loss Jobs	945	330	320	978	61		2634
Gain Jobs						1517	1517
Summary							- 1118

B3 Commercial Core

B4 Mixed Use

Assumption for Mixed Use: 20% Commercial, 80% Residential

Assumption for Jobs: 25sqm per job

Figure 10.1 Summary of Impacts on Employment and Residential Numbers

11. IMPACT ON THE PUBLIC DOMAIN

The objective of the recommendations in this report is to have a great positive impact upon the public domain of Bondi Junction to create an active vibrant centre for the region. There is a need to develop a holistic strategy not just for the built form of Bondi Junction, but also its public realm; its streets, laneways, footpaths, arcades, malls and open space. There is a need for a comprehensive access, circulation and movement plan for the centre as a whole; there is a need for a comprehensive Public Domain Master Plan (PDMP) for the centre as a whole. All future development should contribute positively to the public domain.

The issues of access, circulation and movement for all modes of transport requires a comprehensive strategy to address existing conflicts and redistribute emphasis back to pedestrians and cyclists over buses, taxis and private vehicles. There is a need for a much stronger focus on pedestrian amenity and safety. Pedestrian crossings and through site links need to be prioritised to facilitate pedestrian desire lines, including a strengthened connection between Spring Street, Oxford Street Mall and the Bus and Rail Interchange. Currently, vehicular traffic physically and visually dominates the Bondi Junction Centre. Buses travel at high speeds despite segments of the road being designated as bus only. Preference is usually given to the access and movement of public transport and private vehicles over the pedestrian and cyclist. It is recommended that a traffic and transport master plan be developed for Bondi Junction to achieve better access, circulation and movement for all modes of transport in the centre.

Additionally, a strategic PDMP should establish a clear direction for the future character of the centre. This should address design details such as material selections and construction details whilst also articulating an overarching conceptual vision for the public domain of Bondi Junction. A list of prioritised projects should be established by Council to guide future investment in the public domain and inform any negotiations regarding incentives for developers who provide significant investment towards public domain improvements.

The potential increase of residential floor space (if recommendations of the review are applied) would lead to an increase of residents within the Bondi Junction Centre. Furthermore, the potential increase of commercial floor space within the Westfield Centre area would lead to an increase of employees commuting to and spending their working day in Bondi Junction. These increased numbers of users may increase the strain on all forms of transport as well as the requirements for an attractive and user friendly public domain.

12. NEXT STEPS

To improve the overall attractiveness of the Bondi Junction Centre it is recommended to prepare a number of studies and programs to address the most urgent issues within the urban context. These include and are not limited to:

- Traffic study with focus on pedestrian access and circulation including between Spring Street, Oxford Mall and the Bus and Rail Interchange;
- Implementation of shared zones with low speed bus traffic;
- Consider undertaking a block-by-block analysis to assess building massing options for redevelopment sites. Use this process to determine appropriate setbacks in the context of existing building massing, block depth, lot size and access considerations;
- Preparation of a comprehensive Public Domain Master Plan;
- Public domain improvement program with priority projects to guide future investment;
- Further investigation in Voluntary Planning Agreements and/or Section 94 contribution options;
- Amend the layout of the DCP chapter on Bondi Junction to improve the document;
- Include character statements in the DCP to provide qualitative design direction to new developments;
- Prepare a plan to Improve public domain of Grafton Street and towards/underneath Syd Enfield Drive;
- Rename the SEPP 65 panel the “design excellence panel” and improve its utilisation by referring a wider range of projects and seeking pre-DA review.
- Plan for the renewal of the area between Ebley Street and Birrell Street and possible expansion of the Junction southward.