

SJB Planning



Planning Proposal

344-348, 350-352,
and 354 Oxford
Street, Bondi Junction

February 2013

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Executive Summary

This Planning Proposal (PP) relates to numbers 344-348, 350-352, and 354 Oxford Street, Bondi Junction and seeks an amendment to Waverley Local Environmental Plan 2012 (WLEP) to rezone the land from B3 Commercial Core to B4 Mixed Use. The PP does not propose any other amendments to the WLEP.

In November 2011 SJB Planning made a written submission on behalf of the property owners in response to the public exhibition of the Draft Waverley Comprehensive Local Environmental Plan 2011 (Draft WLEP 2011), seeking the same zoning change as now proposed. At that time the Council and NSW Department of Planning and Infrastructure, in adopting the WLEP 2012 and the relevant B3 zoning for the land, deferred any decision regarding a zoning amendment pending the outcome of the Council commissioned Bondi Junction Urban Design Review, then being carried out.

The Bondi Junction Urban Design Review undertaken by the Council is now complete, hence the timing of this PP. The PP contains material previously included in the November 2011 submission as well as updated material that reflects the current strategic planning context.

The property owners represent three key land holdings (4 properties in total), comprising the last undeveloped land within the urban block. The centre lots benefit from an existing development consent to construct an eight/nine storey mixed use development, which if constructed would sterilise the redevelopment opportunities of the remaining properties. Notwithstanding this consent over two of the properties, the owners of all four properties have expressed their desire to develop the site as a whole, and to seek changes to the WLEP to achieve a practical and enhanced development outcome for the consolidated site.

The PP would effectively adjust the B3/B4 zone boundary to this section of Oxford Street. Currently the zone boundary is located within the middle of the urban block, along a property boundary. The request is that the boundary of the B4 zoned land be moved eastward to a more logical and practical location, along Vernon Street.

The adjusted zone boundary will allow residential uses, in addition to the already permissible retail and commercial uses. This will also result in the zoning of the immediately adjoining property to the west (332-342 Oxford Street) also being changed to a B4 Mixed Use zone. This site contains a nine (9) storey strata titled office tower, which is unlikely to be redeveloped, but will remain permissible within the proposed zone.

A previous planning instrument applying to the site (Woollahra Waverley Joint LEP 1991) permitted mixed use development comprising commercial and residential uses. Waverley LEP (Bondi Junction Centre) 2010 (WLEP BJC 2010) zoned the site B3 Commercial Core and prohibited residential uses and this was carried forward into the current WLEP.

It is understood that the purpose of the B3 zoning, required by the then Department of Planning at the time of the making of the WLEP BJC 2010, was to include a larger commercial core area within the Bondi Junction Centre to encourage the development of larger floor plate (1,000m²) "A" grade quality commercial towers. It also appears that the zoning boundary may have been drafted to simply include the existing strata titled commercial tower immediately adjoining the site to the west (332-342 Oxford Street).

As mentioned above, the land use zones within Bondi Junction Centre were simply transferred to the WLEP. The B4 zoning request reflects Council's original and adopted zoning intention for the site (i.e. B4 Mixed Use

Zone), which permits residential uses (shop top housing) – a position originally adopted at the time of the preparation of the Draft WLEP BJC.

The urban development sites surrounding the subject site have reached their development capacity, leaving the site as the only available area at the end of the urban block for redevelopment. Considering the size of the consolidated site (990m²) and required building separation requirements, the remaining area available to develop a commercial tower is significantly reduced. Subsequently, the remaining area will not allow an “A” grade commercial tower to be feasibly built in accordance with the intention of the zoning.

The better planning outcome for the site is to have a smaller tower footprint over a podium level that provides appropriate building/boundary separation. The inclusion of residential uses above podium level will allow a smaller tower footprint and will allow a better urban outcome.

The physical constraints of the site are compounded by the fact that the centre lot (350-352 Oxford Street) currently benefits from an active development consent. This approved and partially commenced development includes a residential component. Should full construction of this development occur, it would restrict the redevelopment of the remaining land holdings and would provide a poor outcome for the Bondi Junction Centre.

Bondi Junction Centre remains identified as a major centre within the Metropolitan Plan for Sydney 2036, the current metropolitan strategic planning policy of the NSW Government, with a target of 2,000 additional new jobs by 2036. The NSW Government is preparing a new metropolitan strategy for Sydney, but until updated, the Metropolitan Plan for Sydney 2036, adopted in December 2010, remains the overall strategic planning document for Sydney.

Waverley Council undertook a number of studies relating to employment and economic development which informed the preparation of the WLEP BJC 2010. The Peter Leyshon Bondi Junction Economic Overview 2004 has indicated a projected job generation of 9,551 jobs by 2031 for Bondi Junction, far exceeding the 2,000 job target set by the Department of Planning and Infrastructure.

This PP includes the three (3) redevelopment scenarios for the site that were included in the November 2011 submission, as these reflect the real and practical planning outcomes possible for the site. The 3 scenarios compare the likely employment and housing targets for each scenario:

- Scenario 1 – Individual redevelopment of each site, if construction of the existing approval over 350-352 Oxford Street occurs (B3 Commercial Core Zone)
- Scenario 2 – Redevelopment of a consolidated site based on the B3 Commercial Core Zone (existing and draft zoning)
- Scenario 3 – Redevelopment of a consolidated site based on a B4 Mixed Use Zone (preferred outcome)

The change in zoning of the site to a B4 Mixed Use zone to allow residential uses would result in a minor loss of theoretical employment floor space. The scale of reduction, considering the potential over-supply of employment lands, will not undermine the role and function of Bondi Junction Centre.

The inclusion of residential uses will contribute to the housing targets for the Waverley LGA, and will provide housing in proximity to employment and public transport. Additional housing to the centre will contribute towards a mixed and diverse economy. Importantly, it will contribute to a night time and weekend economy.

At the same time there will still be real and practical employment outcomes on the site, something that won't occur if the two sterilised sites cannot be developed.

Adjusting the B3/B4 zone boundary may instigate other property owners to request similar changes however the particular merits of this PP are due to the following features / characteristics of the site:

- The site is the last remaining undeveloped site within the urban block
- There are no other known sites within the B3 Commercial Core zone that currently benefit from an approved development, that if constructed would sterilise two adjoining sites within the same zone
- The existing zoning boundary is unusual, being located mid-block along a property boundary, rather than the conventional approach of a zoning boundary aligning with a street block or major physical feature

Considering the relative absence of commercial only development occurring since the current Bondi Junction Centre controls have taken effect, enabling the change of zoning to occur will facilitate the development of a viable project, stimulating further investment into the Bondi Junction Centre.

1.0 Introduction

The Planning Proposal (PP) relates to the properties at 344-348, 350-352, and 354 Oxford Street, Bondi Junction (the site) and seeks an amendment to Waverley Local Environmental Plan 2012 (WLEP) to rezone the land from B3 Commercial Core to B4 Mixed Use. The PP does not propose any other amendments to the WLEP. The intended planning outcome is a rezoning that will allow a single consolidated development of the site as a whole for a mixed use development.

Currently the zone boundary between the B3 zone and the B4 zone to the west of the site is located within the middle of the urban block, along a property boundary. The PP would result in the boundary of the B4 land being moved to a more logical and practical location, towards the east, along Vernon Street.

The adjusted zone boundary will allow new development incorporating residential uses, in addition to the already permissible retail and commercial uses. This will result in the zoning of the immediately adjoining property to the west (332-342 Oxford Street) also being changed to a B4 Mixed Use zone.

Included in the PP is:

- a description of the site and its urban context;
- an outline of the zoning history of the site;
- an outline and comparison of the three possible redevelopment scenarios for the site;
- an outline of the key strategic and statutory planning framework applying to the site;
- a justification of the requested zoning against the NSW Department of Planning and Infrastructure publication 'A Guide to Preparing Planning Proposals'.

In November 2011 SJB Planning made a written submission on behalf of the property owners in response to the public exhibition of the Draft Waverley Comprehensive Local Environmental Plan 2011 (Draft WLEP 2011), seeking the same zoning change as now proposed. At that time the Council and NSW Department of Planning and Infrastructure, in adopting the WLEP 2012 and the relevant B3 zoning for the land, deferred any decision regarding a zoning amendment pending the outcome of the commissioned Bondi Junction Urban Design Review, then being carried out.

The PP contains material previously included in the November 2011 submission as well as updated material that reflects the current strategic planning context.

2.0 The Site and Location

2.1 Site Context

The PP relates to the following separately owned properties located within the Bondi Junction Centre, and is further referred to in this report as 'the site':

- 344-348 Oxford Street, Bondi Junction – Lot 112, Section B, DP 9776386
- 350-352 Oxford Street, Bondi Junction – Lot 114 DP75977
- 354 Oxford Street, Bondi Junction – Lot 1 DP711730

The site is located on the northern side of Oxford Street, and is bounded by Oxford Street, Vernon Street and Hegarty Lane (refer Figure 1).

The site is located within a walkable catchment (<400 metres) of the Bondi Junction train/bus interchange and the Bondi Junction Mall. Further to the east is the Westfield Bondi Junction shopping centre. To the south is the Eastgate Shopping Centre.



Figure 1: Site Context (the site is highlighted in red)

2.2 Site Description

The site has an area of approximately 990m² and fronts three street boundaries. It has a street frontage of 25 metres to Oxford Street, a street frontage of 39 metres to Vernon Street and a street frontage of 25 metres to Hegarty Lane (refer Figures 2-3).

The topography of the site slopes from Oxford Street to Hegarty Lane by approximately 2-3 metres. The site does not contain any vegetation, and is not constrained by any easements or covenants.

A description of the buildings/structures on each property is provided in the following sections.



Figure 2: The Site (highlighted in red)



Figure 3: The site viewed from the corner of Oxford and Vernon Street, Bondi Junction (site highlighted in red)

2.2.1 344-348 Oxford Street, Bondi Junction

This property currently contains a two-three storey commercial building that occupies the entire site.

To the street, the building presents as a two storey scale with a nil front setback and does not contain any awning over the footpath. To the rear lane, the building presents a three storey scale, with a nil boundary setback to the lane. Access for vehicles is provided from the rear lane.

2.2.2 350-352 Oxford Street, Bondi Junction (Centre Property)

This site benefits from an existing development consent (D/2003/181) issued by Waverley Council by deferred commencement on 21 March 2003 (operational 28 July 2009). The consent gave approval for *'the erection of a new six (6) storey mixed use development consisting of retail and commercial floor space with basement car parking'* (refer Figure 4). This consent was subsequently modified to include additional floor levels, resulting in an approved eight/nine storey development including 2 storey residential apartments.

A copy of the approved development is provided in Attachment 1.

A Construction Certificate (CC/09/043/01) has been issued by Steven Watson & Partners on 13 January 2010 in relation to this DA, and construction of concrete footings has occurred on the site. This consent is therefore active.

Currently, the property contains the following structures:

- No. 350 Oxford Street contains a single – two storey commercial building that occupies part of the site. The remainder the site contains cyclone fencing protecting constructed footings for the basement structure in accordance with the approved development consent (D/2003/181).
- No. 352 Oxford Street contains a two – three storey commercial building that occupies part of the site. The remainder the site contains concrete paving and is used for parking.



Figure 4: Photomontage of the approved development at 350-352 Oxford Street, Bondi Junction (Development Consent D/2003/181)

2.2.3 354 Oxford Street, Bondi Junction (Corner Lot)

The property is a corner site, and has frontages to Oxford Street, Vernon Street and Hegarty Lane.

The building has a nil setback to all street frontages, and presents as a two storey scale to Oxford Street, and two-three storey scale to Vernon Street, and a three storey scale to Hegarty Lane.

Vehicle access is provided from Hegarty Lane.

2.3 Surrounding Urban Form

The typology of the surrounding urban structure is in transition, and includes a variety of urban forms and historic development layers.

To the **north**, the site is immediately adjoined by a sixteen storey residential tower fronting Grafton Street, over a two-three storey podium level (refer Figure 5). To the north-east is a similar residential tower development, and to the north-west is a commercial tower that is similar in height. Along Hegarty Lane, these buildings present a service character, accommodating vehicle access and waste/recycling bin storage.



Figure 5: Residential towers immediately adjoining the site to the north viewed from the Vernon and Oxford Street intersection towards the north along Vernon Street (site highlighted in red)

To the **east** across Vernon Street is a recently constructed commercial development (356-360 Oxford Street). The development has retained the original shop building form at street level, and has introduced a modern eight/nine storey commercial tower element above (refer Figure 6). Vehicle access to this building is provided from Rowe Lane. Further to the east along Oxford Street are other original shop buildings, which have not been redeveloped. These buildings are heritage listed.

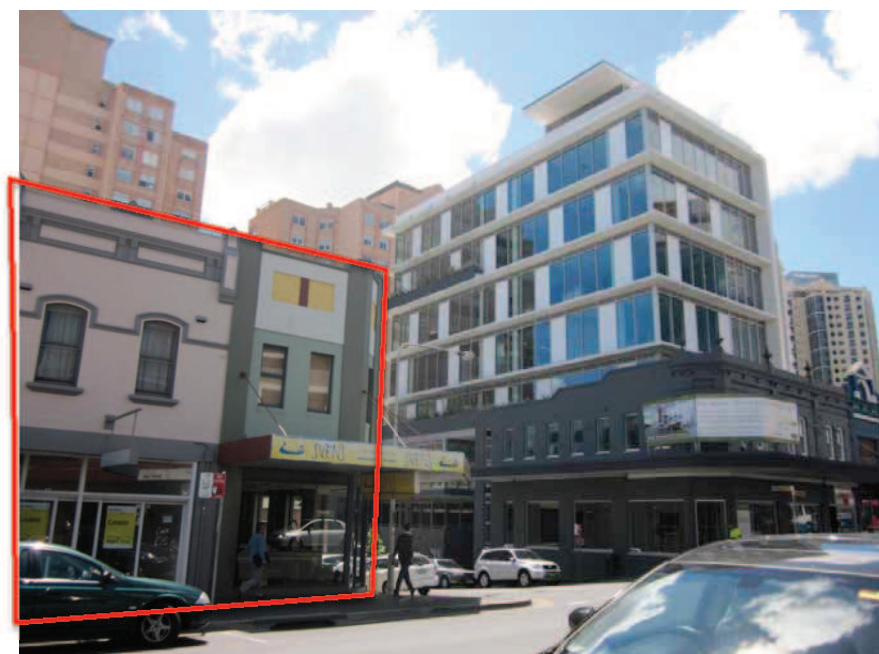


Figure 6: Recent commercial development located directly opposite the site (highlighted in red) to the east (356-360 Oxford Street, Bondi Junction)

To the **south east**, the southern side of Oxford Street includes an office tower development at 1 Newland Street, and an eight storey serviced apartment development at 101-107 Oxford Street (refer Figure 7). The remainder of the street is characterised by original shop buildings (two storey scale), which are undeveloped.



Figure 7: Existing urban form along the southern side of Oxford Street located opposite the site (view to the south east)

To the **south west**, the southern side of Oxford Street is characterised by original shop buildings, which are also undeveloped. Further to the west 71-85 Oxford Street includes an older residential flat building (ten storey) tower above a retail podium (refer Figure 8).



Figure 8: Existing urban form along the southern side of Oxford Street opposite the site (view to the south west)

To the **west**, immediately adjoining the site is a nine storey commercial building (332-342 Oxford Street). The building comprises a two storey podium component at ground level, with a seven storey commercial tower above (refer Figure 9). Further to the west is mixed use development that is currently under construction.



Figure 9: Immediately adjoining the site (highlighted in red) to the west is a nine storey commercial tower building (332-342 Oxford Street, Bondi Junction)

3.0 Zoning History of the Site

3.1 Woollahra Waverley Joint LEP 1991

Prior to the gazettal of the Waverley Local Environmental Plan (Bondi Junction Centre) 2010 (WLEP BJC 2010), the site was zoned 3(a2) under the Woollahra Waverley Joint LEP 1991.

This zoning prohibited residential flat buildings, but permitted mixed use development comprising residential uses. The LEP restricted the floor space of the residential component by way of a FSR of 1:1. The site had an overall FSR of 3:1.

3.2 Waverley Local Environmental Plan (Bondi Junction Centre) 2010

The WLEP BJC 2010 was gazetted on 7 May 2010 and applied to the site until the making of the current WLEP IN October 2012.

The WLEP BJC 2010 zoned the site B3 Commercial Core (refer Figure 10). The commercial zoning permitted a variety of commercial and retail uses, but prohibited residential development.



Figure 10: Extract of zoning map – Waverley Local Environmental Plan (Bondi Junction Centre) 2010

Leading up to the gazettal of this LEP, Council adopted a draft LEP that proposed a B4 Mixed Use zoning for the site as shown in Figure 11.

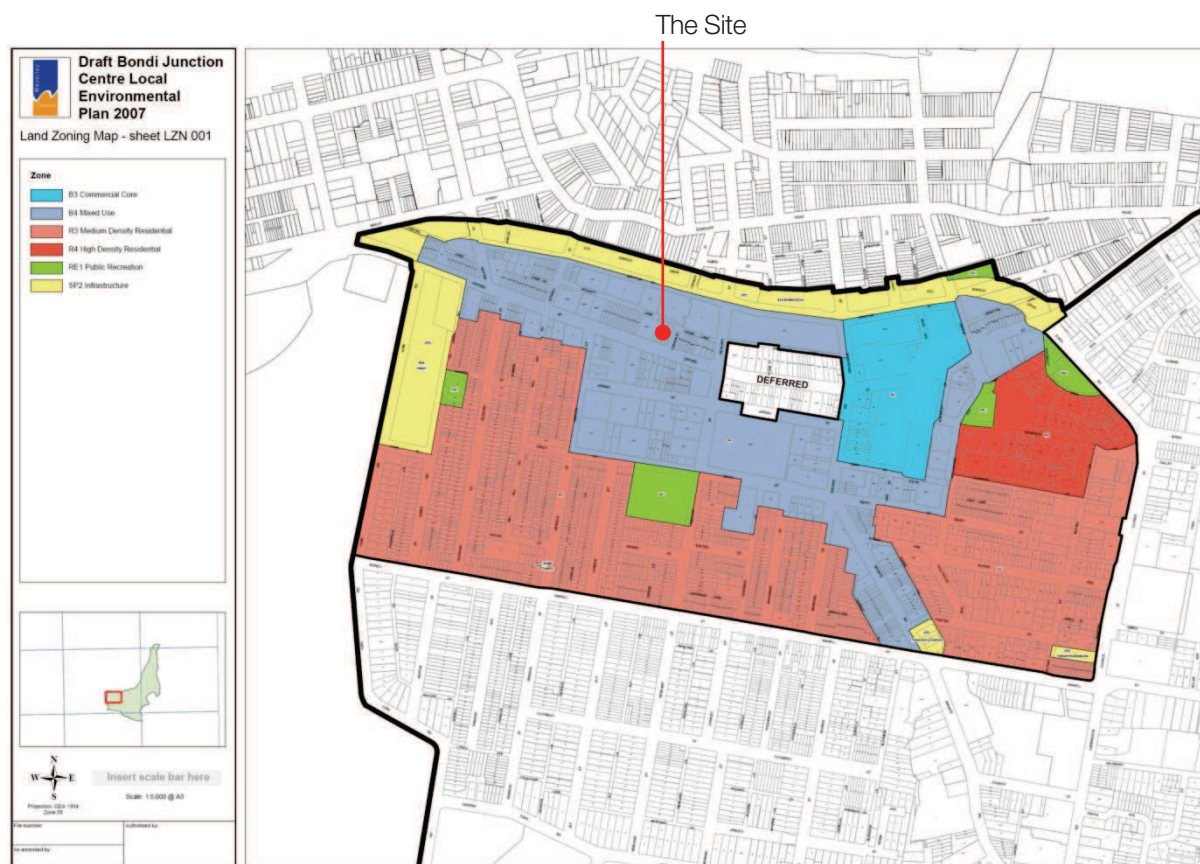


Figure 11: Draft Waverley Local Environmental Plan (Bondi Junction Centre) 2007 – submitted to the Department of Planning

Correspondence dated 17 July 2008 from the then Department of Planning to the General Manager, Waverley Council in relation to the resolution of Council to prepare the Waverley Council LEP 2010 ('Comprehensive LEP'), notes:

'The Commercial Core B3 zone has been expanded from what was originally proposed in Bondi Junction LEP 2007 in order to protect use of the centre for commercial development. In addition higher FSRs will apply in both the B3 Commercial Core and B4 Mixed Use zones than was originally proposed. This is designed to encourage high quality office floor space while also allowing some residential development that will contribute to the vitality of the centre without eroding the commercial core.'

As Bondi Junction is a major centre and a potential major employment hub, the then Department of Planning's strategy was to protect land capable of generating employment opportunities from being developed for other uses. The strategy also appears to have focused on the encouragement of "A" grade office space being office developments with a floor plate of over 1,000m². It also appears that the zoning boundary may have been drafted to simply include the existing strata titled commercial tower immediately adjoining the site to the west (332-342 Oxford Street).

3.3 Waverley Local Environmental Plan 2012

The WLEP came in to effect on 26 October 2012. The WLEP is a comprehensive consolidating instrument, placing all statutory planning controls within a standard instrument template. As a result the process followed

by the Council for the preparation of the WLEP did not include any strategic review of Bondi Junction. The WLEP merely transferred WLEP BJC 2010 provisions to the comprehensive WLEP.

The zoning under WLEP 2012 is shown in Figure 12.

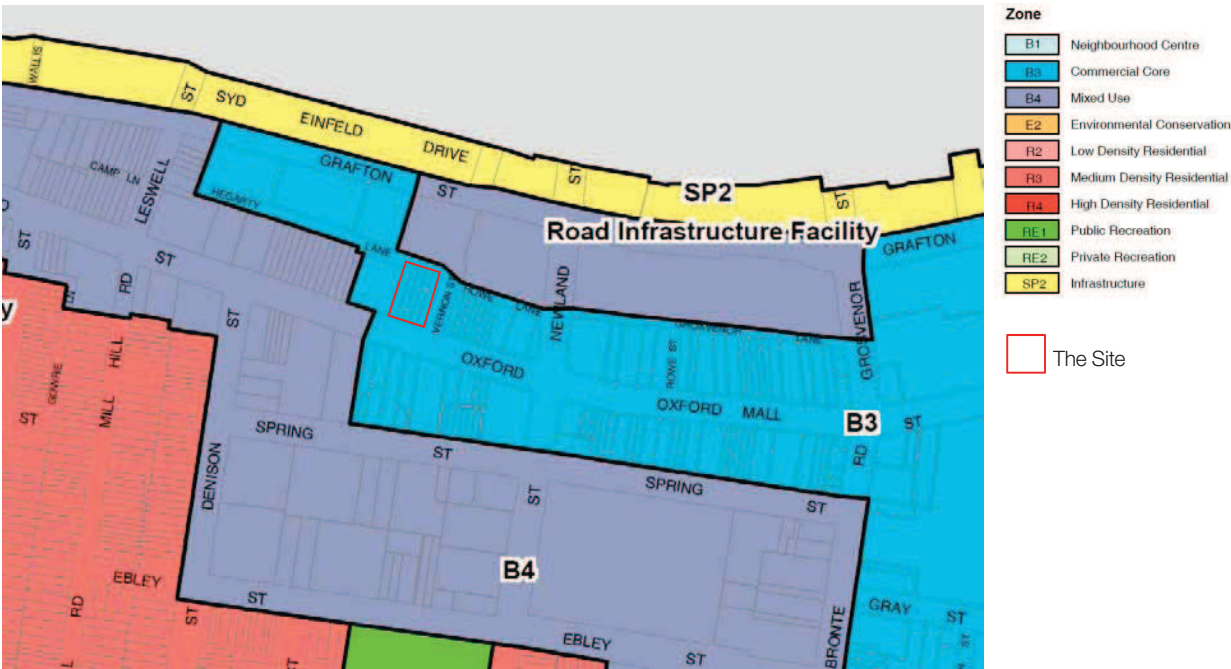


Figure 12: Extract of zoning map –Waverley Local Environmental Plan 2012

At the time of adopting the exhibited Draft WLEP 2011 the Council, on 20 March 2012, noted that the future zoning of the subject site *should be considered following completion of the Urban Design Review of the Bondi Junction Centre*. This Urban Design Review is now complete.

4.0 Planning outcomes and redevelopment options

The potential planning outcomes for the site include the following redevelopment options:

- Individual redevelopment of each property, if construction of the existing approval over Nos 350-352 Oxford Street occurs (B3 Commercial Core Zone)
- Redevelopment of a consolidated site based on a B3 Commercial Core Zone (existing and draft zoning)
- Redevelopment of a consolidated site based on a B4 Mixed Use Zone (preferred outcome).

Further discussion of each scenario is provided below. It should be noted that these options are broad and general in nature and are based on a preliminary assessment of the relevant planning controls contained in WLEP and WDCP 2012:

4.1 Option 1 – Individual redevelopment of each site, if construction of the existing approval over Nos 350-352 Oxford Street occurs (B3 Commercial Core Zone)

344-348 Oxford Street, Bondi Junction

This property has an approximate area of 397m², and a width of 10.19 metres.

The property has a site area, dimension and shape similar to the centre property (350-352 Oxford Street) which benefits from an existing development consent.

Although a development similar to the neighbouring approval could fit on the subject property, when the constraints of the adjoining existing strata subdivided commercial tower are taken into account, a setback/building separation would be required along the western boundary in accordance with the Waverley DCP 2012 (WDCP).

The WDCP requires a building separation of 9 metres between commercial uses up to level 5, and an 18 metre separation for the levels above.

Considering the existing strata titled commercial tower development on 332-342 Oxford Street is setback approximately 5 metres from the side boundary, and is unlikely to be redeveloped, any development on 344-348 Oxford Street would need to be setback from the western boundary as follows (assuming a nil setback to the eastern boundary):

- Ground to Level 2: Nil setback (podium level) – to match podium level of 332-342 Oxford St
- Levels 3-5: 4 metres
- Levels 6-9: 13 metres

Given the width of the property is approximately 10 metres it is impractical that any development would exceed six storeys (level 5). This is significantly below the potential 10 storey tower form nominated in WDCP Figure 26 (refer Figure 13).

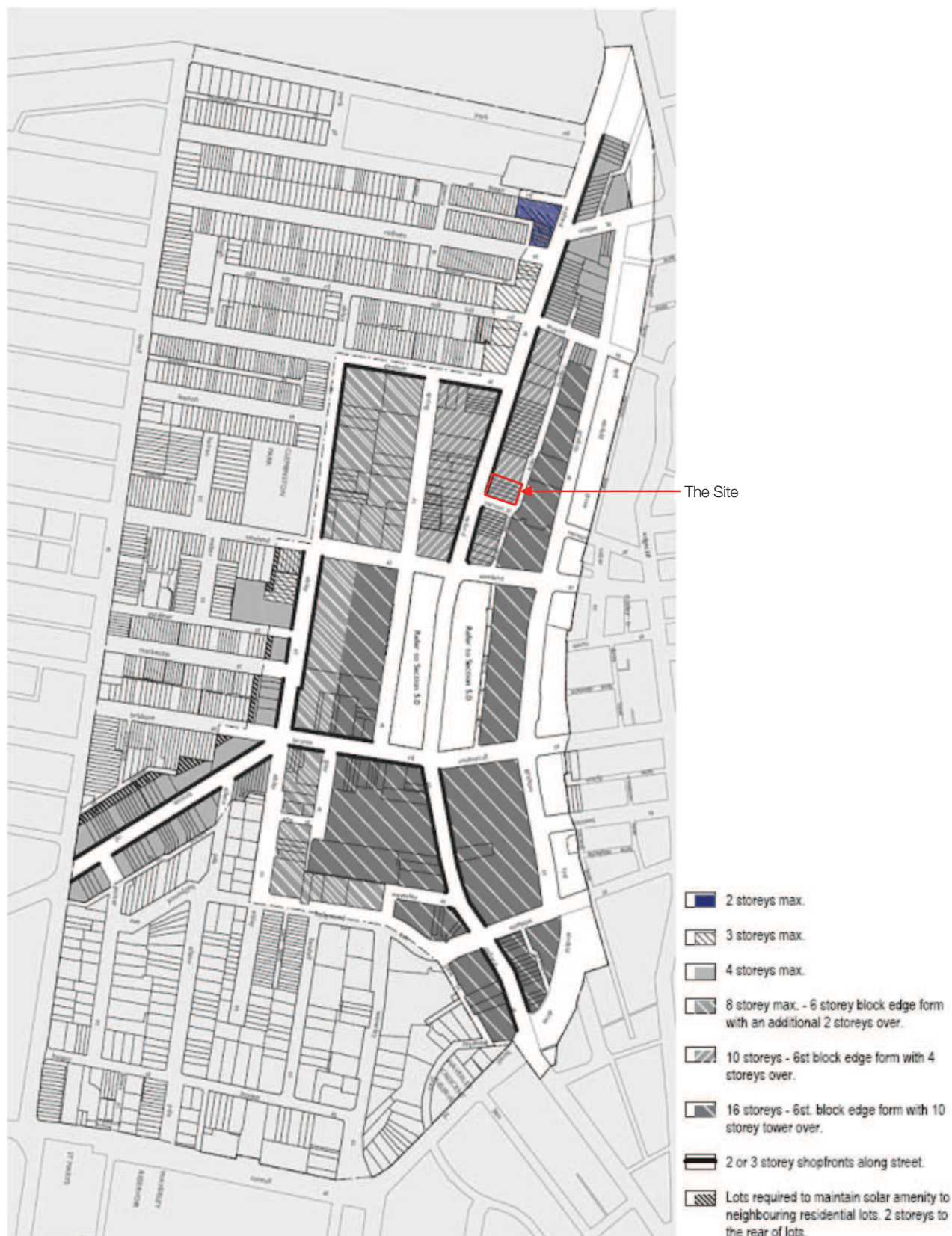


Figure 13: Waverley DCP 2012 Figure 26: Control Drawing Number of Storeys

Based on these assumptions, this development scenario would generate a total floor space (GFA) of 1,611m² (refer Table 1).

Level	Floor Plate	GFA	NLA		
GF retail	397m ²	397m ² @ 90% efficiency	357m ²	357.3m ² @ 70% efficiency	250m ²
L1-L2 Commercial Podium	794m ² (397m ² each level)	794m ² @ 90% efficiency	714m ²	714.6m ² @ 85% efficiency	607m ²
L3-L5 Commercial tower	200m ²	200m ² x 3 levels @ 90% efficiency	540m ²	540m ² @ 85% efficiency	460m ²
			1,611m ² *	1,317m ² *	

Table 1: Total floor space and NLA generated by scenario 1 for 344-348 Oxford Street

* Assumes a nil eastern boundary setback which is untested and may not be achievable.

350-352 Oxford Street, Bondi Junction

This property has an area of 397m², and a width of 10.19 metres.

This property benefits from an existing development consent for the construction of an eight/nine storey mixed use development.

This consent gave approval for 1,786.4m² of GFA, representing a FSR of 4.7:1

The consent resulted in 232.65m² of NLA retail floor space, 1,055.39m² of NLA commercial floor space, and 254.47m² of residential floor space. This represents an average floor plate efficiency of approximately 79%.

354 Oxford Street, Bondi Junction

This property has an approximate area of 198m², and a width of 5 metres.

The WDCP 2012 includes the following built form controls for the lot:

- a two/three storey street podium
- six storey block edge, and an additional four storeys above, with a 2 metre setback from Oxford Street
- six storey block edge, with a nil setback from Vernon Street

Considering the setback provided on the recently constructed development at 356-360 Oxford Street immediately opposite the development, it is appropriate that the 2 metre block edge setback along Oxford Street continues along Vernon Street (refer Figure 6).

Given the narrow width of the site a floor plate for a commercial layout with associated amenities, lift core and stair access is not feasible. It is therefore considered that if construction of the approved neighbouring development occurs, it is unlikely that any further redevelopment of this property would occur.

The existing floor space (GFA) of the building is approximately 356.4m²; comprising 80m² of NLA retail floor space and 196 m² of NLA commercial floor space (refer Table 2).

Level	Floor Plate	GFA	NLA		
GF retail	198m ²	198m ² @ 90% efficiency	178.2m ²	178.2m ² @ 70% efficiency	124.6m ²
L1 Commercial	198m ²	198m ² @ 90% efficiency	178.2m ²	178.2m ² @ 85% efficiency	151.47m ²
			356.4m ²	276.07m ²	

Table 2: Total floor space and NLA generated by scenario 1 for 354 Oxford Street

If additional yield on the lot where to be considered, it would be limited to a 80m² floor plate tower form addressing the Oxford and Vernon Street corner, achieving a five storey scale to the corner. This would likely result in an additional 204m² of commercial floor space (three additional floors x 80m²/floor x 85% efficiency)

Summary

Based on the above assumptions, should the individual redevelopment of the properties occur, and assuming the construction of the approved development at 350-352 Oxford Street occurs on the centre property, the overall development would likely yield 3,727.3m² of GFA, comprising 562.76m² of NLA retail floor space and 2,294.94m² of NLA commercial floor space. This would achieve a FSR of 3.76:1 and is less than the 5:1 control (refer Table 3).

	Gross Floor Area	Retail Floor Space (NLA)	Commercial Floor Space (NLA)	Residential Floor Space
344-348 Oxford Street	1,611m ²	250 m ²	1,067m ²	Nil
350-352 Oxford Street	1,786.4m ²	232.65m ²	1,055.39m ²	254.47m ²
354 Oxford Street	356m ²	80m ²	196 m ²	Nil
Total	3,753.4m ² (FSR 3.7:1)	562.65m ²	2,46m ²	

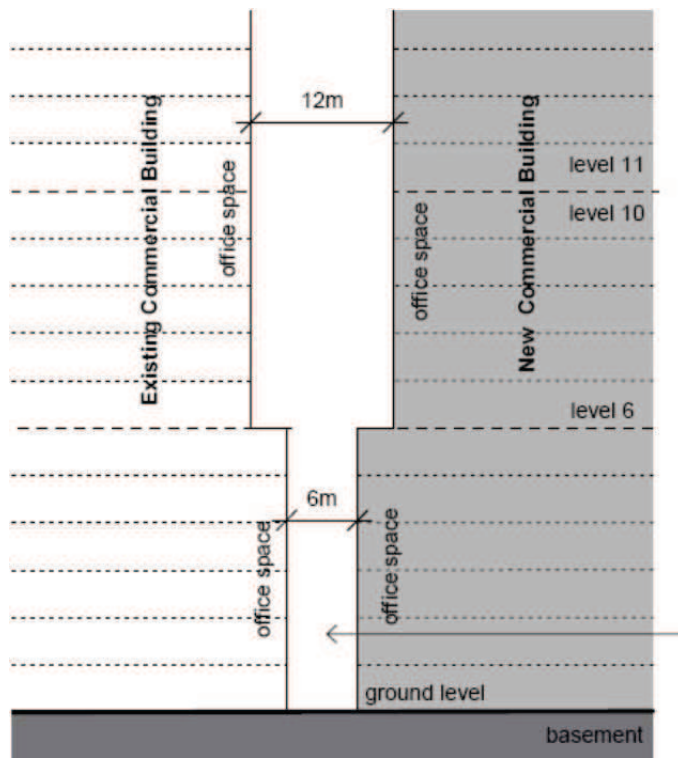
Table 3: Summary of development yield based on the individual redevelopment of each site under the existing B3 Commercial Core Zone

4.2 Option 2 – Redevelopment of a consolidated site based on a B3 Commercial Core Zone (existing zoning)

Combining all the three landholdings would create a 990m² development site.

Based on a FSR control of 5:1 the gross floor area yield of the consolidated site would be 4,950m².

This scenario would create a three storey podium comprising retail uses at ground level, commercial uses at levels 1 and 2, and a commercial tower element above. The tower would require a 6 metre separation from the commercial tower to the west, up to level 6, and a 12 metre separation above level 6, including approximately 7 metres on the subject site, as per the design requirements of Part E of WDCP 2012 associated with Bondi Junction Centre, as shown in Figure 14. A setback of 12 metres is required from the rear lane as well, for level 6 upwards. Notwithstanding the side building separation provisions of WDCP 2012 (6 metres up to level 6) the sensible and practical design approach is for a nil setback to match the 3 storey podium of No 332-34 Oxford Street.



Section
Min. separation distances between commercial office space

Figure 14: Waverley DCP 2012 Building Separation diagram, Bondi Junction Centre

Notwithstanding the side building separation provisions of WDCP 2012 (6 metres up to level 6) the sensible and practical design approach is for a nil setback to match the 3 storey podium of No 332-34 Oxford Street.

This development scenario would generate approximately 620m² of NLA retail space and approximately 3,400 m² of NLA commercial floor space (refer Table 4). This scenario would go close to achieving the FSR standard of 5:1, with a commercial tower floor plate of approximately 360m². This would not achieve the desired 1,000m² commercial floor plate (refer Table 4).

Level	Floor Plate	GFA		NLA	
GF retail	900m ²	900m ² @ 90% efficiency	810m ²	810m ² @ 70% efficiency	567m ²
L1-L2 Commercial Podium	1,800m ² (900m ² each level)	1,800m ² @ 90% efficiency	1,620m ²	1,620 m ² @ 85% efficiency	1,377m ²
L3-L8 Commercial tower	2,100m ² (350m ² each level)	2,100m ² @ 90% efficiency	1,890m ²	1,890m ² @ 85% efficiency	1,600m ²
			4,320m ²		3,544m ²

Table 4: Total floor space and NLA generated by scenario 2

4.3 Scenario 3 – Redevelopment of a consolidated site based on a B4 Mixed Use Zone (preferred outcome)

Similar to Scenario 2, but with the inclusion of residential uses to the floor levels above level 3.

This development scenario would generate a total floor space (GFA) of 4,320m² comprising retail, commercial and residential floor space (refer Table 5). Assuming an approximate average dwelling size of 80m², the proposed floor space could provide more than 20 new dwellings. This scenario would achieve close to the FSR standard of 5:1, with a residential tower floor plate of approximately 350m².

Level	Floor Plate	GFA	NLA		
GF retail	900m ²	900m ² @ 90% efficiency	810m ²	810m ² @ 70% efficiency	567m ²
L1-L2 Commercial Podium	1,800m ² (900m ² each level)	1,800m ² @ 90% efficiency	1,620m ²	1,620 m ² @ 85% efficiency	1,377m ²
L3-L8 Residential tower	2,100m ² (350m ² each level)	2,100m ² @ 90% efficiency	1,890m ²	1,890m ² @ 85% efficiency	1,600m ²
			4,320m ²	3,544m ²	

Table 5: Indicative building envelope of preferred redevelopment scenario (Scenario 3)



Figure 15: Indicative building envelope of preferred redevelopment scenario (Scenario 3)

5.0 Strategic and Statutory Planning Framework

5.1 Metropolitan and Regional Planning

5.1.1 Metropolitan Plan for Sydney 2036

The Sydney Metropolitan Strategy (the Metro Strategy) was released in 2005, and was updated in December 2010. The strategy outlines State Government policy for the future development and growth of the Sydney Region.

The following objectives and actions are relevant in the consideration of this proposal:

Objective A4 – ‘to continue strengthening Sydney’s capacity to attract and retain global business and investment.’

This objective is supported by the following actions:

- *Action A4.1 – Protect commercial core areas in key Strategic Centres to ensure capacity for companies engaged in global trade, services and investment, and to ensure employment targets can be met.*

Objective B1 – ‘to focus activity in accessible centres’.

This objective is supported by the following actions:

- *Action B1.1 – Plan for centres to grow and change over time*
- *Action B1.2 – Establish appropriate mechanisms in Subregional Strategies to provide sufficient capacity for commercial development in centres, taking into account identified demand*
- *Action B1.3 – Aim to locate 80 per cent of all new housing within the walking catchments of existing and proposed centres of all sizes with good public transport*

Objective B2 – ‘To strengthen major and specialised centres to support sustainable growth of the city’

This objective is supported by the following actions:

- *Action B2.1 – Promote identified future directions for Major and Specialised Centres through subregional and local planning, infrastructure planning and location of services.*
- *Action B2.2 – Provide sufficient capacity for the clustering of businesses and knowledge-based activities in Major and Specialised Centres.*

Objective D1 – ‘to ensure an adequate supply of land and sites for residential development’

This objective is supported by the following actions:

- *Action D1.1 – Locate at least 70 per cent of new housing within existing urban areas and up to 30 per cent of new housing in new release areas.*

Objective E2 – ‘to focus Sydney’s economic growth and renewal, employment and education in centres’

This objective is supported by the following actions:

- *Action E2.1 – Plan for more commercial and retail jobs in highly accessible Strategic Centres*
- *Action E2.2 – Ensure an adequate supply of retail, office space and business parks*

Bondi Junction Centre is identified as a major centre within the Metropolitan Plan with an employment target of 2,400 additional new jobs by 2036 (pp135).

Council has undertaken a number of studies in relation to Employment and Economic Development. These studies informed the preparation of the draft LEP and included the Peter Leyshon Bondi Junction Economic Overview 2004, the Waverley Economic Assessment, Bondi Beach Economic Assessment 2006 and the Hill PDA Local Village Centres Economic Assessment 2006.

The Peter Leyshon Report indicates a projected Bondi Junction job generation of 9,551 jobs by 2031 and is well above the 2,400 job target.

The Metropolitan Strategy further identifies;

‘Some Major Centres may not need a commercial core area, which may allow a centre to focus on a mixed use character, provided capacity for long term employment targets can be met’.

Bondi Junction has been identified as a major centre given the strong public transport and high concentration of employment opportunities.

Waverley Council’s original intention for Bondi Junction centre has been for mixed use development, with a smaller commercial core limited around the Westfield Shopping centre. This proposal reinforces the Council’s original intent for the site, whilst still satisfying the Metropolitan Strategy.

The proposed inclusion of residential uses on the subject site will not alter the role and function of Bondi Junction as a major centre. In fact it will provide a greater diversity and mix of uses to the centre, and will encourage the growth of a night time and weekend economy in addition to the day time trade.

The site is within a walkable catchment of the Bondi Junction public transport interchange. The increased residential density of the site will satisfy the above objectives in providing additional housing choice in proximity to existing centres and public transport nodes. The B4 zoning will still deliver employment outcomes on the site.

The current B3 Commercial Core zoning stops at the middle of the urban block, creating no zoning buffer between the B3 Commercial Core and the adjoining B4 Mixed Use zone. The zoning appears to have simply responded to the location of the existing commercial tower immediately adjoining the site to the west (332-342 Oxford Street). Considering the size of the consolidated site (990m²) and required building separation requirements, the remaining area available to develop a commercial tower is significantly reduced. The remaining area will not allow an A-grade commercial tower to be feasibly built. Accordingly the redevelopment of the site as “A” grade commercial offices will not happen.

Further, the urban form surrounding the site has reached development capacity, leaving the site as the only available area at the end of the urban block for redevelopment. The inclusion of residential uses will provide for a practical and enhanced development outcome for the site. The ground level will be dedicated to retail uses, with commercial uses within podium level (levels 1 and 2). The inclusion of residential above will result in a smaller building footprint, providing adequate boundary/building setbacks, and achieving an appropriate built form.

The proposal will not alter the role and function of Bondi Junction as a major centre.

5.1.2 East Region Draft Subregional Strategy

The East Region Draft Subregional Strategy was exhibited in 2007, and remains in draft form.

Bondi Junction is categorised as a major centre in the Draft Subregional Strategy. The subject site is located within this major centre.

A major centre is described as *'major shopping and business centre serving the subregion with large shopping malls, specialist retail, medical services, taller office and residential buildings, council offices, central community facilities and a minimum of 8,000 jobs'*.

The following objectives and actions are relevant to the proposal:

Objective B1 – 'Provide places and locations for all types of economic activity and employment across the Sydney Region'

This objective is supported by the following action:

- *Action B1.2 – Establish employment capacity targets for strategic centres*

Objective B2 – 'Increase densities in centres whilst improving liability'

This objective is supported by the following action:

- *Action B2.1 – Plan for housing in centres consistent with their employment role*

Objective B3 – 'Cluster businesses and knowledge-based activities in strategic centres'

This objective is supported by the following actions:

- *Action B3.1 – Strengthen centres management*
- *Action B3.4 – ensure sufficient commercial office sites in strategic centres*

Objective B4 – 'Concentrate activities near public transport'

This objective is supported by the following actions:

- *Action B4.1 – concentrate retail activity in centres business development zones and enterprise corridors.*

Objective C1 – 'ensure adequate supply of land and sites for residential development'

Objective C2 – 'plan for a housing mix near jobs, transport and services'

These objectives are supported by the following actions:

- *Action C1.3 – Plan for increased housing capacity targets in existing areas.*
- *Action C2.1 – Focus residential development around centres, town centres, villages and neighbourhood centres.*

The employment targets in the Draft Subregional Strategy have been updated by the Metropolitan Strategy 2036. The Strategy identifies a need for Waverley Council to increase commercial/retail space by 100,000m² within Bondi Junction surrounding the public transport interchange to achieve its employment targets.

The review associated with the Waverley (Bondi Junction Centre) LEP 2010 estimated that there is the potential for an additional 238,778m² of commercial floor space in the centre, based on the initial B4 Mixed

Use zoning of the centre. This was based on the assumption that 50% of the floor space in the B4 zone will be used for commercial purposes and 50% for residential. The additional floor space generated employment far in excess of the employment targets set by the Department of Planning and Infrastructure.

The requested change in zoning of the site to a B4 Mixed Use zone to allow residential uses would result in a theoretical minor loss of approximately 102 theoretical jobs, being less than 1% of the projected job targets. This scale of reduction, considering the potential over-supply of employment lands will not undermine the role and function of Bondi Junction major centre. In any event this theoretical number will never be achieved on the site, given the activated development consent for a mixed use development over No 350-352.

Waverley Council's original intention for the site and Bondi Junction was a B4 Mixed Use zone, surrounding a smaller B3 Commercial Core at the Westfield Shopping Centre. The aim was to provide employment opportunities in the centre, whilst providing a variety of housing choice in proximity to employment and public transport. The inclusion of residential uses is consistent with Council's original intention of the centre as being mixed use character.

The requested change will increase residential density within the Bondi Junction centre, whilst retaining some retail and commercial employment opportunity at ground and levels 1 and 2. Additional housing to the centre will contribute towards a mixed and diverse economy. Importantly, it will contribute to a night time and weekend economy.

5.2 Local Planning

5.2.1 Waverley Local Environmental Plan 2012

The WLEP currently applies to the site, having come into force in October 2012. The site is zoned B3 Commercial Core. The commercial zoning permits a variety of commercial and retail uses but prohibits residential development. However this was not Council's original intention for the site, and the land was originally zoned B4 Mixed Use.

The built form controls for the site include a FSR control of 5:1, and a building height of 38 metres. The site is not identified as a heritage item or located within a heritage conservation area.

5.2.2 Waverley Development Control Plan 2012

The WDCP includes provisions relating to the site in Part E1 – Site Specific - Bondi Junction Centre.

The built form controls contained in this Part include:

- Ten storey building height comprising:
 - two-three storey street edge podium to Oxford Street, with a nil setback along the street frontage
 - six storey block edge, with a 2 metre setback from Oxford Street
 - six storey block edge, with a nil setback from Vernon Street
 - tower building form above the lower block edge component
- Maximum building footprint depth is 20 metres for commercial and 18 metres for residential.
- Building separation of 9 metres up to level 5, and 18 metres above, between mixed use and commercial uses.
- Building separation of 6 metres up to level 5, and 12 metres above, between commercial uses.

5.2.3 Bondi Junction Urban Design Review

As mentioned earlier in this proposal, at the time of preparing and adopting the Draft WLEP, the Council's approach was to simply transfer the previous statutory planning controls for Bondi Junction (WLEP BJC

2010) into the new comprehensive LEP. No review of the statutory controls, including the zoning of the subject site, was undertaken by the Council. The Council acknowledged at the time that this would occur through the Bondi Junction Urban Design Review.

The Council has commissioned and received the Bondi Junction Urban Design Review, although the document is yet to be reported to the Councillors or made public. The most recent advice from Council officers is that the Review may be reported to a Council meeting in March 2013. Any amendments to statutory planning controls recommended in the Review, and supported by the Council, may form an amendment to the WLEP.

The Review will be a relevant matter for the Council in consideration of this proposal.

6.0 Part 1 – Objectives or Intended Outcomes

The purpose of this PP is to request Waverley Council to adjust the B3/B4 zone boundary to this section of Oxford Street. Currently the zone boundary is located within the middle of the urban block, along a property boundary. This proposal is seeking that the boundary be moved to a more logical and practical location, towards the east, along Vernon Street.

The adjusted zone boundary will result in the zoning of the subject site being altered from B3 Commercial Core to B4 Mixed Use. This will allow residential uses, in addition to the already permissible retail and commercial uses. This will also result in the zoning of the immediately adjoining property to the west (332-342 Oxford Street) being changed to a B4 Mixed Use zone.

The B4 Mixed Use zone provides a mix of retail, business, entertainment and residential uses. The objective is also to encourage employment, maximise public transport use and provide residential accommodation in mixed use developments.

The B3 Commercial Core zone restricts land use to retail, business, office, entertainment, and educational uses.

7.0 Part 2 – Explanation of Provisions

The provisions that are sought are an adjustment to the B3/B4 zone boundary on the zoning map. This will alter the zoning of 332-342, 344-348, 350-352, and 354 Oxford Street, Bondi Junction from B3 Commercial Core Zone to a B4 Mixed Use Zone.

This PP does not seek to change any other WLEP standards such as floor space ratio (FSR) or building height.

8.0 Part 3 – Justification

8.1 Section A – Need for the Planning Proposal

8.1.1 Is the PP a result of any strategic study or report?

Bondi Junction has been identified as a major centre within the Metropolitan Plan 2036 and Draft Subregional Strategy. The Plans identify the centre as an area where higher development is encouraged.

Council's original intention in the preparation of the WLEP BJC 2010 was to zone the subject site B4 Mixed Use and the draft plan was originally exhibited in this manner. The zoning was changed as a result of a condition on the amended Section 65 Certificate imposed by the then Department of Planning and the draft plan was re-exhibited and ultimately made with the new zone of B3 Commercial Core.

While no specific strategic study or report is proposed, this request simply seeks to reinstate Council's original intent to zone the subject site B4 Mixed Use.

The owners of the subject properties have found that there is no market to develop the site solely for commercial office space. As a result, if the zoning does not change, then the centre property is likely to be developed as an approved multi-storey mixed use development, effectively sterilising the full development potential of the two adjoining properties making up the site. It is considered that a mixed use residential/commercial project across the whole site could be feasibly built in the current market. This would have obvious benefits that would flow through to existing businesses in the centre, and contributing to the ongoing revitalisation of the major centre. Such a mixed use development would still deliver employment outcomes.

8.1.2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There has been limited commercial office space development occurring in the western end of the centre since the current Bondi Junction controls have taken effect via the previous and current LEPs. Due to the expansion of the B3 Commercial core zone, which prohibits residential use, much of the area more recently zoned B3 is unable to be developed for commercial office space.

This issue has been discussed with Waverley Council and Department of Planning and Infrastructure officers.

The Standard LEP Template does not allow the inclusion of residential uses within the B3 Commercial Core zone, and a site specific provision is considered inconsistent with the aims of the standard instrument LEP. Accordingly the best solution to include residential uses is to adjust the zone boundaries so that B4 Mixed Use Zone applies to the site.

By enabling the change of zoning to occur, it will facilitate the development of a viable project, stimulating further development investment into Bondi Junction. A B4 Mixed Use zone will provide the necessary flexibility in order to stimulate development and will generate both employment and housing outcomes.

8.2 Section B – Relationship to Strategic Planning Framework

8.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub regional strategy?

Bondi Junction Centre is identified as a major centre within the Metropolitan Plan with a target of 2,400 additional new jobs by 2036 (pp135).

Council has undertaken a number of studies in relation to Employment and Economic Development. These studies informed the preparation of the draft WLEP 2011 and included the Peter Leyshon Bondi Junction Economic Overview 2004, the Waverley Economic Assessment, Bondi Beach Economic Assessment 2006 and the Hill PDA Local Village Centres Economic Assessment 2006.

The Peter Leyshon Report indicates a projected Bondi Junction job generation of 9,551 jobs by 2031.

The Draft Subregional Strategy quotes the existing commercial/retail floorspace in Bondi Junction as 257,000m².

There is no industrial zoned land in Waverley so most of the new jobs to achieve the employment targets are located in the retail and commercial sectors. Significant commercial/retail development is anticipated to occur only in Bondi Junction.

The review associated with the WLEP BJC 2010 estimated that there is the potential for an additional 238,778m² of commercial floor space in the centre, based on the initial B4 Mixed Use zoning of the centre. This was based on the assumption that 50% of the floorspace in the B4 zone will be used for commercial purposes and 50% for residential.

Assuming a split of 20% retail and 80% commercial and adopting employment generation rates of 50m²/person for retail and 19m²/person for commercial, produces a potential future employment forecast of 9,551 jobs to 2031. This figure fully satisfies the employment target set by the strategy. (pp9, Report to Council Meeting – 7 December 2010)

The following provides an assessment of the expected job generation based on the different scenarios that would apply to the redevelopment of the site:

Option 1 – Individual redevelopment of each site, based on a B3 Commercial Core Zone (existing zoning)

As further discussed in Section 4.1, should the individual redevelopment of the lots occur as a result of the construction of the approved development on the centre lot, the overall development would likely yield 3,727.3m² of GFA, comprising 562.76m² of NLA retail floor space and 2,294.94m² of NLA commercial floor space. Based on these areas, the development will likely generate 132 jobs as follows:

- Retail: 562.76m² @ 50m²/job = 11 jobs
- Commercial: 2,318m² @ 19m²/job = 121 jobs
- Total jobs: 132

Option 2 – Redevelopment of a consolidated site based on B3 Commercial Core Zone (existing zoning)

As further discussed in Section 4.2, this development scenario would generate 567m² of NLA retail space and 2,977m² of NLA commercial floor space. Based on these areas, the development will likely generate jobs as follows:

- Retail: 567m² @ 50m²/job = 11 jobs
- Commercial: 2,977m² @ 19m²/job = 157 jobs

- Total jobs: 168

Option 3 – Redevelopment of a consolidated site based on B4 Mixed Use Zone (preferred outcome)

As further discussed in Section 4.3, this development scenario would generate a total floor space (GFA) of 4,320m², comprising 567m² of NLA retail floor space, 1,377m² of NLA commercial floor space, and 1,600m² of residential floor space.

Based on these areas, the development will likely generate 83 jobs as follows:

- Retail: 567m² @ 50m²/job = 11 jobs
- Commercial: 1,377m² @ 19m²/job = 72 jobs
- Total jobs: 83

The residential apartments within a mixed use development would also provide the opportunity for employment from home, particularly for such a development located within a Major Centre and close to a major transport hub.

In summary, the requested zoning amendment (option 3) will result in a theoretical reduction of approximately 47 jobs in relation to option 1, and a reduction of approximately 85 jobs in relation to scenario 2.

Considering the projected job generation of 9,282 jobs for Bondi Junction, the scale of the proposed job loss is minimal and is well above the job target of 2,400 jobs set by the Metropolitan Strategy 2036. The proposal would reduce the target by less than 1%. This scale of reduction, considering the potential over-supply of employment lands will not undermine the role and function of Bondi Junction Centre.

In regards to dwelling targets, the Waverley LGA target is 2,200 dwellings, with WLEP projection forecasting an additional 2,783 dwellings. This is 24% over the target.

The current B3 Commercial Core zone does not contribute to dwelling targets. The proposal will likely contribute to an additional 1,890m² of residential floor space. Assuming an average dwelling size of 80m², the proposed floor space could provide over 23 new dwellings.

8.2.2 Is the planning proposal consistent with the council's local strategy or other local strategic plan?

The Waverley Planning Review, and associated WLEP, was prepared in consideration of the overarching strategic documents, including Waverley Together 2 (Council's community Strategic Plan for 2010-2022).

Considering Council's original intention was to zone the site B4 Mixed Use, it is considered that this zoning submission is consistent with the aims and objectives of the Community Strategic Plan.

8.2.3 Is the planning proposal consistent with applicable state environmental planning policies?

None applicable.

8.2.4 Is the planning proposal consistent with the applicable Ministerial directions (s. 117 directions)

Direction 1.1 Business and Industrial Zones	It is the intention that the ground and levels 1 and 2 be used for retail and commercial uses to in order to contribute to the vitality of the centre and realise employment outcomes.
	Whilst the zoning change will result in a minor loss of potential floor space, this is theoretical space only, and the inclusion of residential

	uses will contribute to a mixed use character to the centre, while still realising employment outcomes. Home office employment from the residential apartments should also be taken into account given the location of the site within a Major Centre and the proximity to transport.
Direction 3.1 Residential Zones	The inclusion of both residential and employment uses will provide greater housing choice and affordability in close proximity to the Bondi Junction public transport interchange and employment opportunities.
Direction 3.4 Integrating Land Use and Transport	The inclusion of residential uses will increase housing near employment and public transport. It will increase public transport patronage and will reduce car dependency.
Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036	As further discussed in Section 5.1, the proposal satisfies the relevant actions in the Metropolitan Strategy. Further the inclusion of both residential and employment uses will not compromise the role and function of the Bondi Junction, and will not hinder Council reaching employment and housing targets set out in the Metropolitan Strategy.

8.3 Section C – Environmental, Social and Economic Impacts

8.3.1 Is there any likelihood that critical habitat or threatened species will be adversely affected as a result of the proposal?

There are no areas of critical habitat or threatened species, populations or ecological communities that the proposal will effect.

8.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The inclusion of both residential and employment uses is unlikely to result in any unacceptable environmental effects.

The proposal to include residential use will encourage the redevelopment of the site as a whole, eliminating issues associated with the individual redevelopment of each site. It would create a smaller floorplate tower element, and will provide greater setbacks from property boundaries. The greater separation will provide a better urban outcome to the streetscape, and will minimise impacts upon the existing adjoining commercial tower (332-342 Oxford Street) to the west.

8.3.3 Has the planning proposal adequately addressed any social and economic effects?

The proposal would result in the marginal reduction in theoretical employment numbers of less than 1% of that projected for the Bondi Junction Centre under the Metropolitan Plan 2036. Considering the Council's projected job target for the Bondi Junction Centre is 387% above the Metropolitan Plan 2036 target, the proposed reduction is minimal and acceptable.

In regards to dwelling targets, the Waverley LGA has a target of 2,200 additional dwellings, with the WLEP projection forecasting an additional 2,783 dwellings. This is 24% over the target. The proposal will include residential uses which are not currently permissible. It is anticipated that the proposal will provide approximately 23 dwellings.

There has been a virtual absence of commercial development occurring in the western end of the centre since the current Bondi Junction Centre controls have taken effect. By enabling the change of zoning to occur, it will facilitate the development of a viable project.

8.4 Section – D State and Commonwealth Interests

8.4.1 Is there adequate public infrastructure for the planning proposal?

No additional infrastructure is considered necessary.

8.4.2 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Officers of the Department of Infrastructure and Planning Sydney East team have been consulted prior to the preparation of this PP. The proponent and consultant team met at the Department's offices. There was a general acknowledgement that the site is unique in its DA history and locational characteristics and that it is unlikely to be redeveloped for a single commercial office development.

The further indication at the time was that the PP should be considered by the Council in the light of the recommendations of the Bondi Junction Urban Design Review, being funded by the Department.

9.0 Part 4 – Mapping

The proposal requires a straight forward mapping change to the WLEP zoning map, extending the B4 zone eastwards to the boundary with Vernon Street.

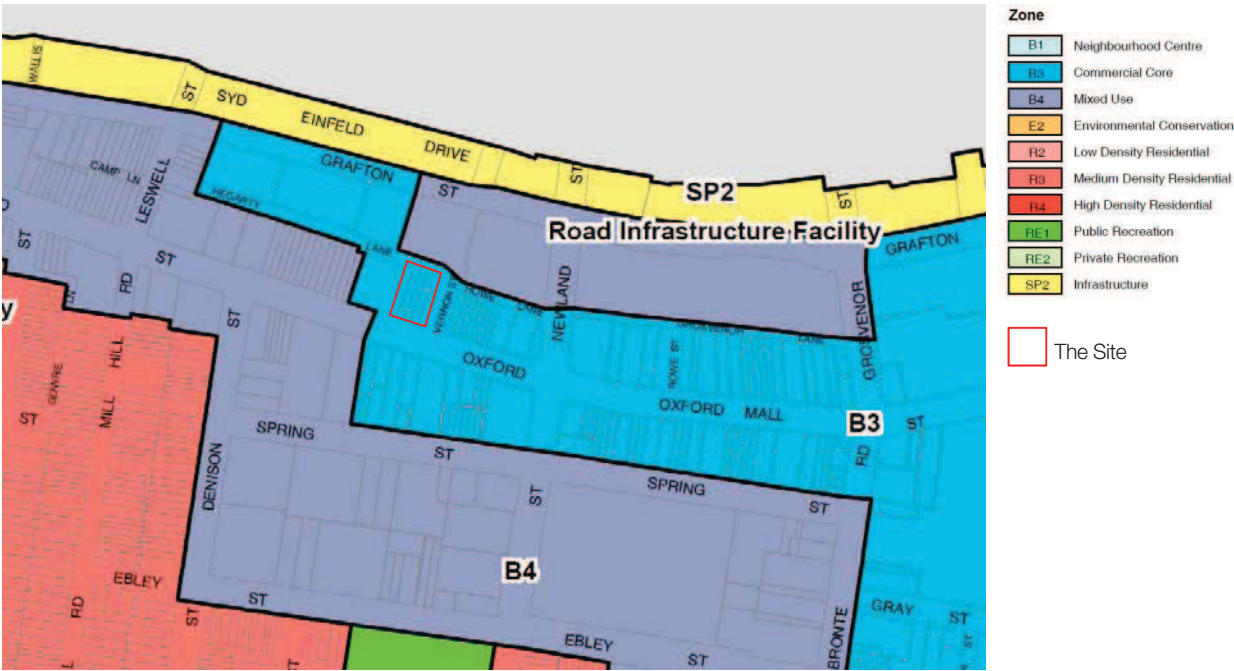


Figure 16: Waverley LEP 2012 land use zoning

10.0 Part 5 – Community Consultation

Landowner representatives have met with senior Council planning staff and the Department of Planning and Infrastructure as part of the preparation of this proposal.

Council and the Department have had the opportunity to consider the unique issues associated with the subject site, and have indicated a willingness to consider options to encourage redevelopment of the site as a whole.

The proposal is considered to be low impact and is consistent with Council's original zoning intention for the site. The use is consistent with the existing mixed use to the north and the west, and presents no issues with regard to infrastructure servicing. Given the minor nature of the proposal, community consultation for a period of 14 days would be appropriate.

11.0Part 6 – Project Timeline

This is a relatively straight forward proposal for a change to the zoning boundary on the zoning map to WLEP. It is considered that the Council and the Department of Planning and Infrastructure have adequate information available in order to ensure a fast and efficient Gateway process.

Given that the Bondi Junction Urban Design Study is now complete the Council is positioned to be able to consider this proposal in a timely manner. Further technical information is not considered necessary.

Post Gateway consultation with Government Agencies and the community is also able to occur in a timely manner given the straight forward nature of the proposal and lack of need for further technical or supporting information. Given the minor nature of the matter it is anticipated that public exhibition for a period 14 days would be adequate. The overall timeframe for the completion of the amending LEP should be no greater than 6 months from the time of lodgement.

12.0 Conclusion

This Planning Proposal has been prepared on behalf of the property owners of 344-348, 350-352, and 354 Oxford Street, Bondi Junction, with the purpose of seeking an adjustment to the B3/B4 zone boundary to the relevant section of Oxford Street. Currently the zone boundary is located within the middle of the urban block, along a property boundary. This submission is seeking that the boundary be moved to a more logical and practical location, towards the east, along Vernon Street.

The adjusted zone boundary will result in the zoning of the subject being altered from B3 Commercial Core to B4 Mixed Use. This will allow residential uses, in addition to the already permissible retail and commercial uses. This will also result in the zoning of the immediately adjoining property to the west (332-342 Oxford Street) also being changed to a B4 Mixed Use zone. This site contains a nine storey strata titled office tower and is unlikely to be redeveloped.

The key benefits of the proposal are:

- The site is the last remaining undeveloped site within the urban block, and the proposal will encourage the redevelopment of the site as a whole, creating a better development outcome for Bond Junction, as well as minimising environmental impacts upon surrounding properties.
- It does not seek to alter the built form controls applying to the site (i.e. height and FSR controls).
- It is consistent with the Waverley Council's original zoning intent for the site.
- The physical constraint of the site does not allow for the development of "A"-grade commercial offices as desired by the then NSW Department of Planning and Infrastructure through the B3 Commercial Core zoning. The site is more suited to contain a smaller floor plate tower associated with residential uses.
- The inclusion of residential uses will provide greater housing choice and affordability in close proximity to the Bondi Junction public transport interchange and employment opportunities.
- The proposal will increase dwelling supply, mix and affordability within the Bondi Junction Centre.
- The proposal will still generate employment outcomes although it may result in a marginal loss of potential theoretical employment floor space, the proposal would reduce the target by less than 1%. This scale of reduction, considering the potential over-supply of employment floor space will not undermine the role and function of Bondi Junction Centre.
- The unique characteristics of the site will not lead to any precedents for other sites.

There has been a relative absence of commercial development occurring in the B3 zoning at the western end of Bondi Junction since the current zone took effect. By enabling the change of zoning to occur, it will facilitate the development of a viable project realising both employment and housing outcomes.

The proposal is consistent with the NSW Government's Metropolitan and Draft Subregional Strategy, and will encourage redevelopment of the site to occur and to contribute to achieving employment and dwelling targets for the Bondi Junction Centre.