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Waverley Council

Application No: PP-1/2019

Date Received: 15/2/2019



PLANNING PROPOSAL
122 BRONTE ROAD
BONDI JUNCTION
WAVERLEY

MHNDUNION
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URBAN CONTEXT

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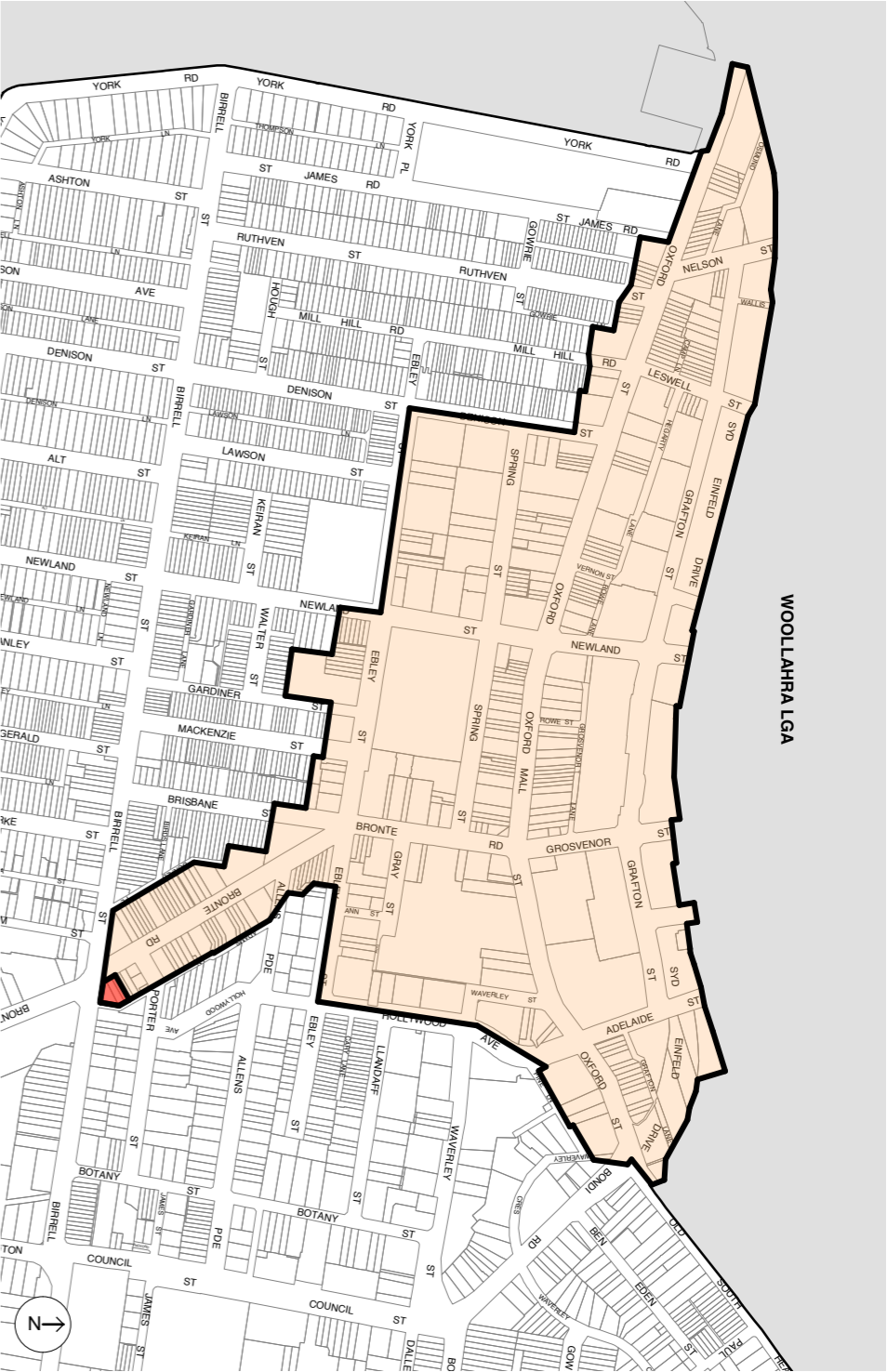
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URBAN CONTEXT

LOCATION

Site Location

The site is located on the intersection of Bronte Road and Birrell Street.



BONDI JUNCTION CENTRE
SITE

URBAN CONTEXT

BONDI JUNCTION STRATEGIC CONSIDERATIONS

Revised Draft Eastern City District Plan, October 2017

- Planning priority E11 is "growing investment, business opportunities and jobs in strategic centres.
- Bondi Junction is now identified as a District Centre with relatively high levels of economic activity as well as retail and local services for communities.
- Central District job target for strategic and district centres (2016-2036):

Centre	Centre type	2016 Estimate	2036 Baseline Target	2036 Higher Target
Bondi Junction	Strategic	13,800	17,000	22,000

Priorities for Bondi Junction [Extracted from Page77 of Revised Draft Eastern City District Plan, 'Actions']

- Protect capacity for job targets and a diverse mix of uses to strengthen and reinforce the economic role of the centre;
- Consider potential options for future public transport connections to the south-east of the District to accommodate forecast population and employment growth, and better connect the District;
- Expand the centre's function and type of land uses, including attracting A-grade office tenants and knowledge-intensive jobs;
- Improve access from the centre of Bondi Junction to nearby open space and recreation facilities such as Queens Park, Centennial Park, Moore Park and Bondi Beach;
- Recognise the centre's health attributes to support the Randwick health and education precinct and mechanisms for increasing floor space for health uses, including a health focused business incubator;
- Investigate opportunities to improve and diversify night-time economy offerings;
- Promote place making initiatives to improve the quality of public spaces.

Supporting International Tourism Destinations

- The central District is one of the world's premier tourism and major event destinations;
- Tourism provides significant economic benefits; and
- Increase the District's appeal to tourists by supporting a greater number of hotels and other short term accommodation, across a range of price points.

Implications for Planning Proposal

- Bondi Junction will continue to be the focus of employment growth in Waverly and the eastern portion of the Central District.
- Hotels and short term accommodation servicing the business market supports growth of employment within the centre.

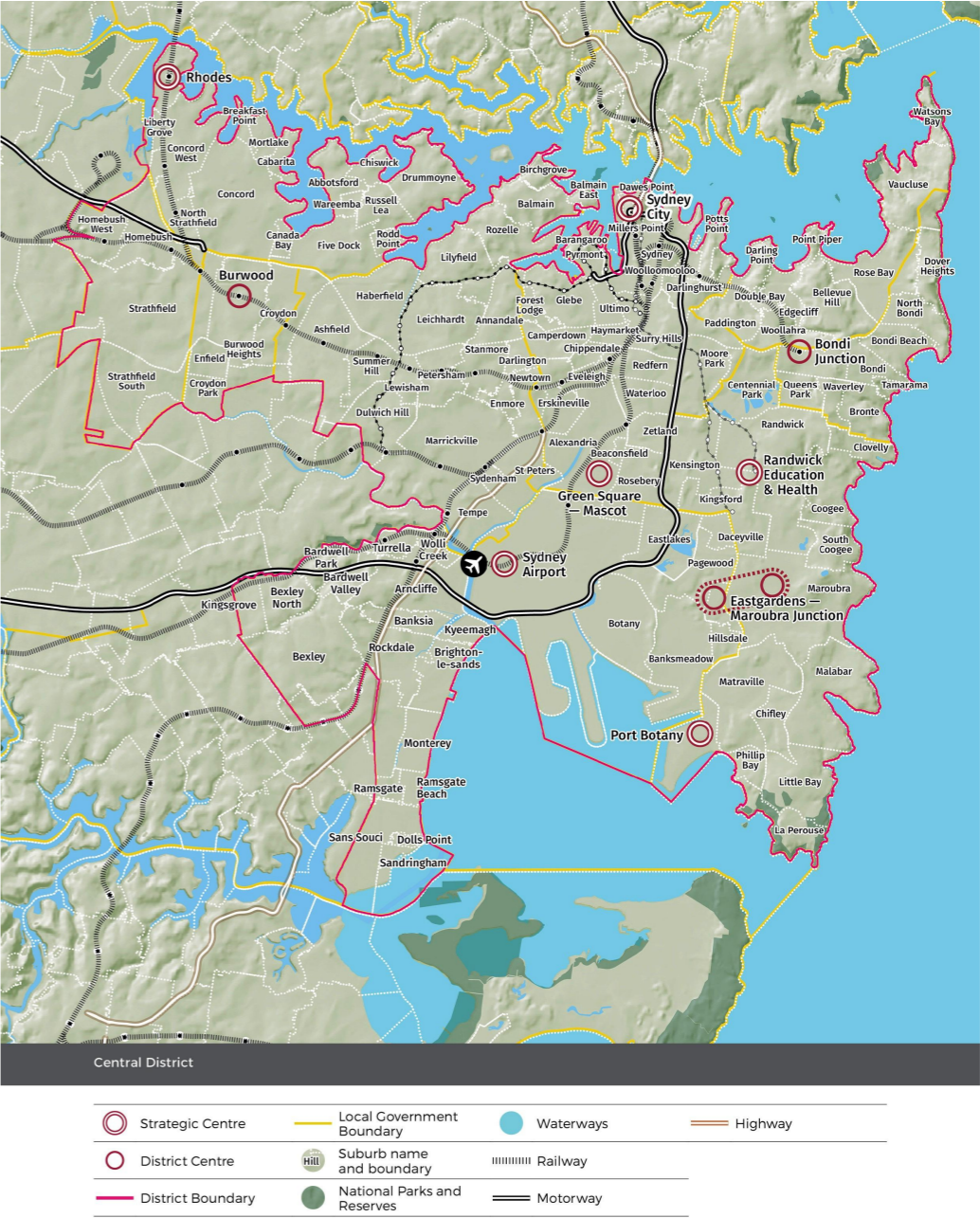
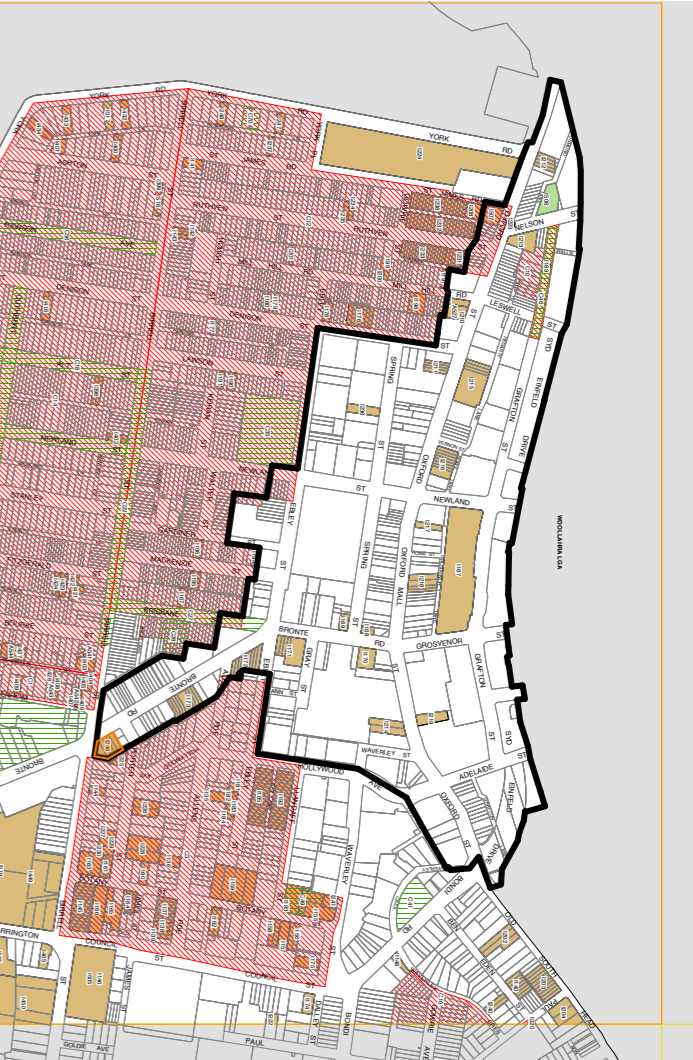
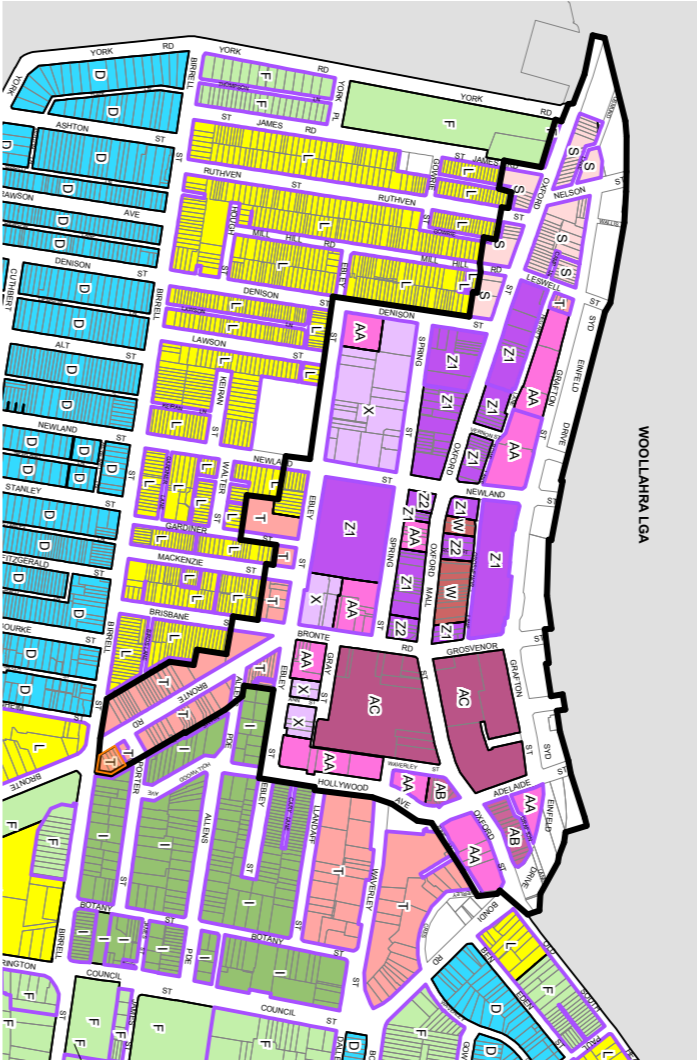
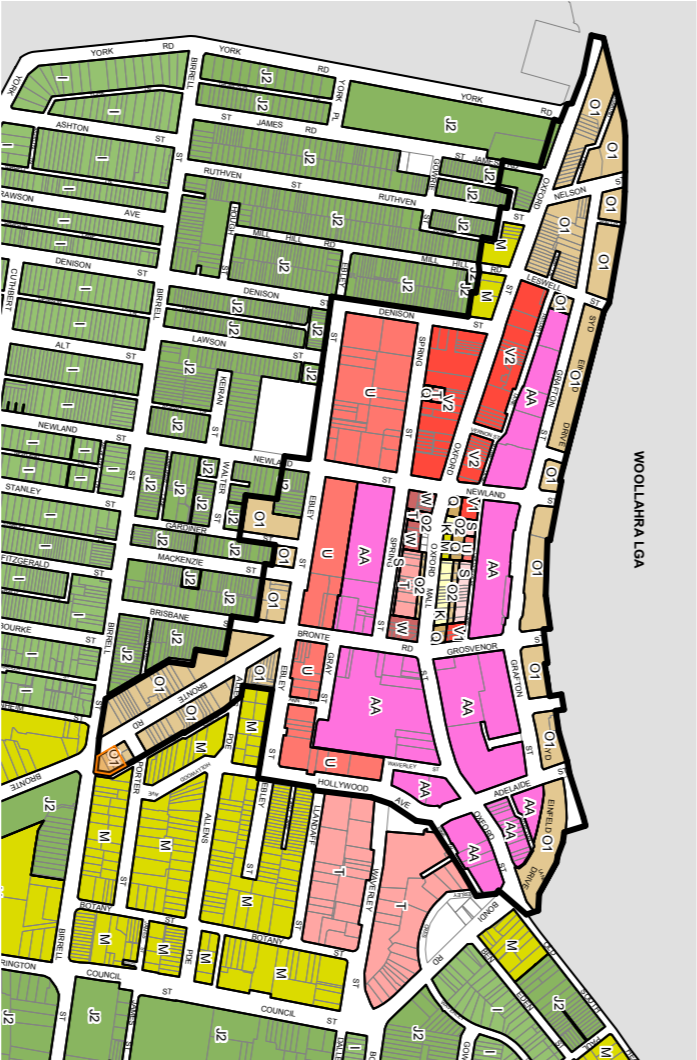
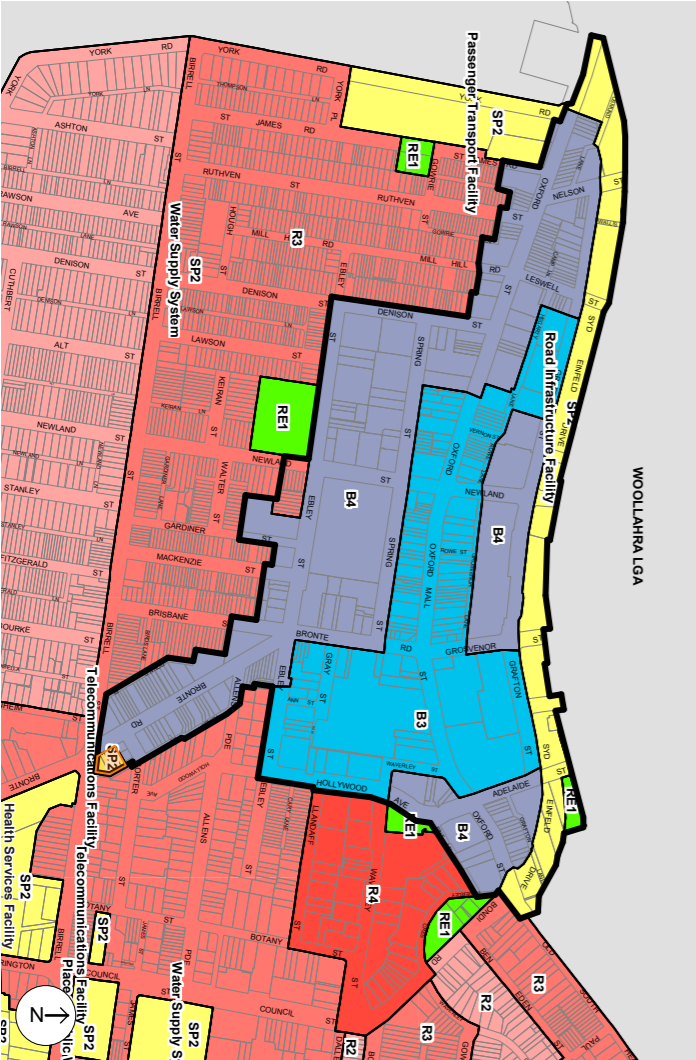


Figure 1 - Draft Central District Plan Map

URBAN CONTEXT

CURRENT PLANNING FRAMEWORK - WAVERLEY LEP 2012



Zoning	
B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
E2	Environmental Conservation
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
Cadastre	
	Cadastre 09/02/2012 © Waverley Council

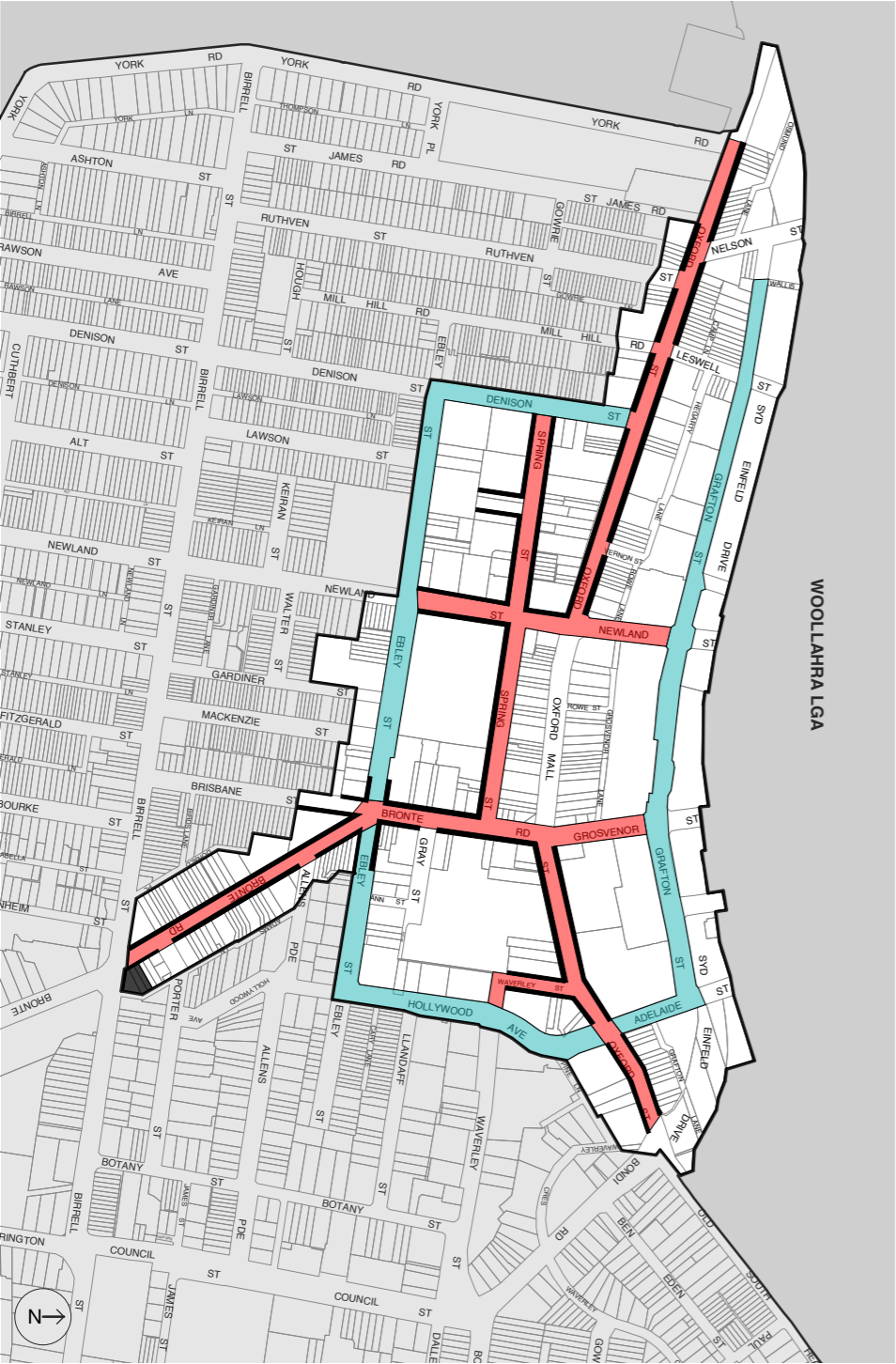
Maximum Building Height (m)	
I	8.5
J1	9
J2	9.5
K	10
M	12.5
N	13
O1	15
O2	16
Q	20
S	24
T	28
U	32
V1	35
V2	38
W	40
AA	60

Maximum Floor Space Ratio (n:1)	
D	0.50
F	0.60
I	0.75
L	0.90
N	1.00
S	1.50
T	2.00
V	3.00
W	3.75
X	4.00
Z1	5.00
Z2	5.50
AA	6.00
AB	7.00
AC	8.00
Area 1	

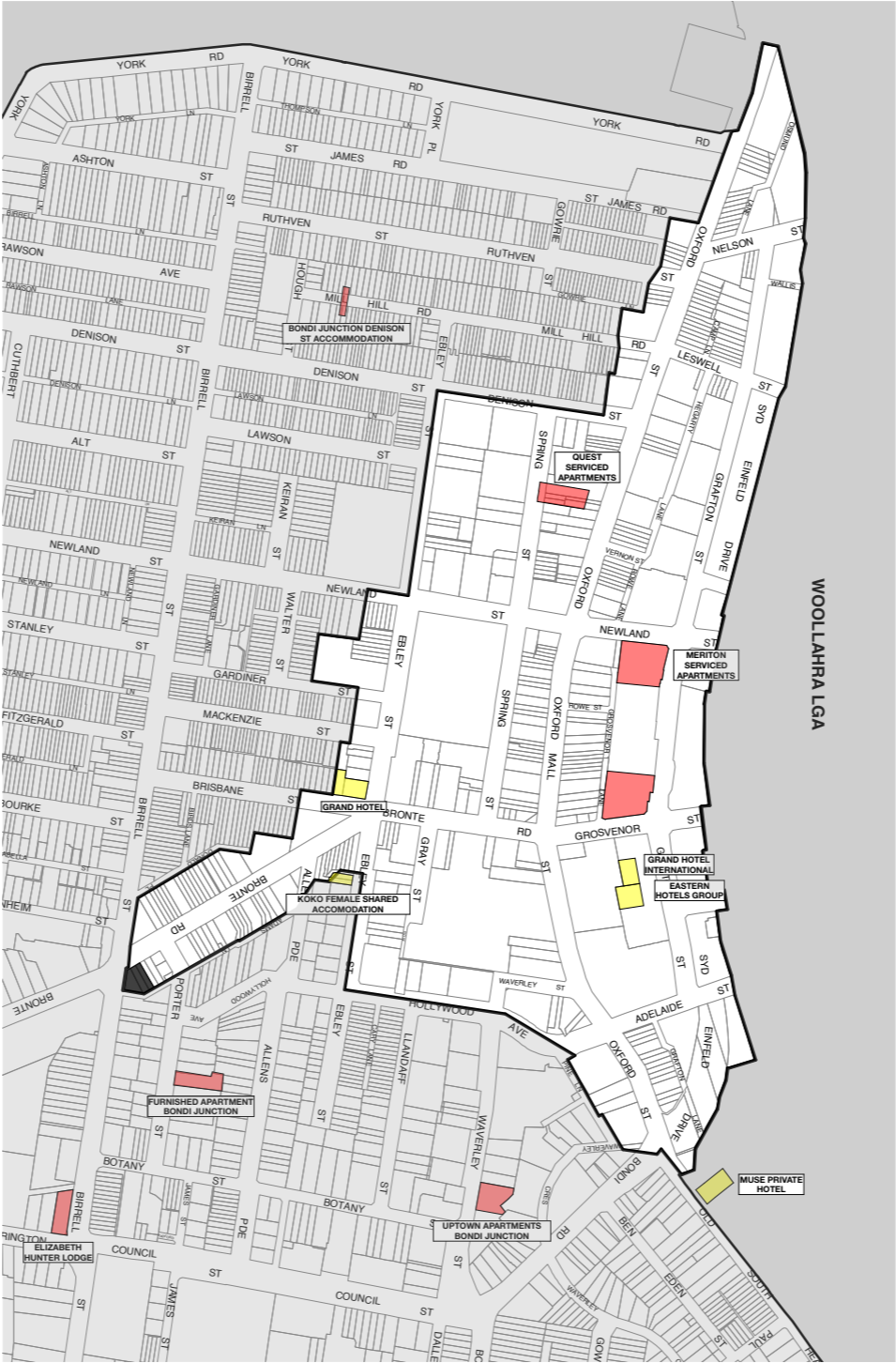
Heritage Map - Sheet HER_001A	
Heritage	
	Conservation Area - General
	Conservation Area - Landscape
	Item - General
	Aboriginal Object
	Item - Archaeological
	Item - Landscape
Cadastre	
	Cadastre 09/02/2012 © Waverley Council

URBAN CONTEXT

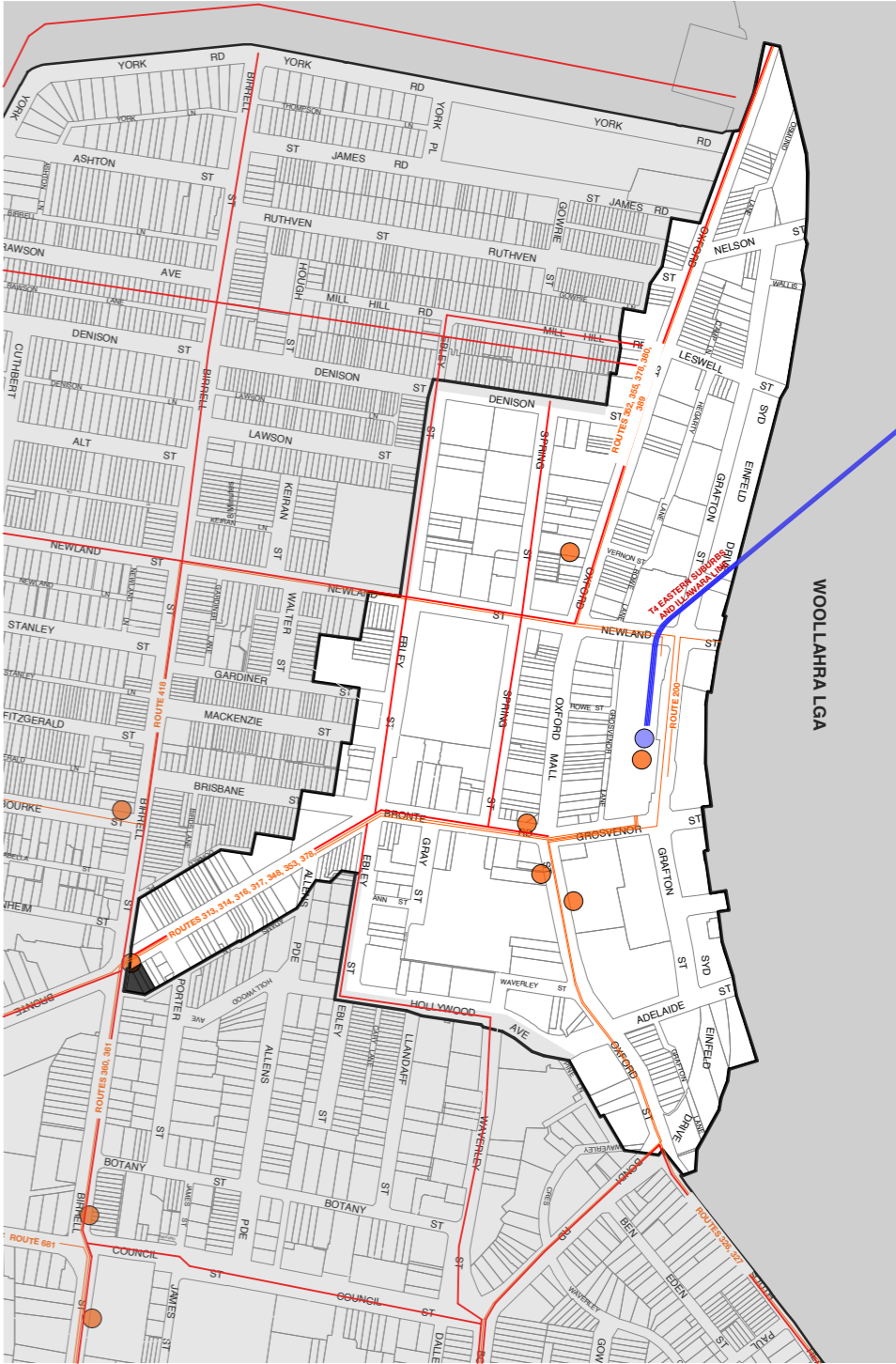
URBAN CONDITIONS



- PRIMARY SHOPPING STREET
- SECONDARY SHOPPING STREET
- ACTIVE FRONTAGE



- SERVICED APARTMENT
- HOTELS



- BUS STOPS
- BUS ROUTES
- TRAIN STATION
- TRAIN ROUTES
- HEAVY TRAFFIC ROUTES

URBAN CONTEXT

DISTRICT CENTRE ENTRY POINTS



MAJOR ENTRY POINTS INTO BONDI JUNCTION



A WEST ENTRY POINT
OXFORD ST TOWARDS BONDI JUNCTION



B NORTHEAST ENTRY POINT
INTERSECTION OF SYD EINFELD AND OXFORD ST



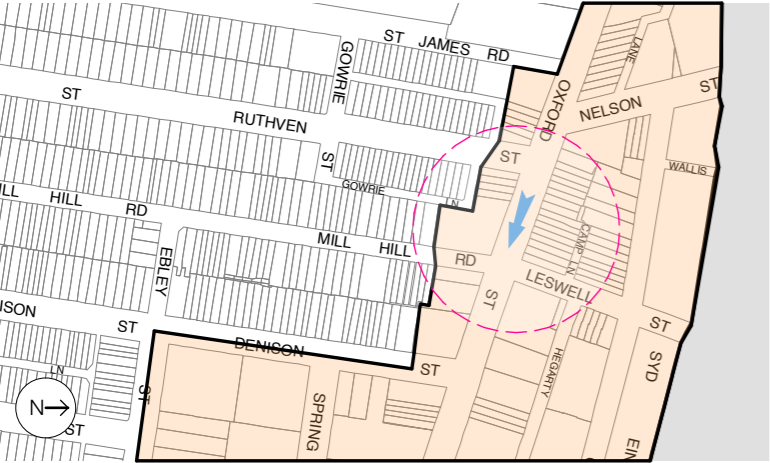
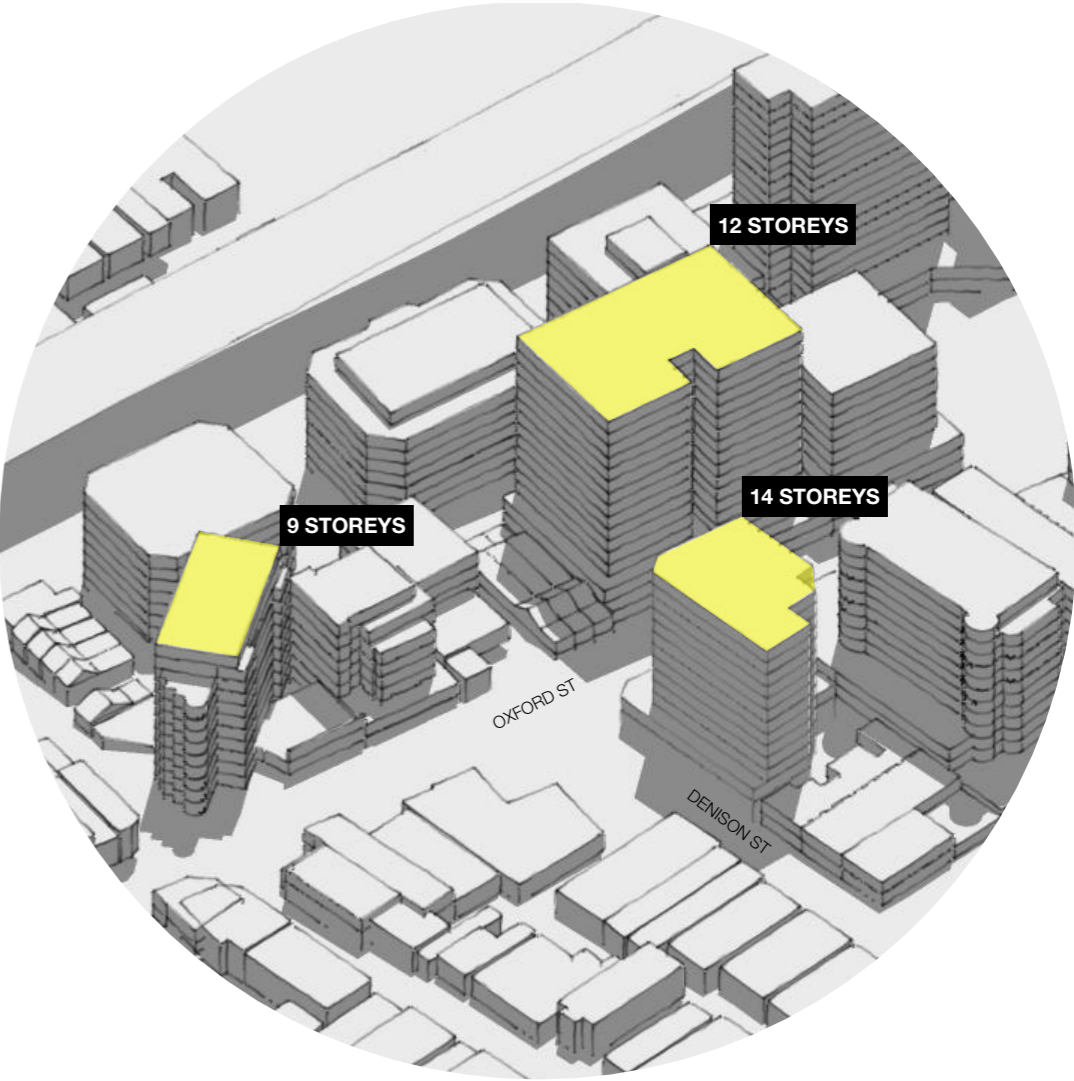
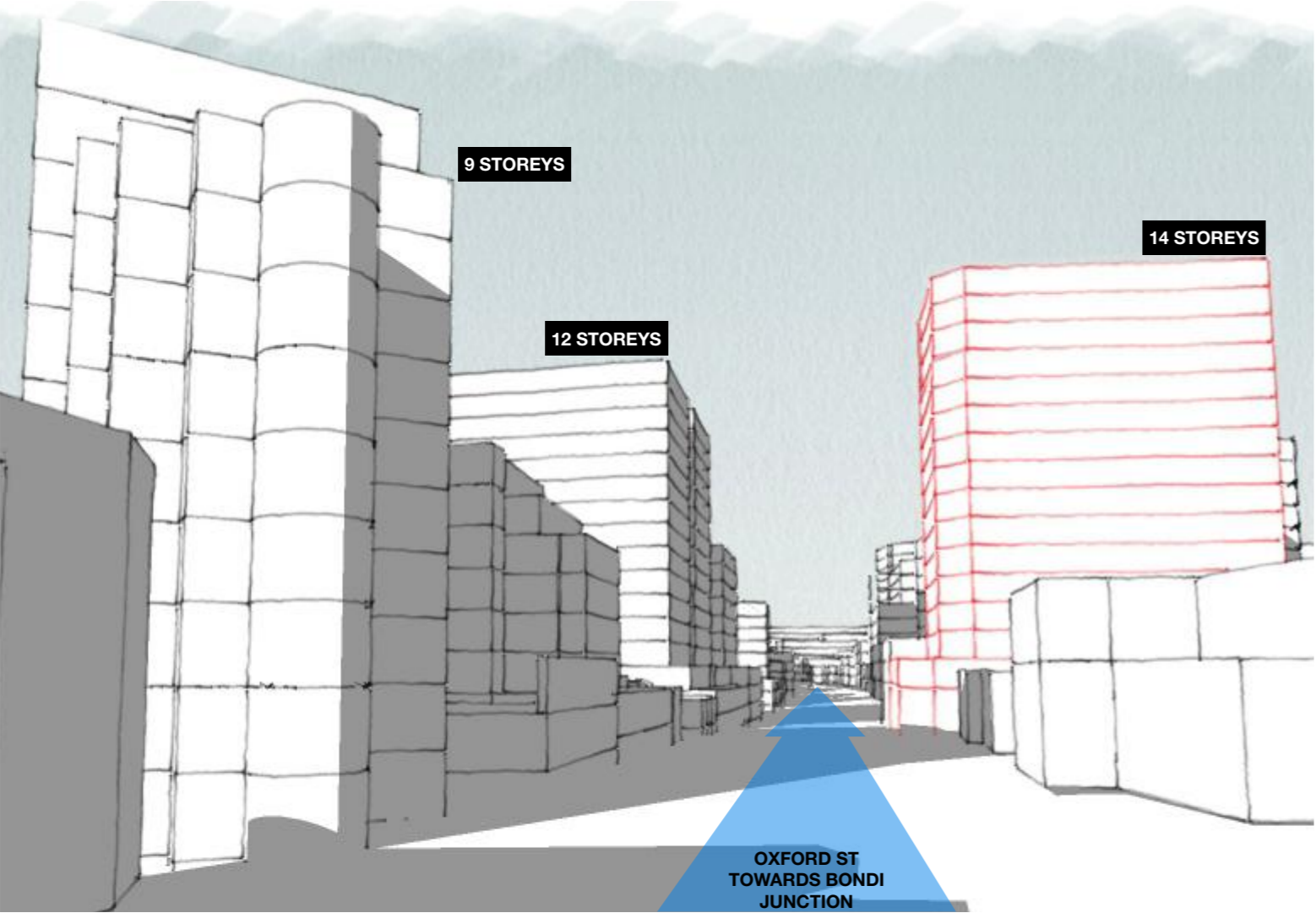
C EAST ENTRY POINT
CORNER OF COUNCIL ST AND WAVERLEY ST



D SOUTH ENTRY POINT
CORNER OF BRONTE ROAD AND BIRRELL ST

URBAN CONTEXT

ENTRY POINT A



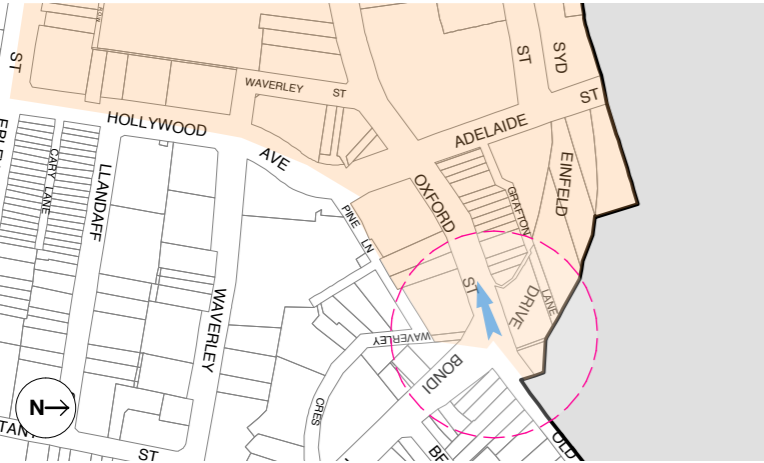
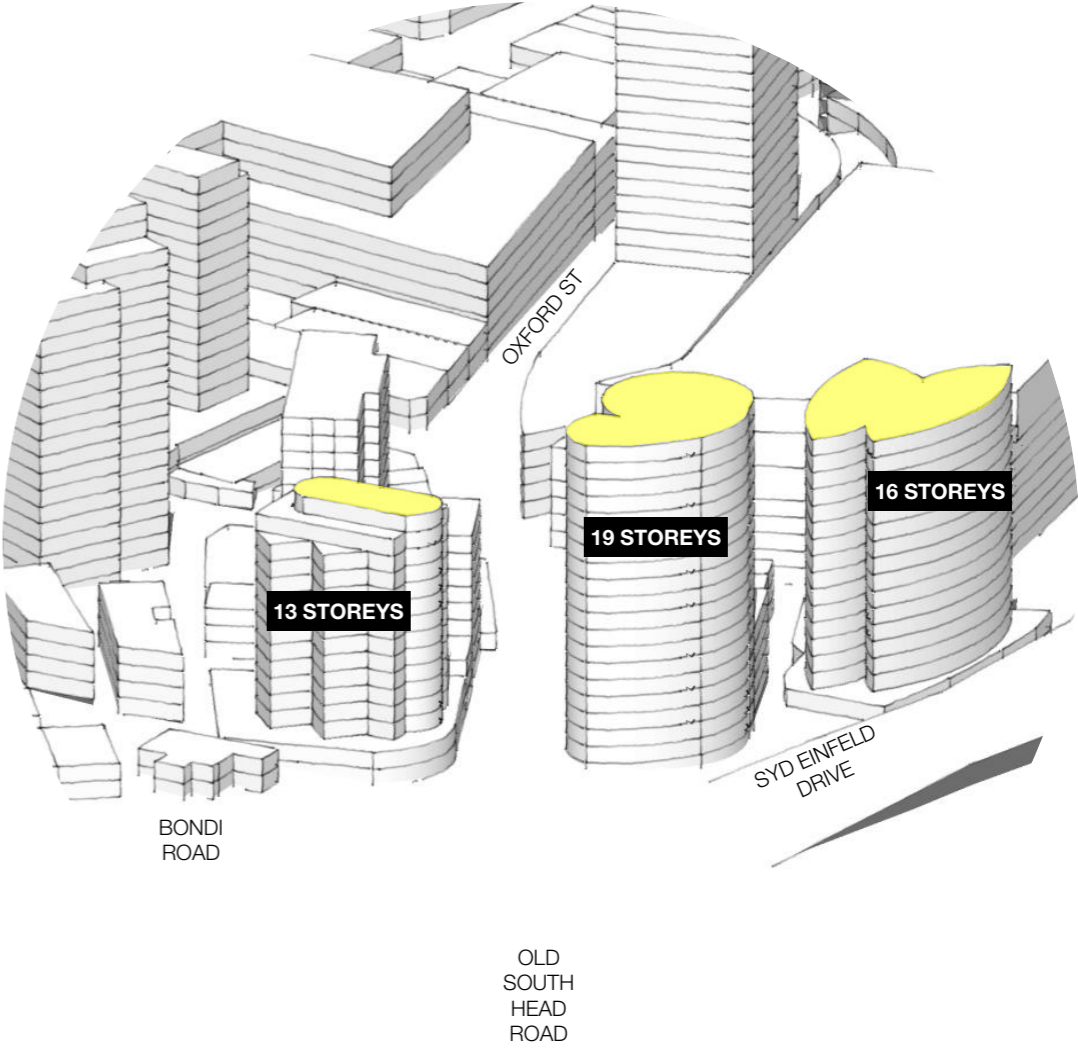
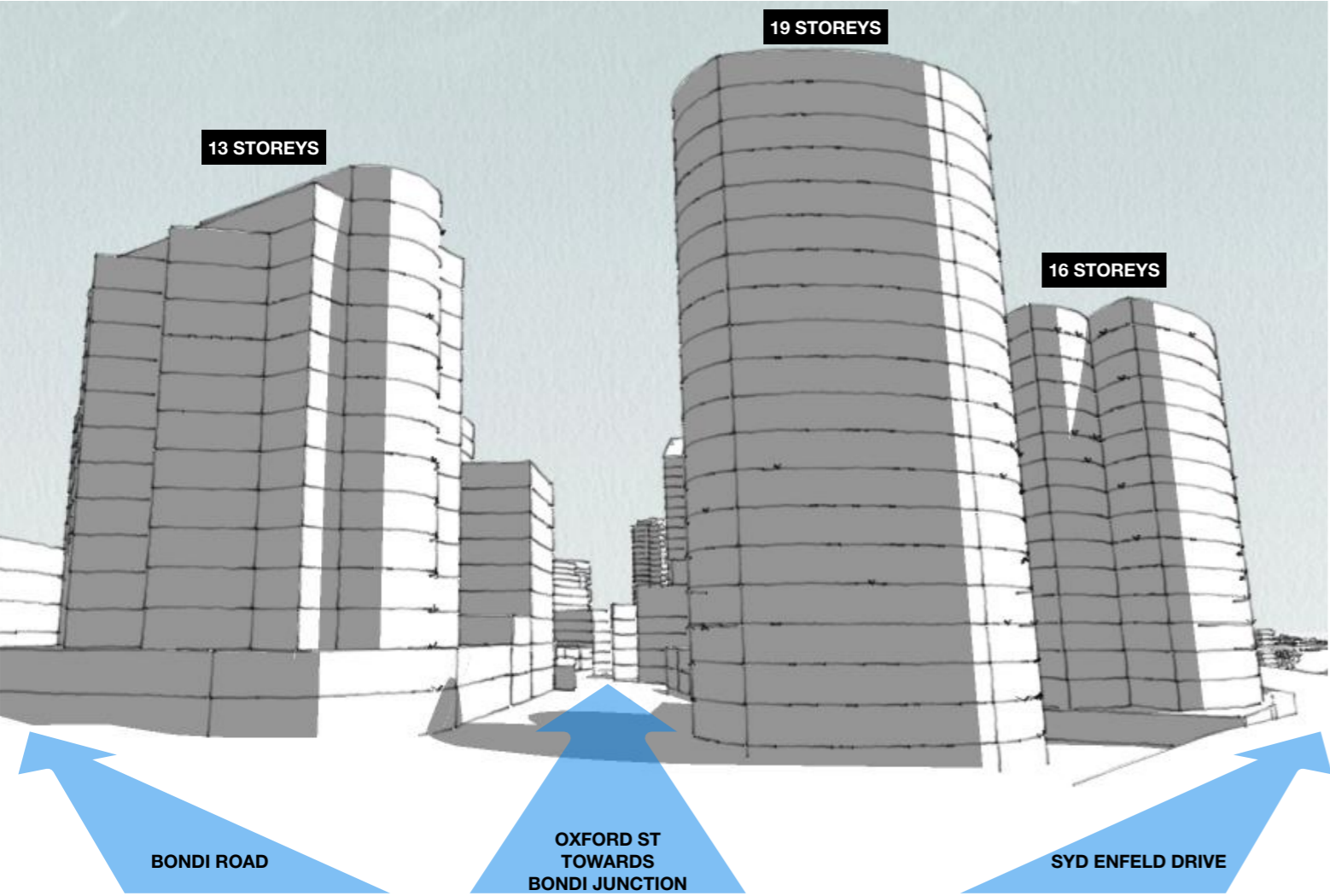
PROMINENT BUILDINGS

Address	Height of Building
1) 268 - 280 Oxford St	9 Storeys
2) 310 - 330 Oxford St	12 Storeys
3) 59 Oxford Street (Approved S96)	14 Storeys

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URBAN CONTEXT

ENTRY POINT B

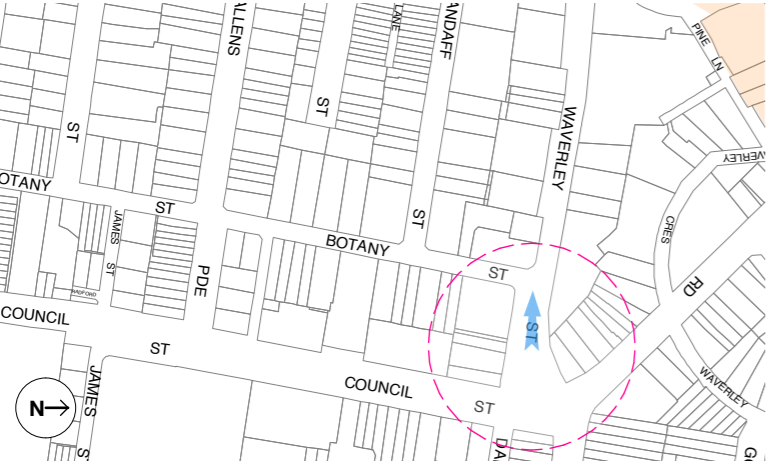
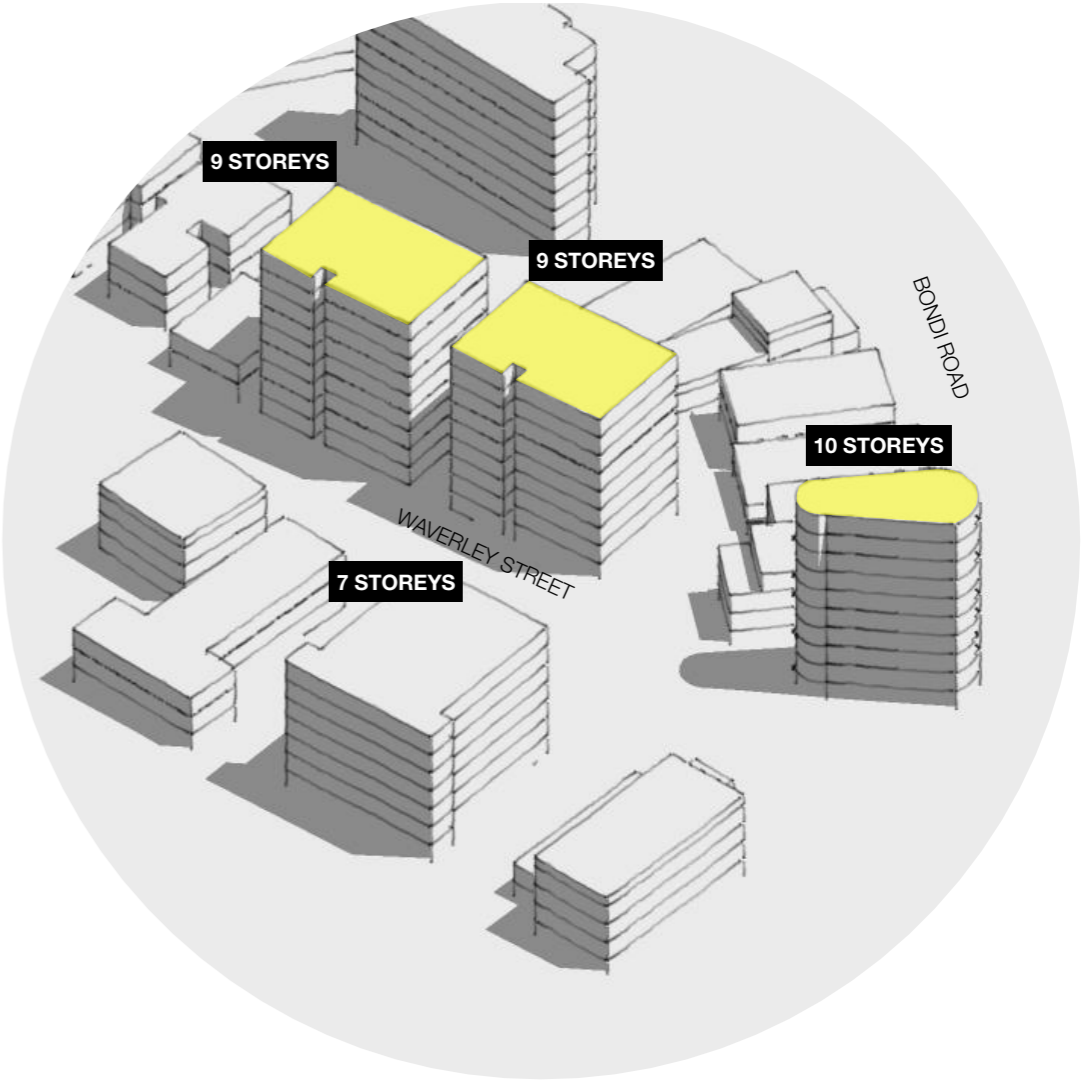
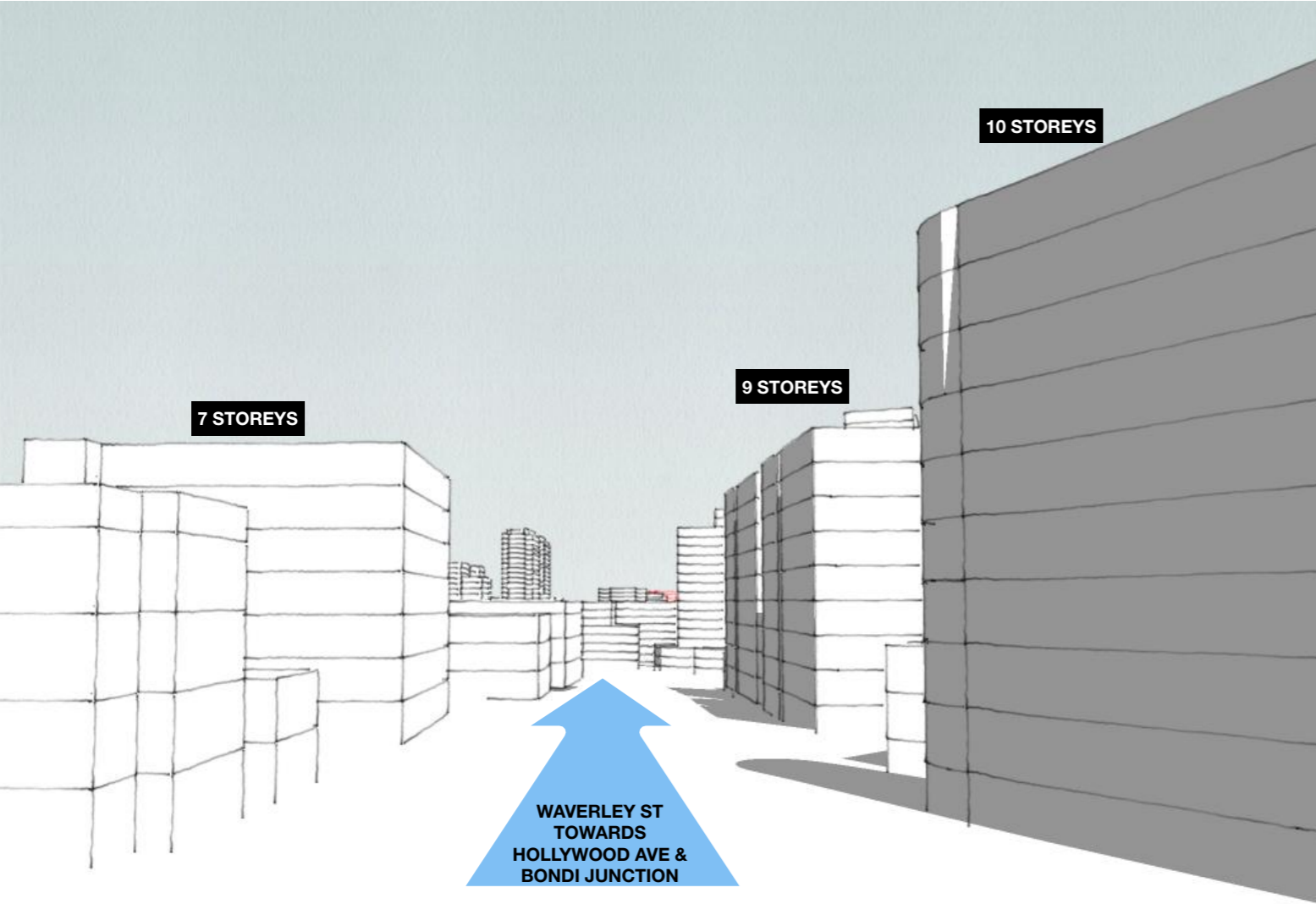


PROMINENT BUILDINGS	
Address	Height of Building
1) 257 - 269 Oxford Street	13 Storeys
2) 570 - 588 Oxford Street	19 Storeys
3) Adelaide Street	16 Storeys

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URBAN CONTEXT

ENTRY POINT C

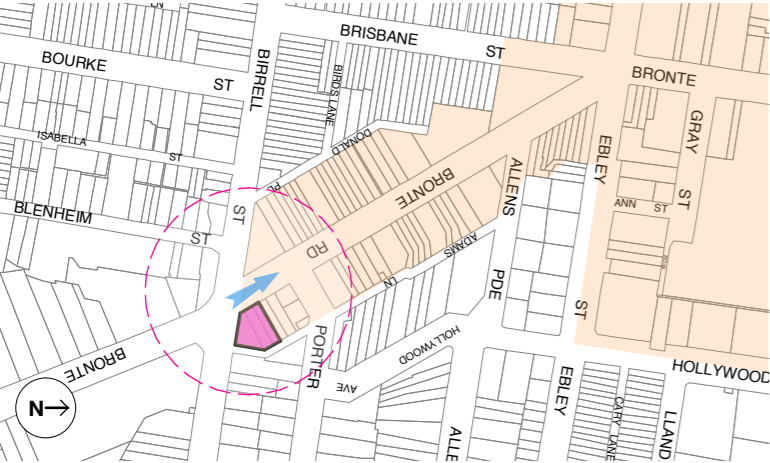
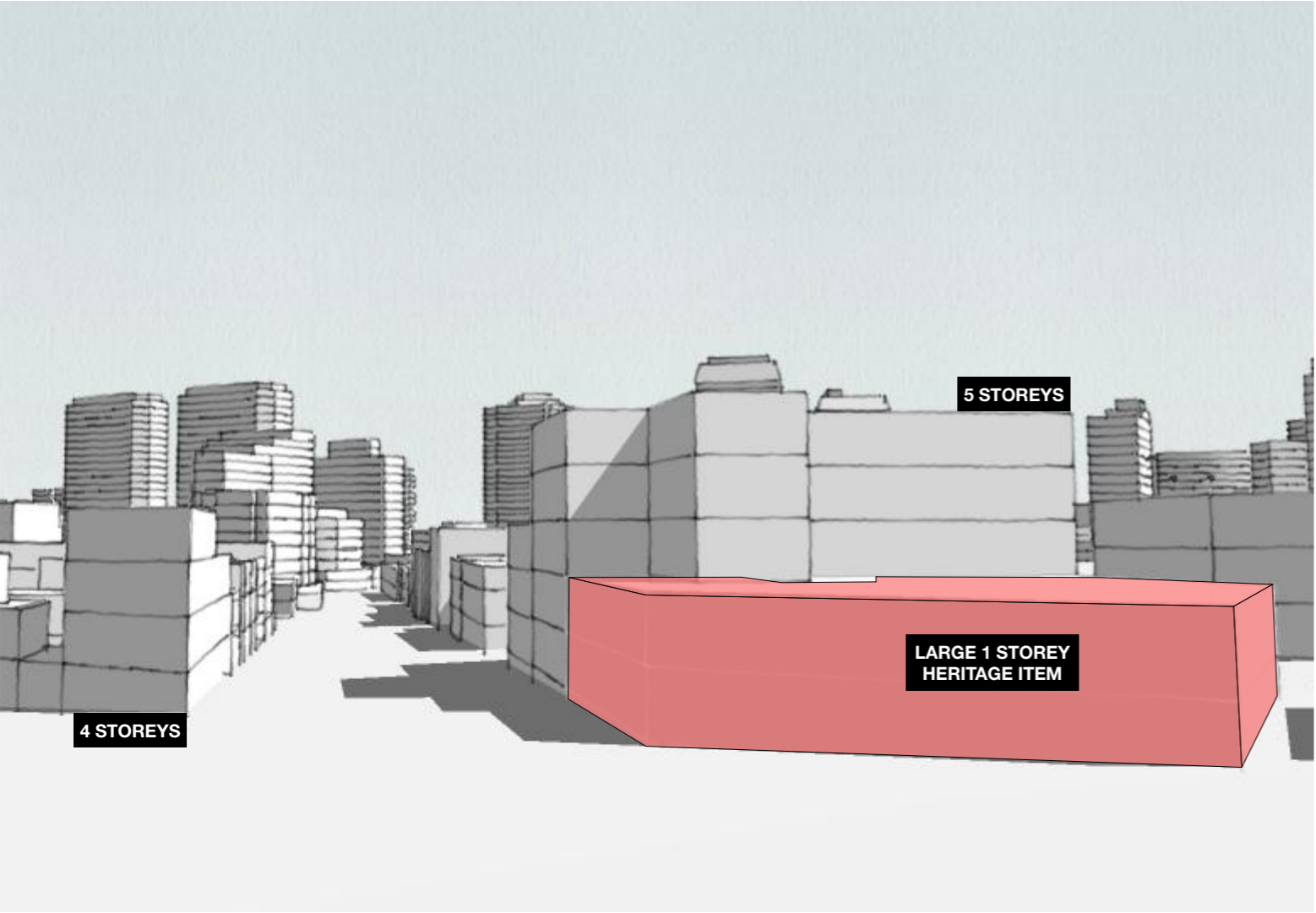


PROMINENT BUILDINGS

Address	Height of Building
1) 21 Bondi Road	10 Storeys
2) 42 - 48 Waverley Street	9 Storeys
3) 1 - 3 Dalley Street	7 Storeys

URBAN CONTEXT

ENTRY POINT D



PROMINENT BUILDINGS

Address	Height of Building
1) Site: 122 Bronte Road	1 Storey Facade
	5 Storey Tower
2) 117 - 123 Bronte Road	4 Storeys

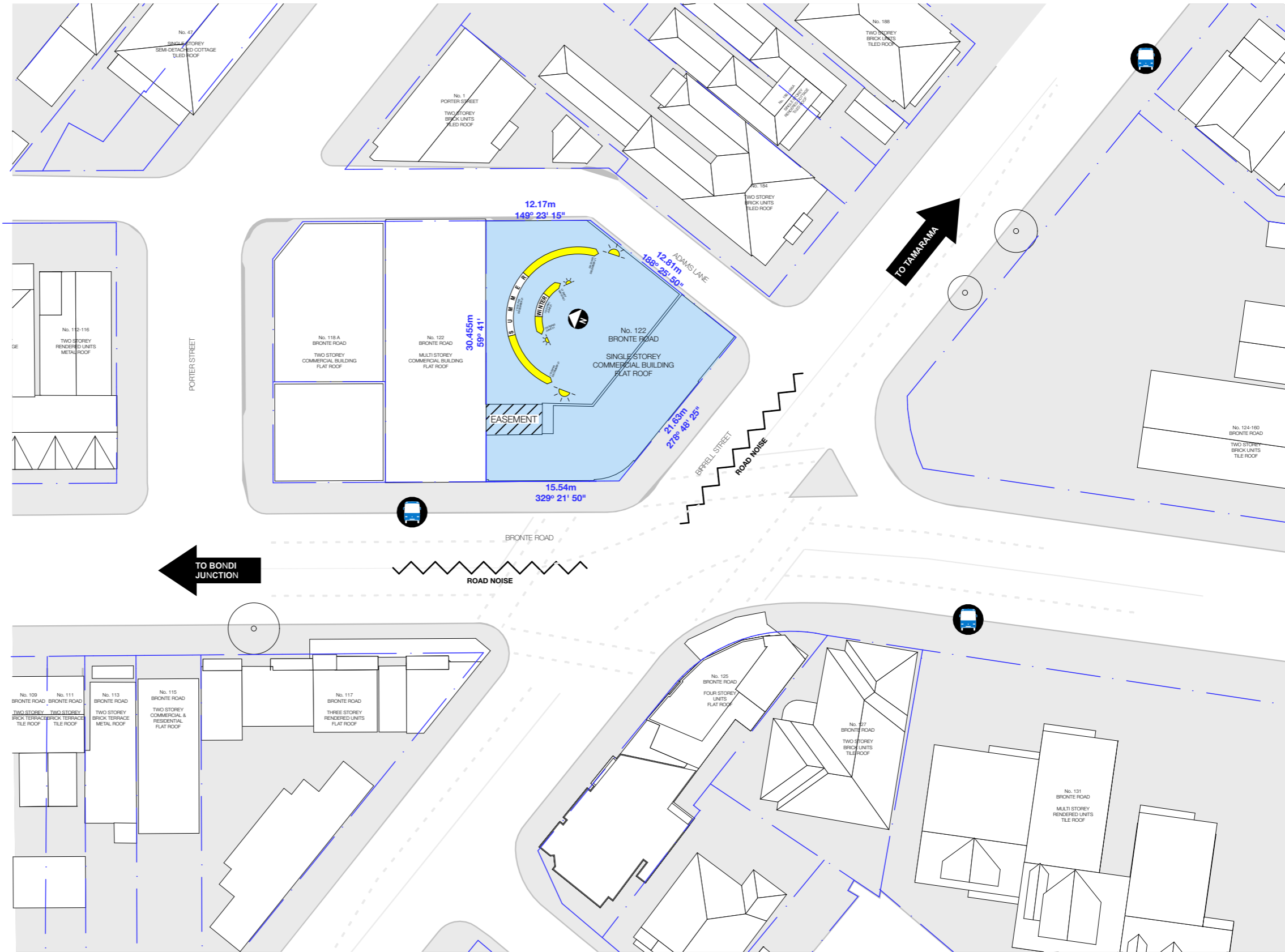
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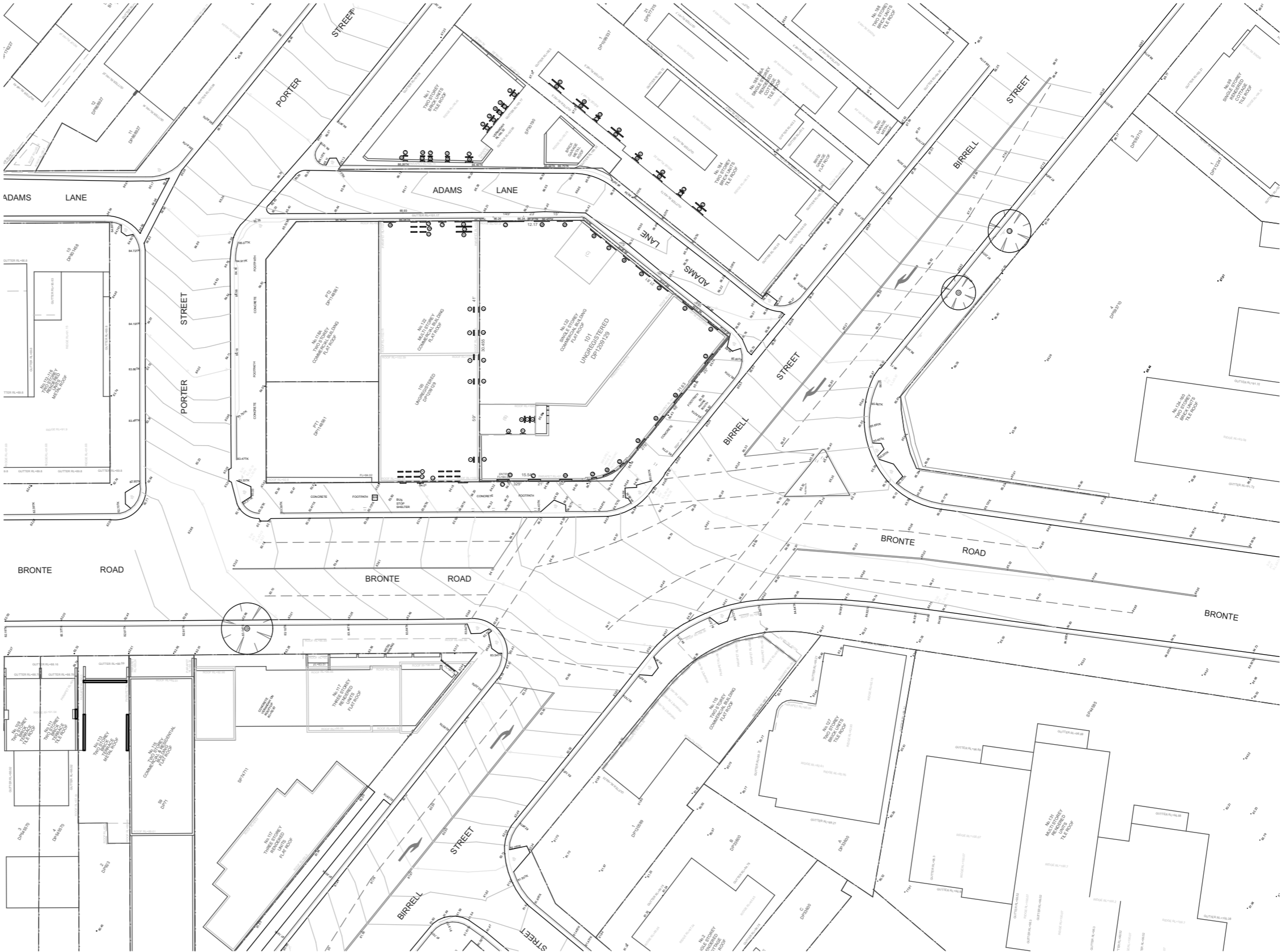
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SITE ANALYSIS

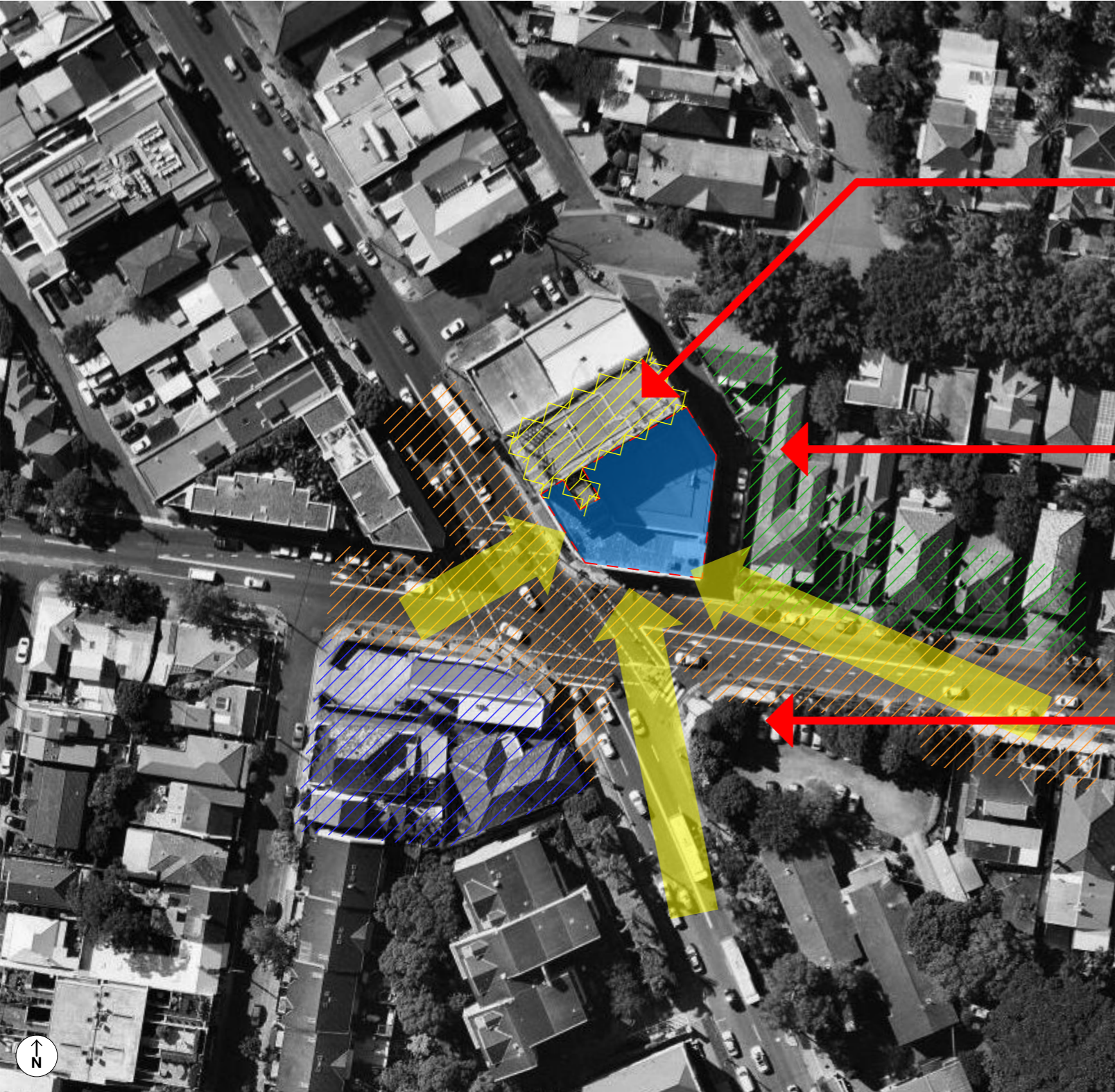
SITE PLAN



SITE SURVEY



SITE ANALYSIS



POSITIVE SCREENING

PROPOSED BUILDING SCREENS TELSTRA EXCHANGE BEHIND WHEN VIEWED FROM KEY SITE LINES. ARCHITECTUALLY DESIGNED BUILDING SIGNIFICANTLY ENLARGES THE SITE IN A MANNER CONSISTENT WITH THE IMMEDIATE AND SURROUDNING URBAN CONTEXT.

MAINTAINING SOLAR ACCESS

IMPACT ON SOLAR ACCESS TO NEIGHBOURING RESIDENTIAL AREA IS MITIGATED BY CAREFUL SHAPING OF BUILDING ENVELOPE

LITTLE SHADOW IMPACT

SHADOWS TEND TO FALL ON ROADS AND CARPARKS TO THE SOUTH HAVING NO IMPACT ON LOCAL AMENITY. THERE IS ALSO LIMITED SHADOW IMPACT ON THE UNITING WAVERLEY SITE OPPOSITE.

MINIMAL SHADOW IMPACT ON RETAIL OUTLETS HATCHED BLUE

SHADOWS SHOWN APPROXIMATELY @ 9am

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EXISTING & HISTORICAL CONTEXT

Site Location

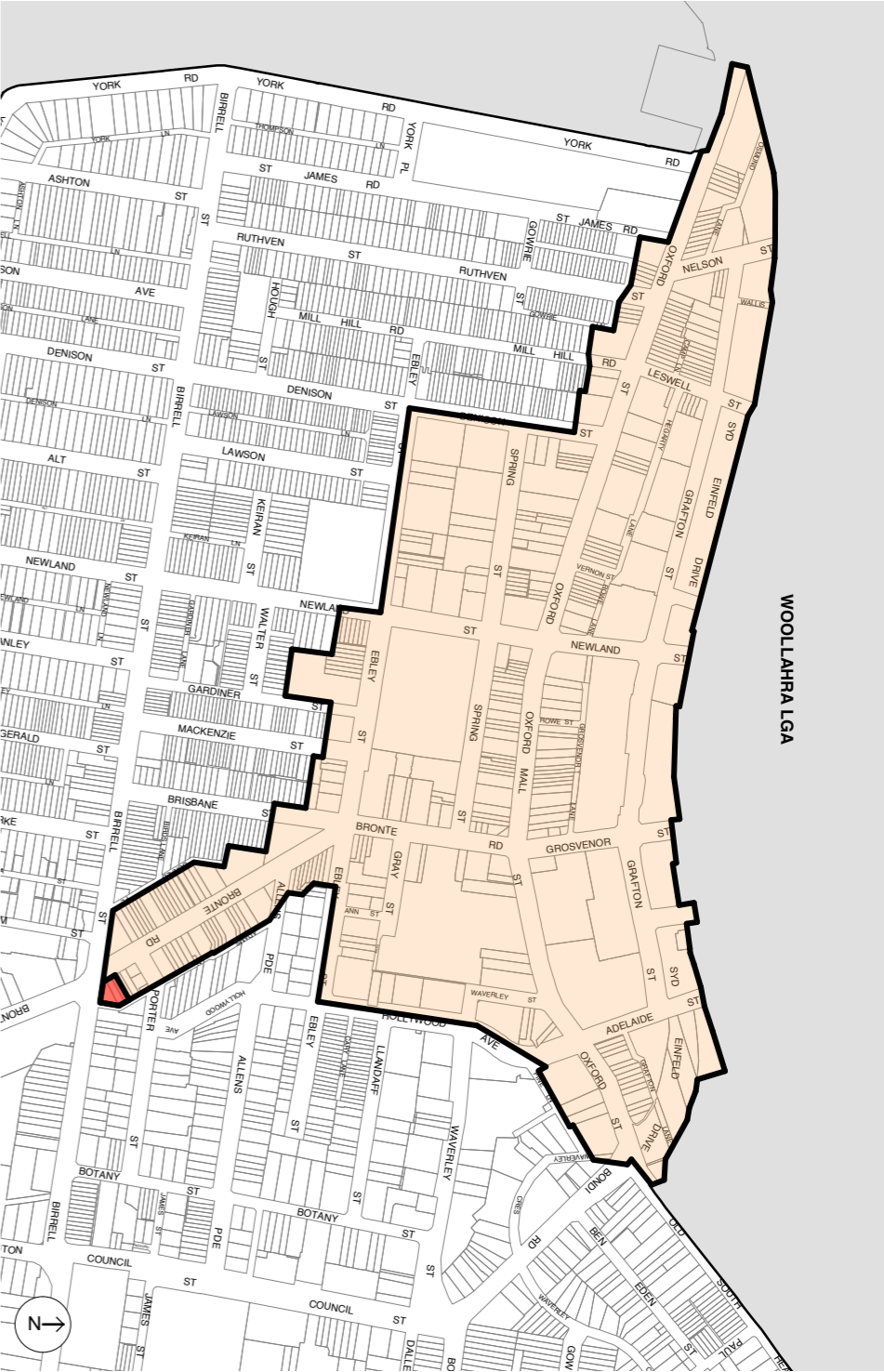
The site is located on the intersection of Bronte Road and Birrell Street and was part of the Waverley Telephone Exchange.

Figure 13 – 1970 aerial showing the subject site and later three storey addition to the rear.



Source: Google Earth.

Appendix B - 122 Bronte Road, Bondi Junction - Heritage Impact Statement



BONDI JUNCTION CENTRE
SITE

DESIGN PRINCIPLES

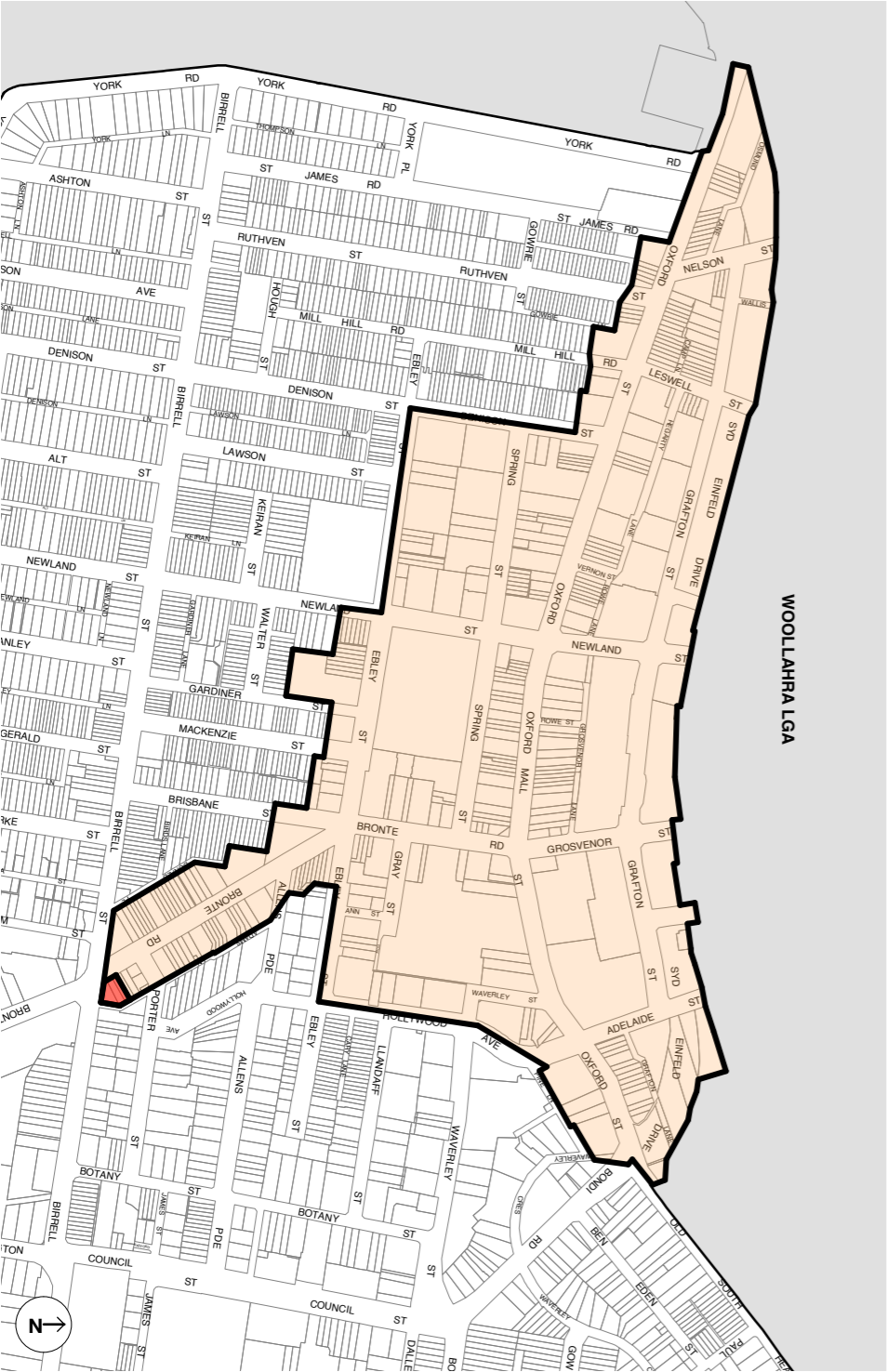
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DESIGN PRINCIPLES

VISION FOR THE SITE



PLANNING PRINCIPLES

- The subject site exists as one of the four predominant entry points into the Bondi Junction district centre. As the Southern entry-point into the Junction, the site commands a marker as an entry into the Centre.
- The proposal incorporates Retail/Commercial space at ground level to continue the existing active frontage.
- The proposal has potential to support the District's relatively high levels of economic activity by providing short-term accomodation for business trips (for example), providing jobs as well as retail and local services for communities.
- The provision of serviced apartments will contribute to the demand for short-term accomodation for various uses, such as tourism and events, servicing the business market and contributing to the adjacent health precinct.

DESIGN PRINCIPLES

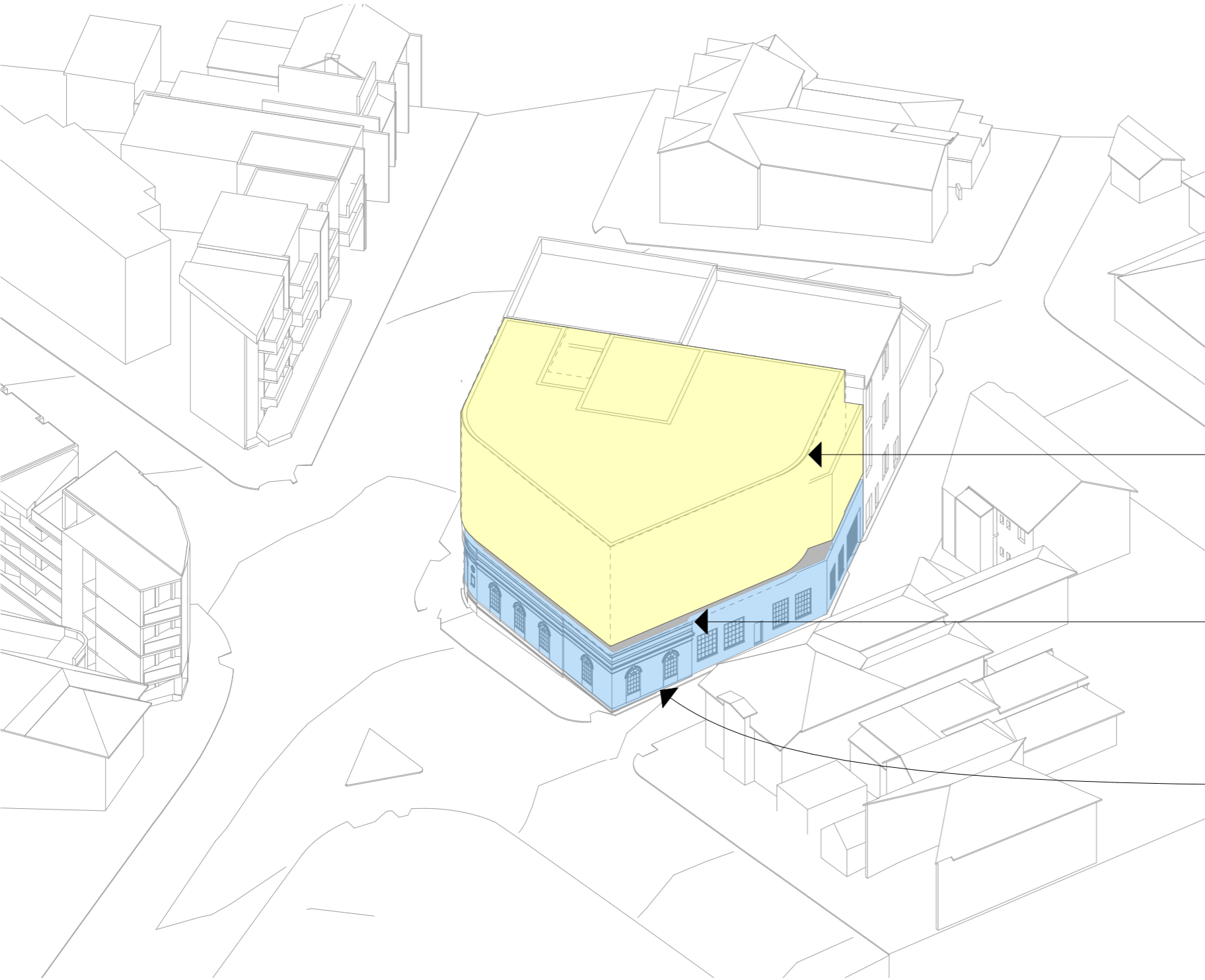
- The retention of the Heritage facade creates a strong base and podium that contributes to a richness in materiality, juxtaposing the retention of the heritage with a contemporary proposal.
- A recessed level is included above the heritage facade to signify a break with the new tower above.
- The building form floating above the podium is separated from the heritage facade below by the recessed level, so as to respect and express the beauty of the original facade with a contemporary addition.
- The height of the upper form is rounded slightly from the height of the adjacent Telstra Exchange, so as to express the corner building as a different entity to the Telstra Exchange and still be sympathetic in scale within its surrounds.
- The upper level allows for future plant and storage that both services a potential future roof communal terrace and allocates mechanical areas away from the heritage item to be retained. Careful consideration of visual sight lines to this upper form has been given.

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DESIGN PRINCIPLES

MASSING CONCEPT



BODY

THE OVERALL MASS MATCHES THE PARAPET OF THE ADJACENT TELSTRA BUILDING. THE FORM IS SETBACK TO THE TO EAST TO ALLOW SOLAR ACCESS TO NEIGHBOURING RESIDENTIAL PROPERTIES.

RECESS

A RECESSED LEVEL ABOVE THE HERITAGE FACADE SIGNIFIES A BREAK TO THE NEW TOWER.

BASE

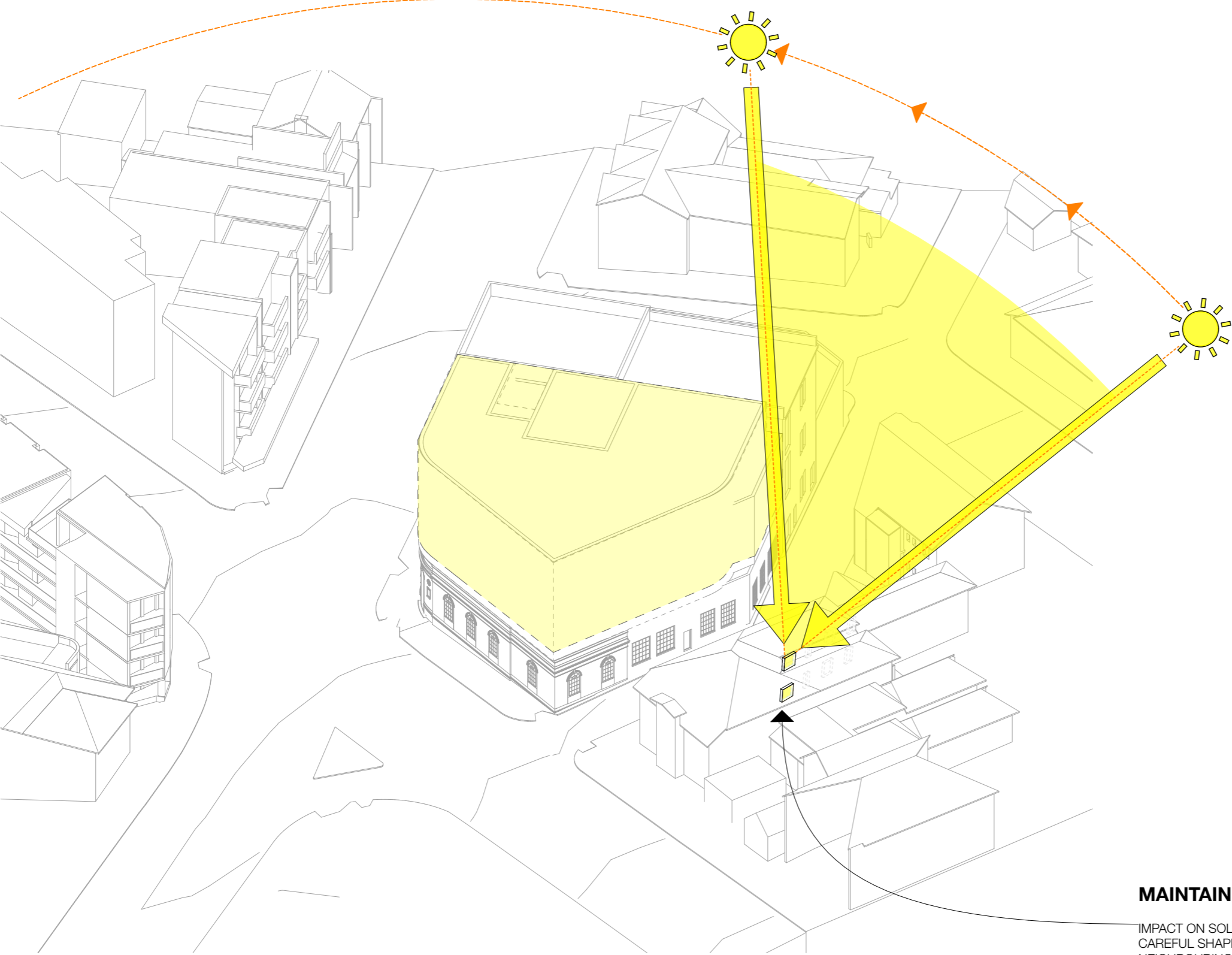
THE EXISTING HERITAGE FACADE CREATES A STRONG BASE.

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DESIGN PRINCIPLES

MAINTAINING SOLAR ACCESS



MAINTAINING SOLAR ACCESS

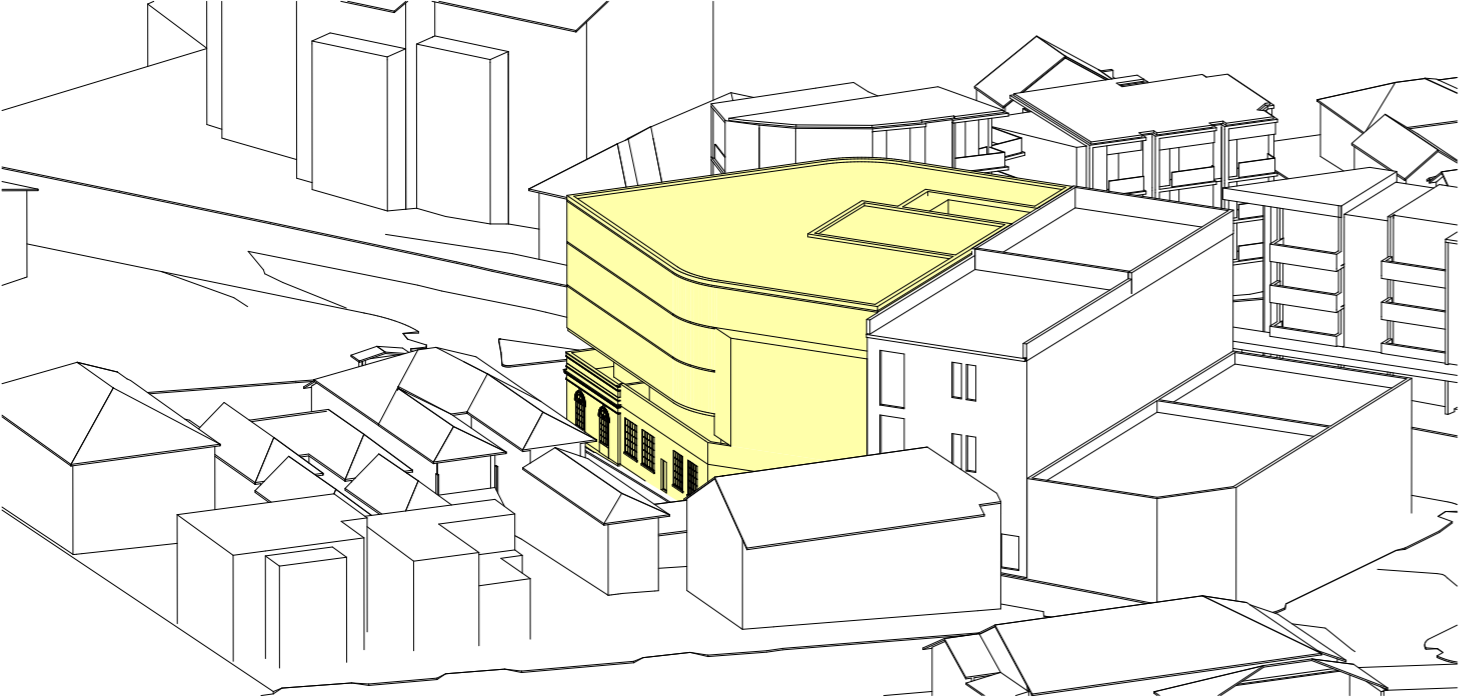
IMPACT ON SOLAR ACCESS TO THE NEIGHBOURING RESIDENTIAL AREA IS MITIGATED BY CAREFUL SHAPING OF THE BUILDING ENVELOPE. NEIGHBOURING RESIDENCES STILL MAINTAIN DIRECT ACCESS TO SUNLIGHT.

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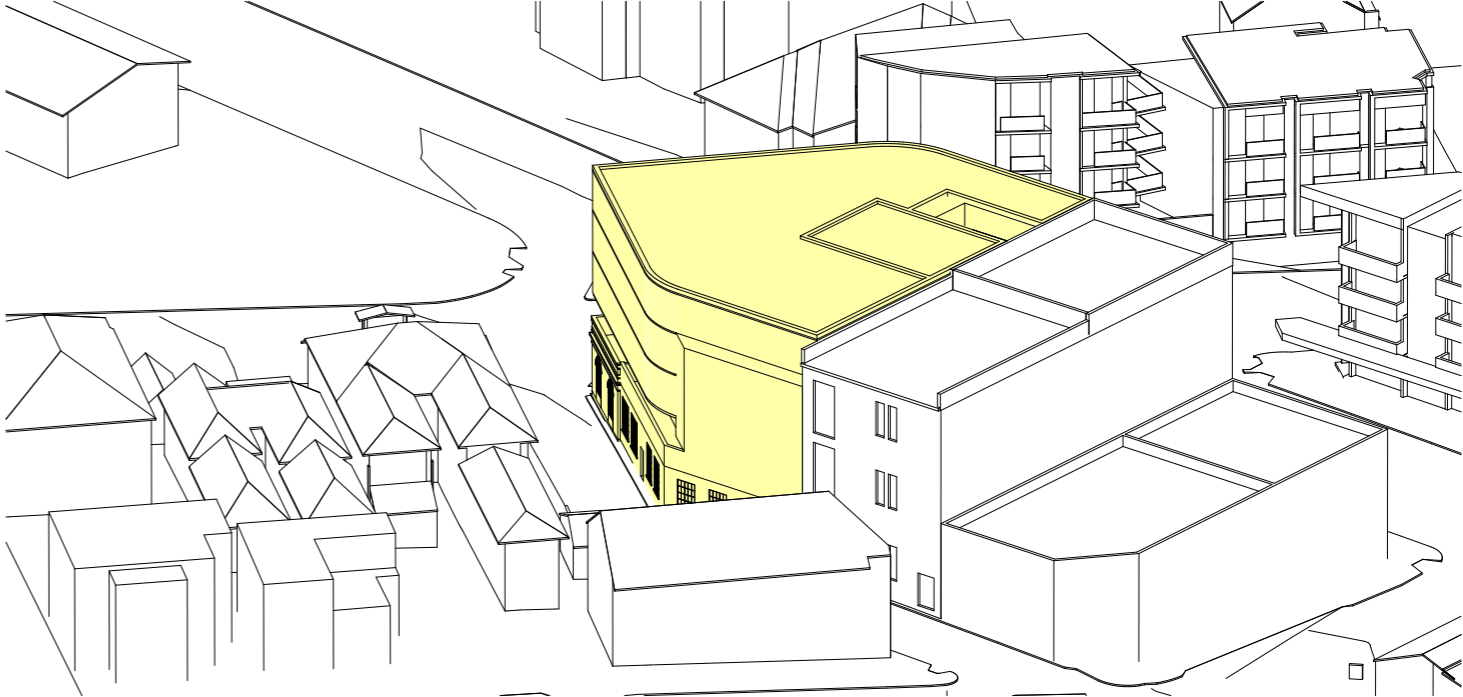
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DESIGN PRINCIPLES

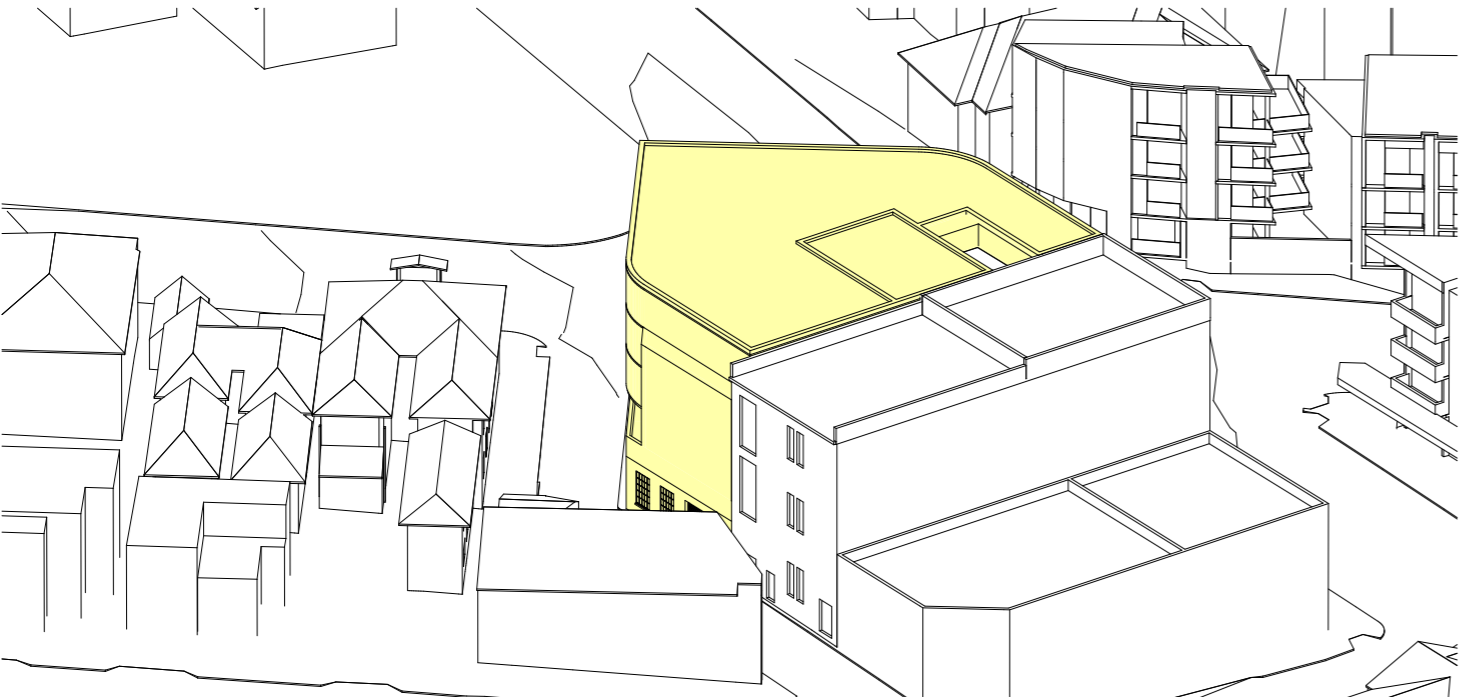
VIEWS FROM THE SUN



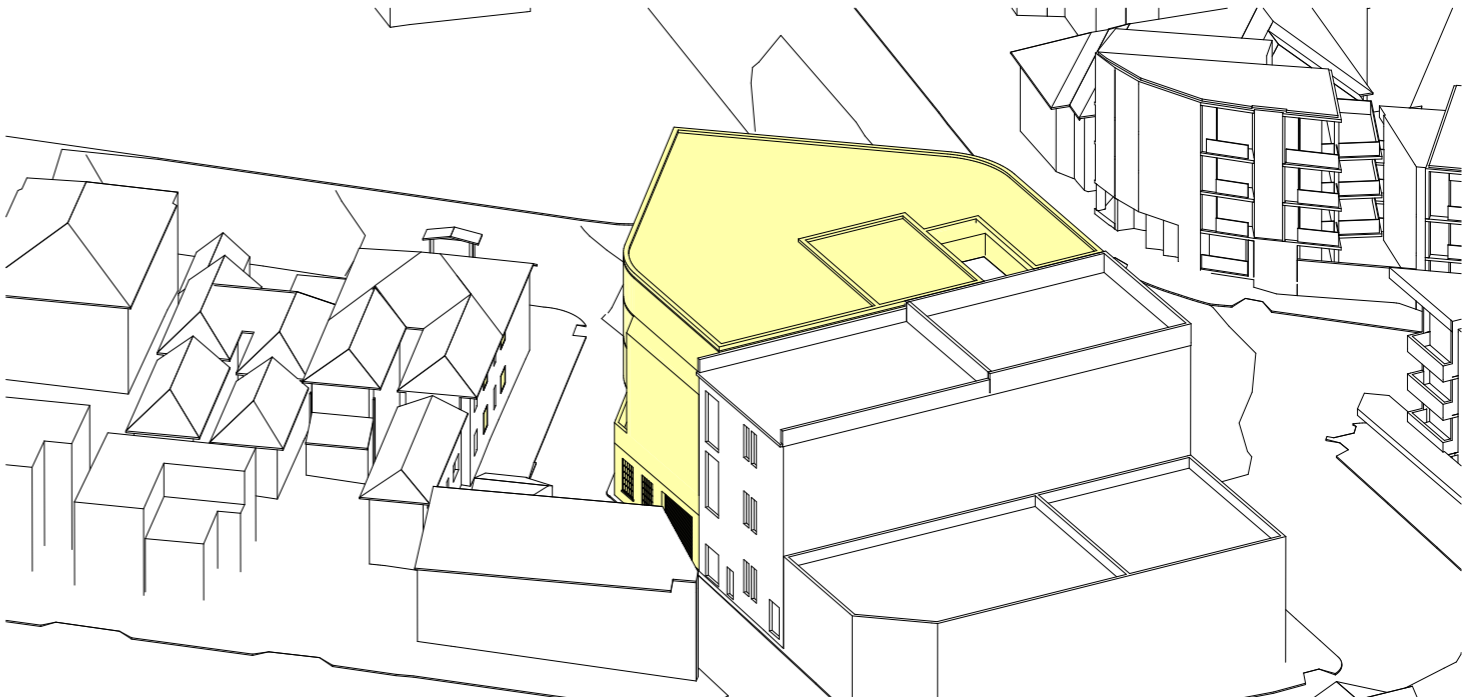
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10 am



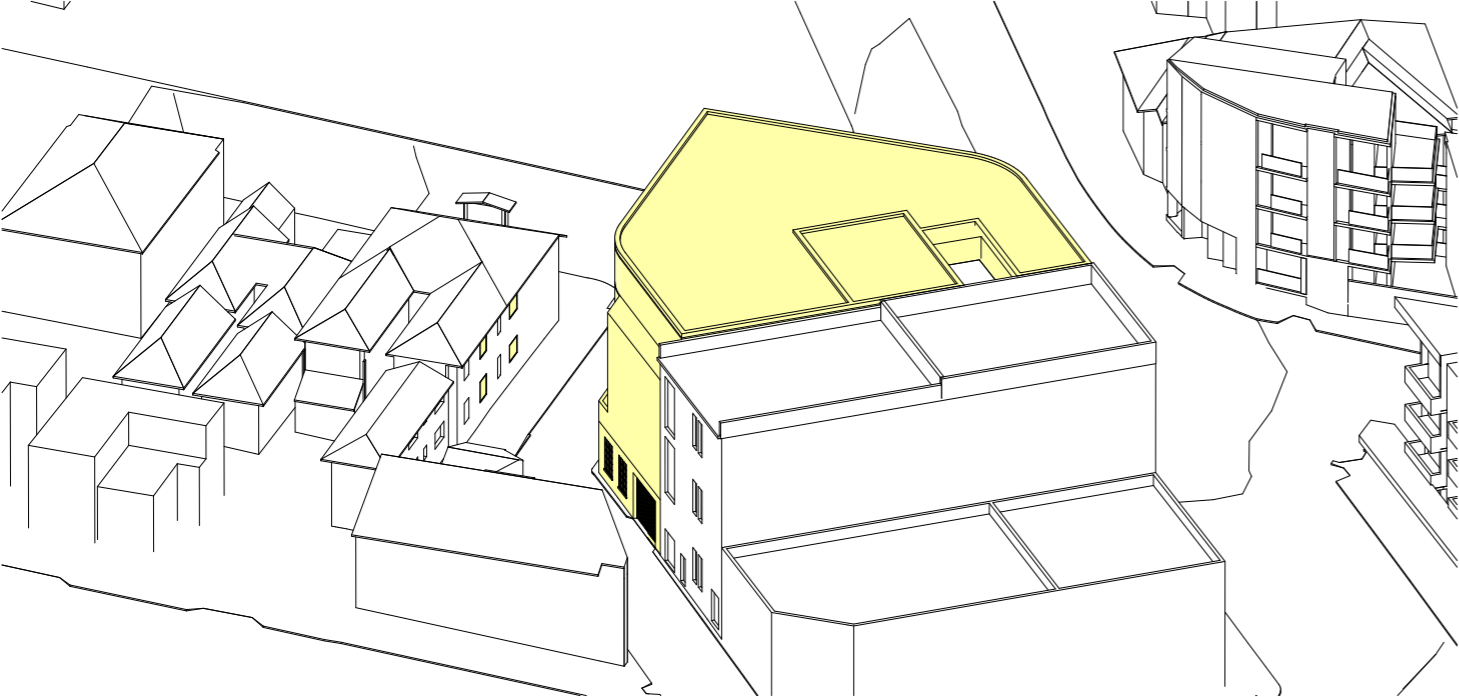
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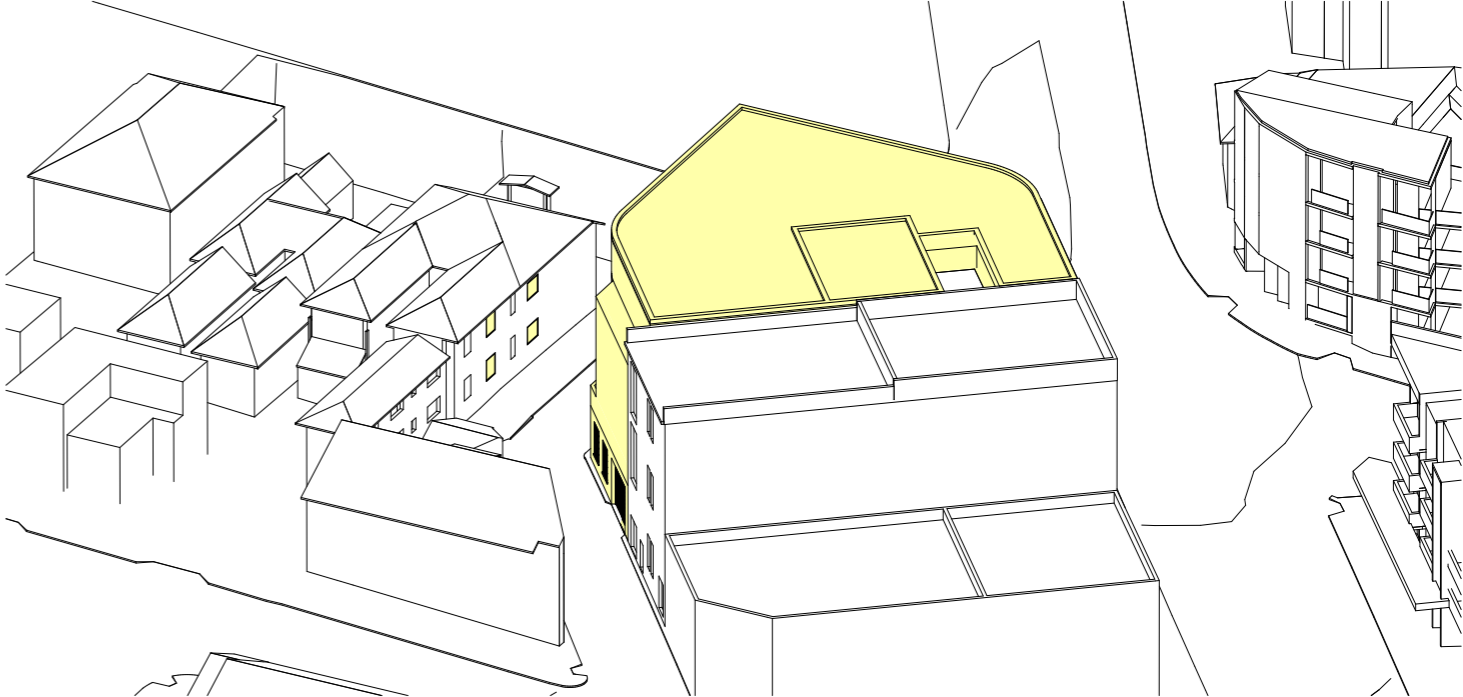
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DESIGN PRINCIPLES

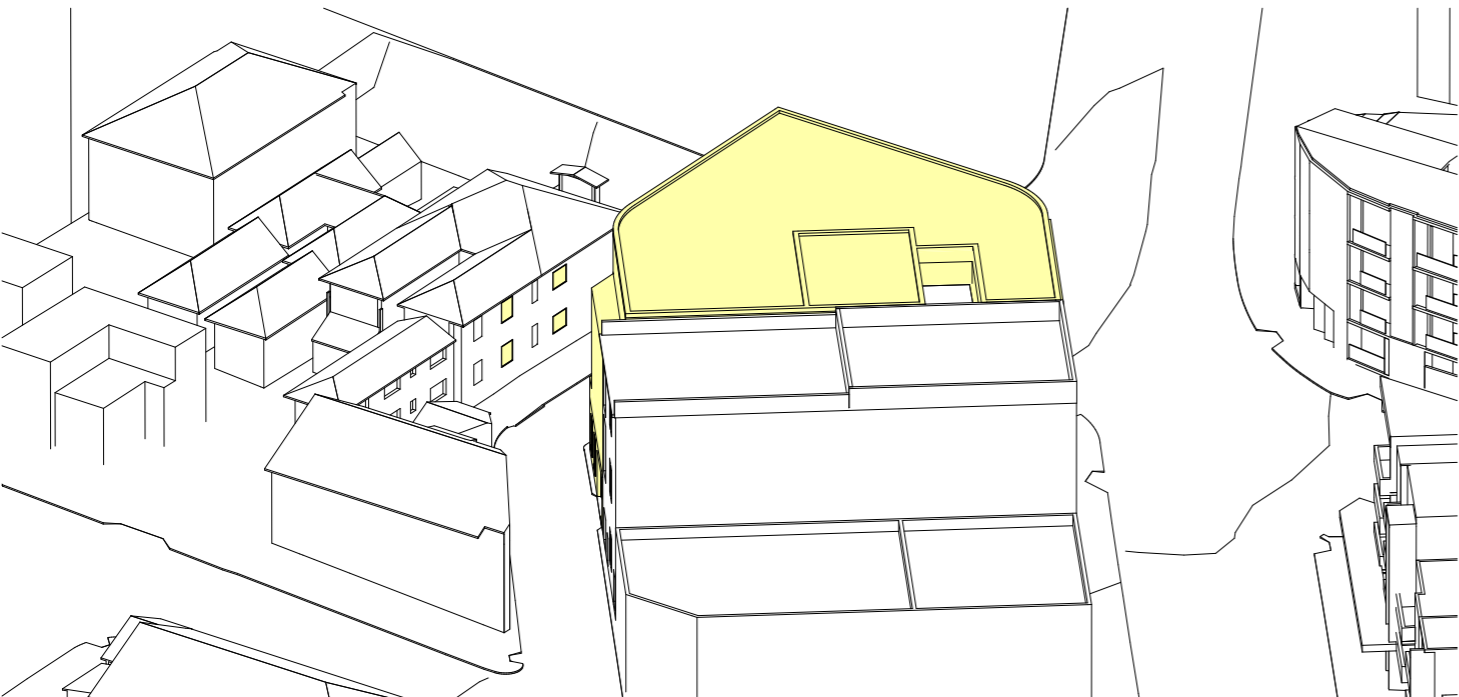
VIEWS FROM THE SUN



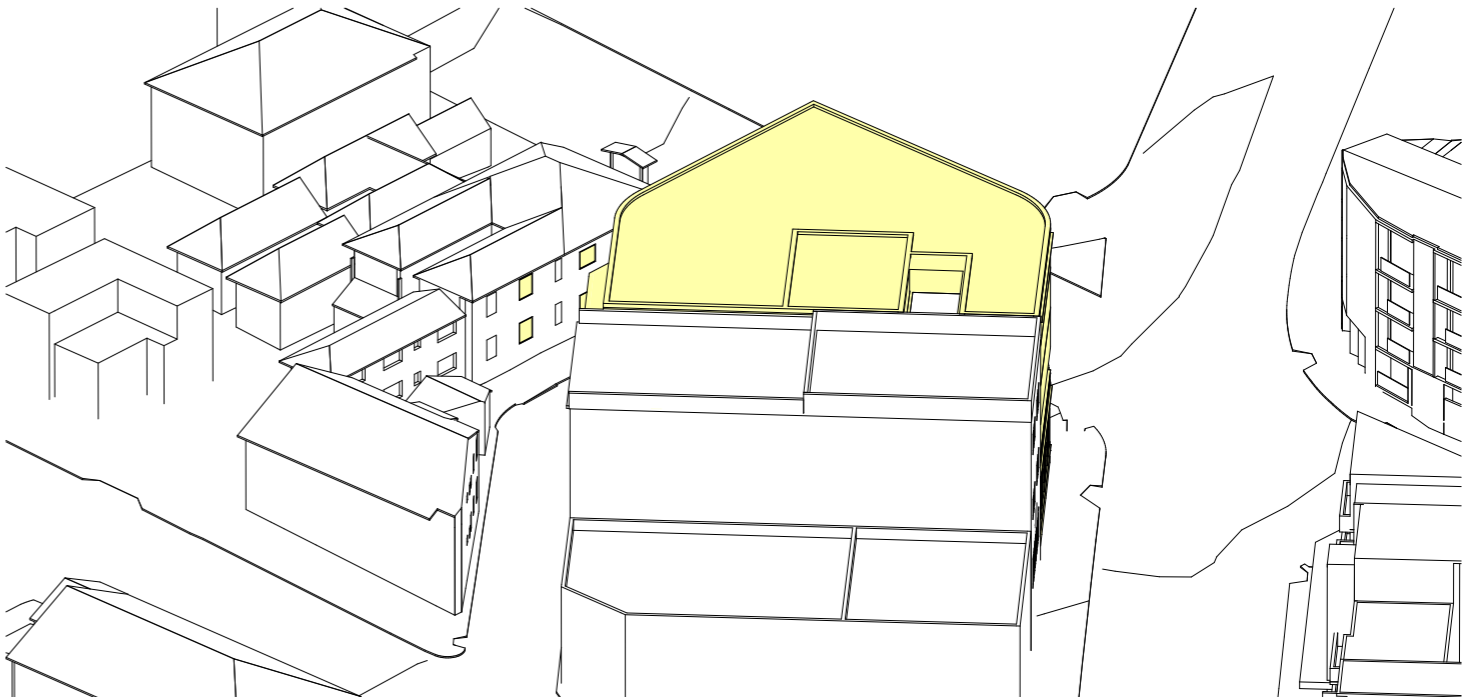
12 pm



12.30 am



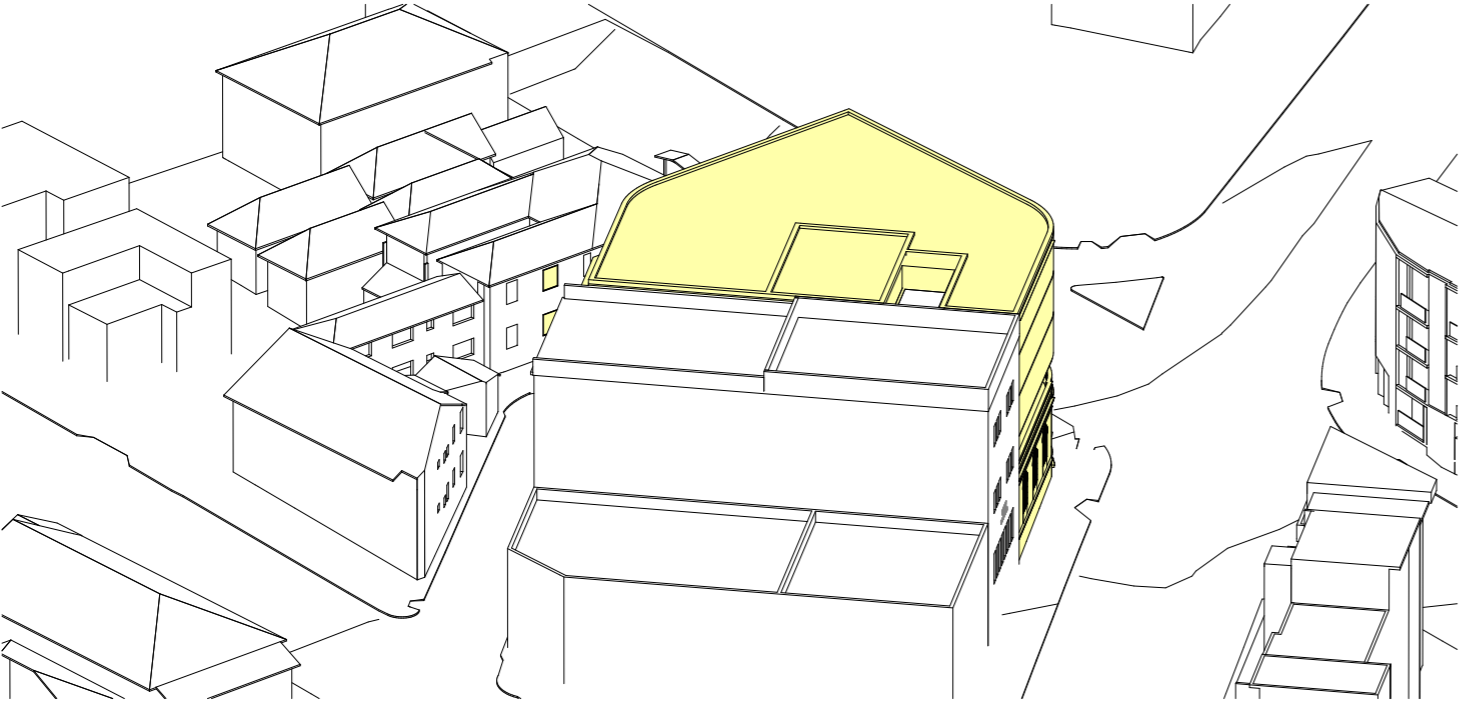
1 pm



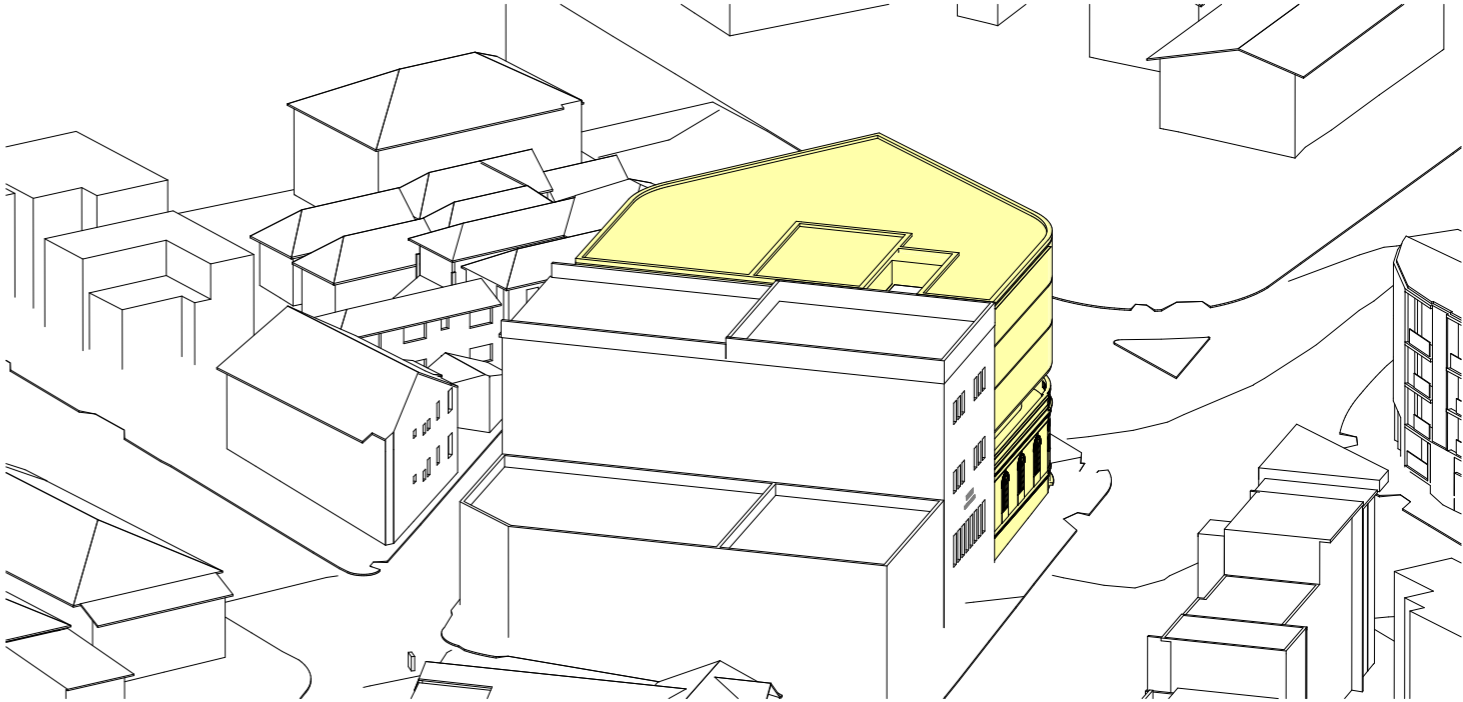
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DESIGN PRINCIPLES

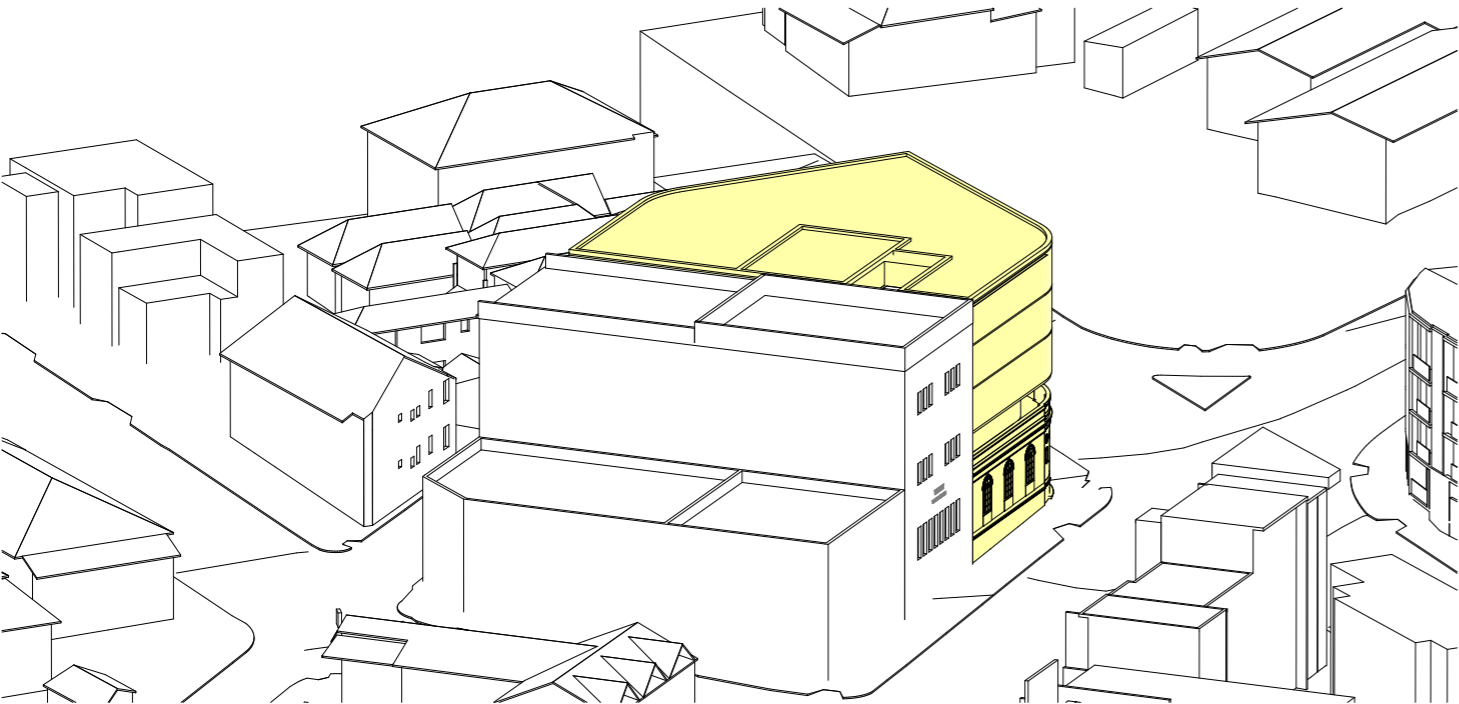
VIEWS FROM THE SUN



2 pm



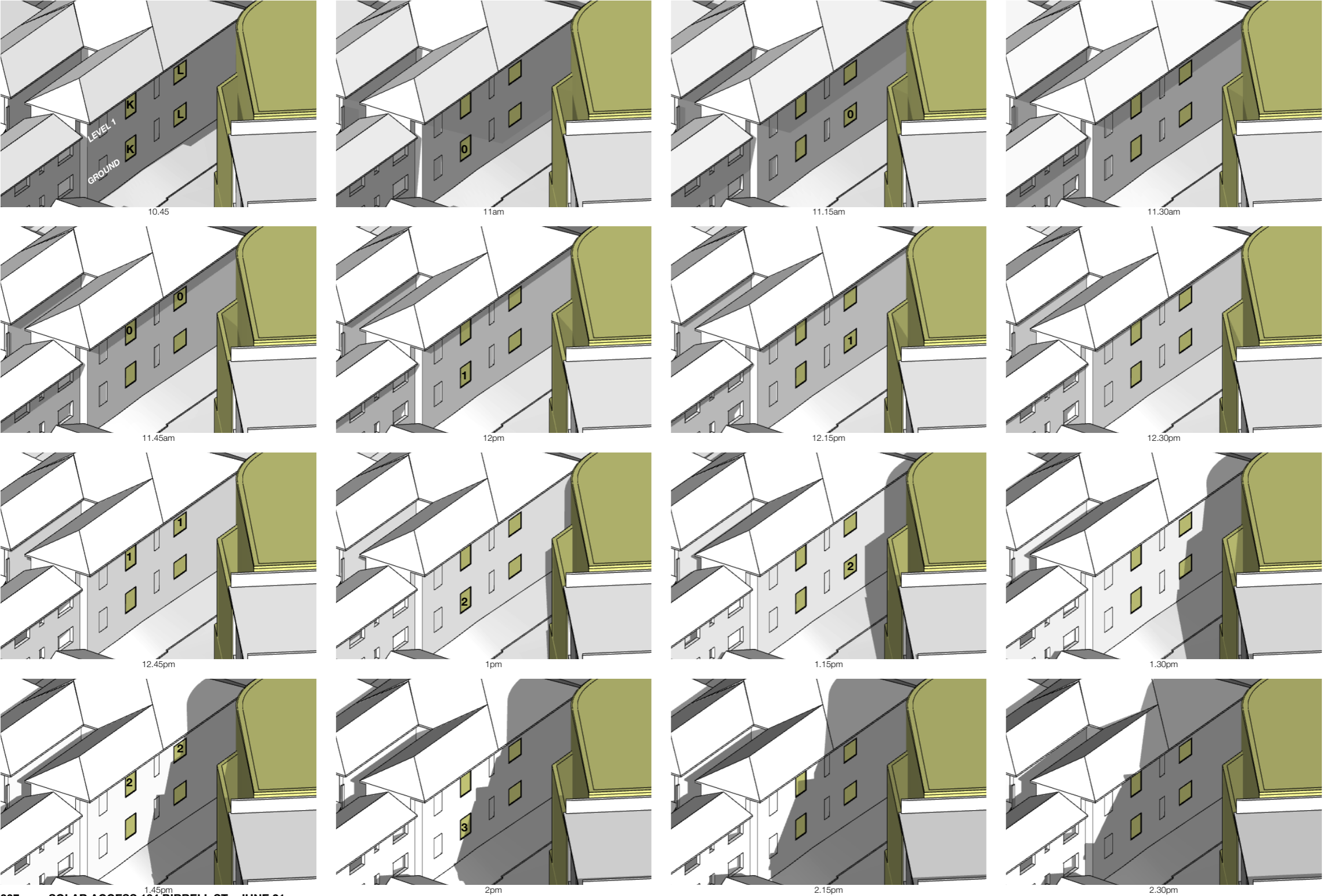
2.30 pm



3 pm

DESIGN PRINCIPLES

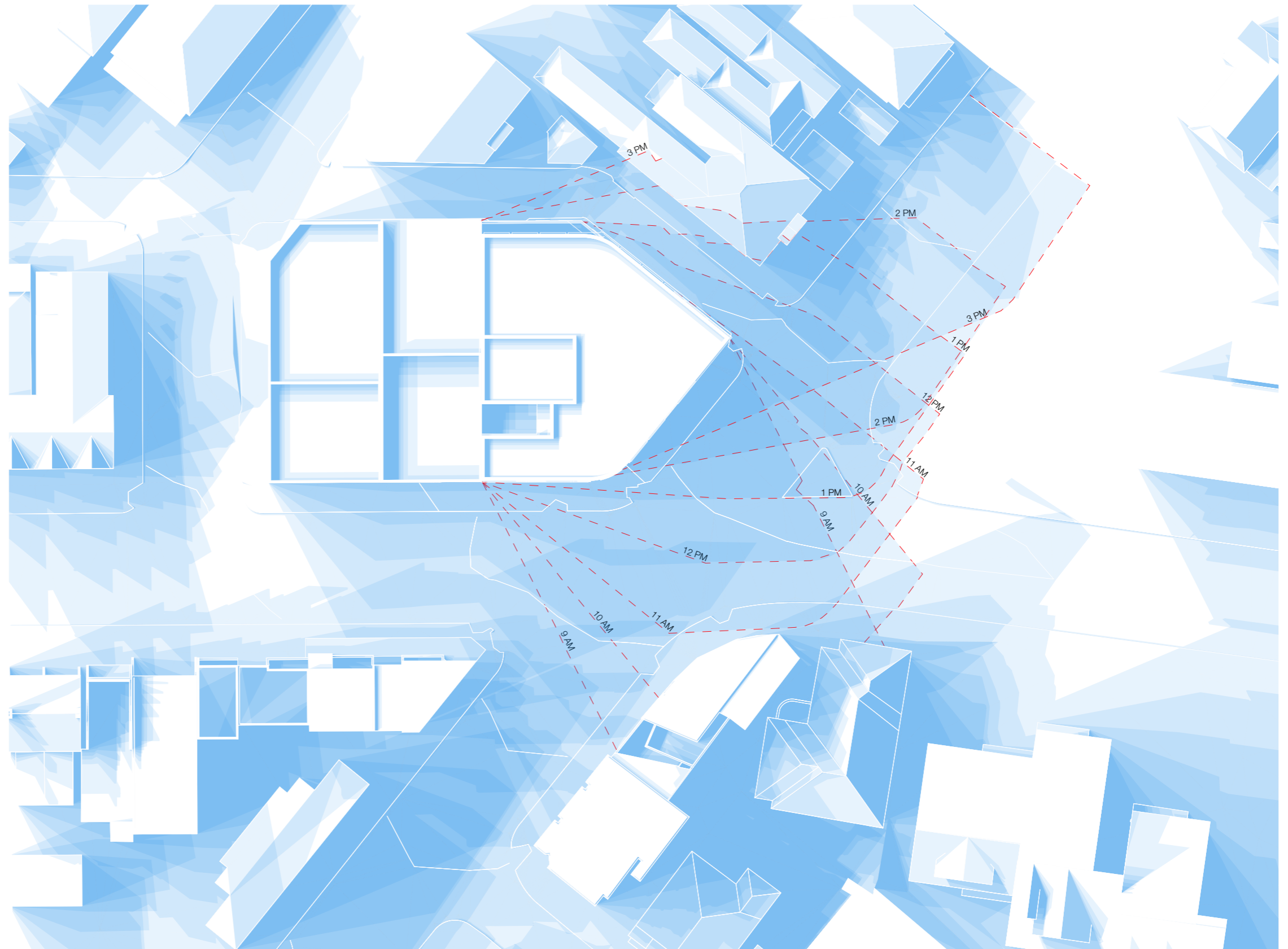
SOLAR ACCESS 184 BIRRELL ST - JUNE 21



LEGEND
HABITABLE ROOMS
K - KITCHEN
L - LIVING
0-2 - 2 HOURS OF DIRECT SOLAR ACCESS ACHIEVED IN MID WINTER

DESIGN PRINCIPLES

SHADOW STUDY



DESIGN PRINCIPLES

HERITAGE



Picture 3 – View east towards west façade of the item.

Figure 7 – Waverley Telephone Exchange, 1926.



Source: National Archives of Australia (Image Number: C4076, HN5666 PART A).



Picture 4 – Fire escape on western façade.



Picture 5 – Window on western façade showing decorative sill and bracket.

Figure 8 - Waverley Telephone Exchange, 1926 showing the former entrance on the corner (which has been converted to a window).



Source: National Archives of Australia (Image Number: C4076, HN5666 PART B).

DESIGN PRINCIPLES

PRECEDENTS



Shoreham Street



Newcastle Post Office Scheme



Waterloo St



Rotermann Flour Storage

DESIGN PRINCIPLES

SCENARIO SUMMARY



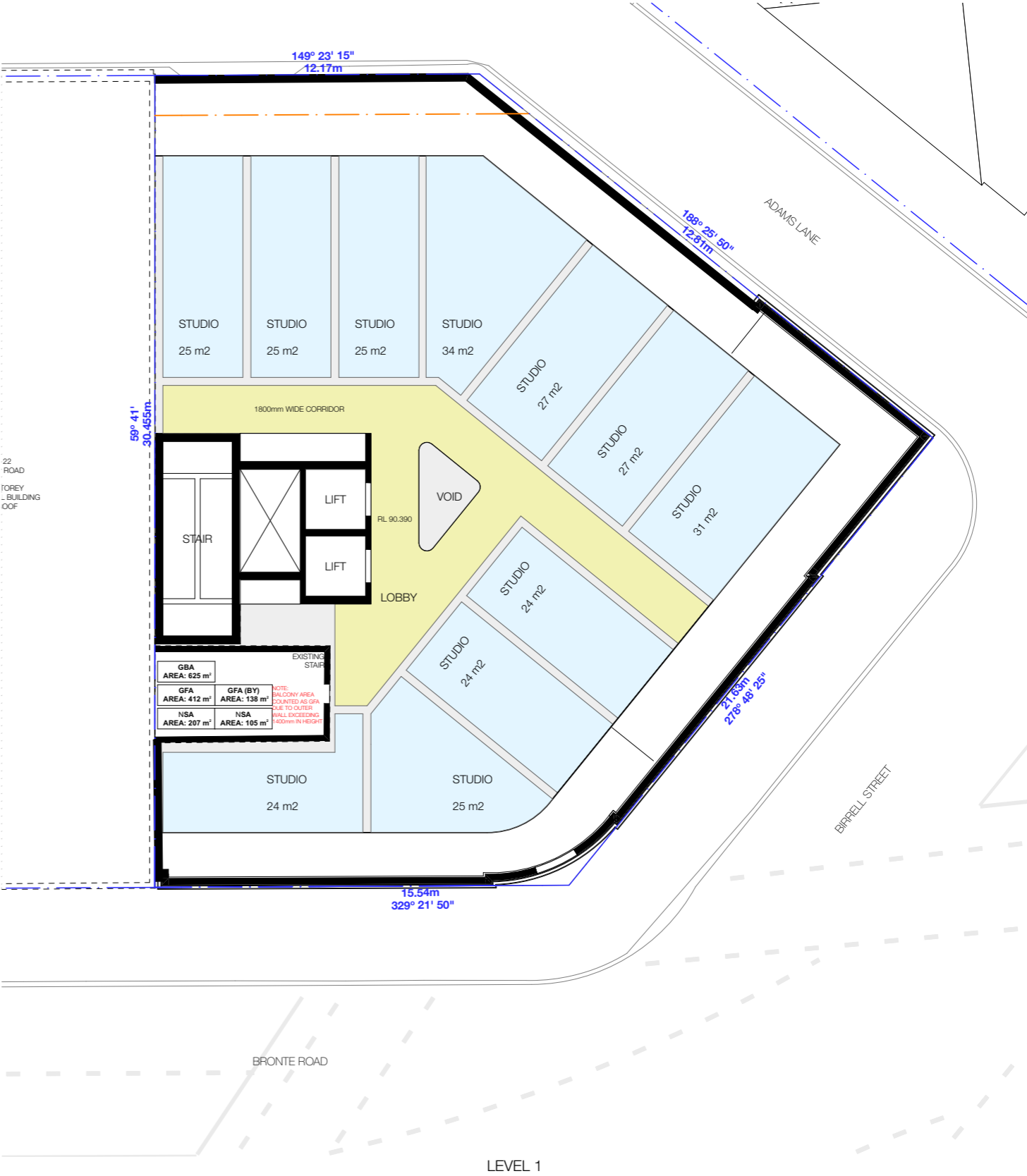
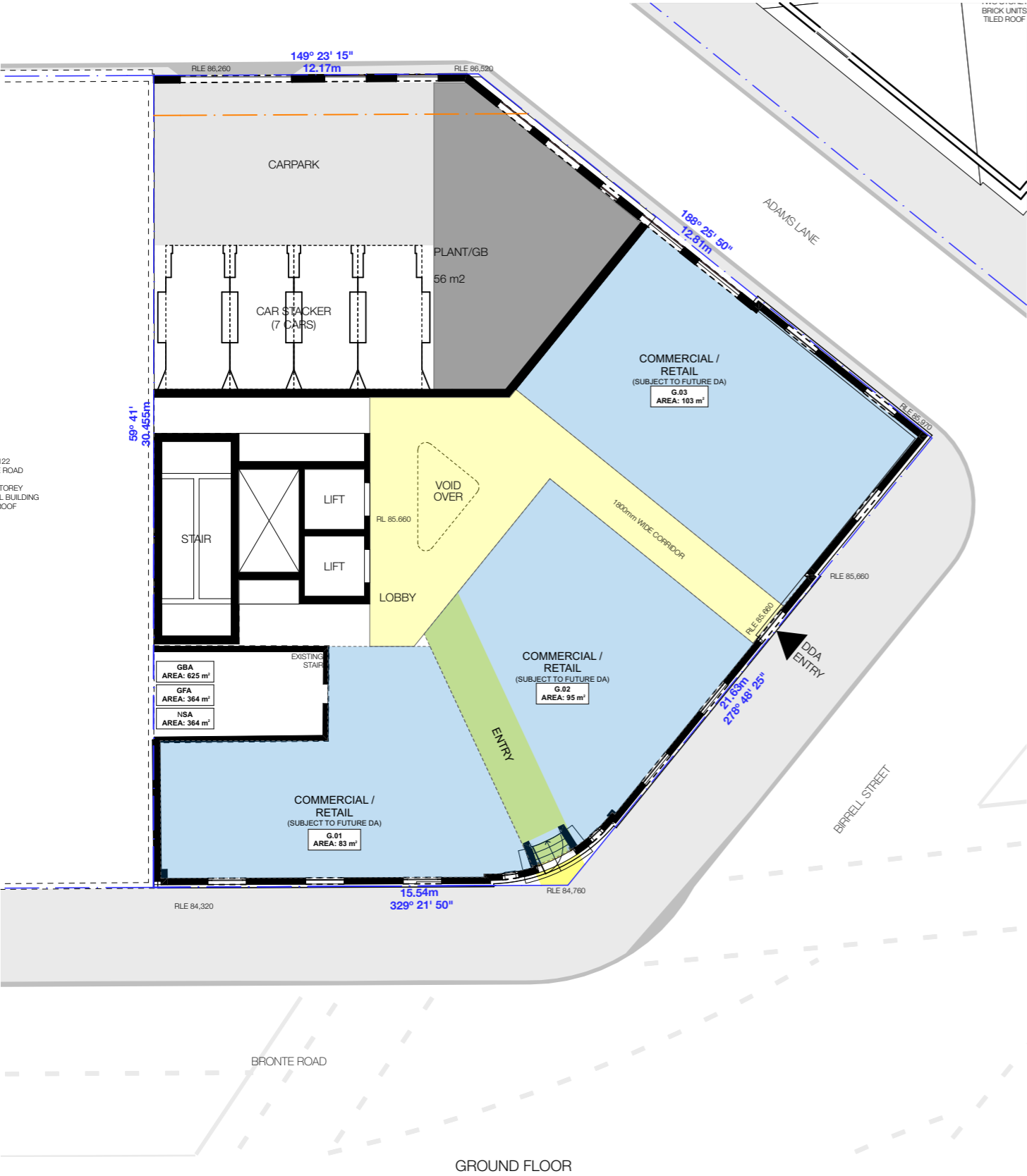
POTENTIAL NO. OF STOREYS	5
POTENTIAL GFA	Approx. 2,633 m ²
SITE AREA	657.9m ²
POTENTIAL FSR	4 : 1
POTENTIAL NO. APTS	Approx. 53
SHADOW IMPACTS AND SOLAR ACCESS	Unobstructed Solar Access to two-storey residential units at 127 Bronte Rd. 2hrs Solar Access maintained to windows in western facade of 184 Birrell Street due to proposed setback to NE facade to the uppermost level. Significant solar access to Nursing Home located South of subject site. Significant Solar Access to one-storey cottage at 99 Birrell Street.
MASSING ANALYSIS	Simulates the height of unsightly adjoining telstra exchange with antennas on top, consistent with urban principles associated with a corner site. The corner site in a prominent location demands a commanding design that respects the existing heritage, acts as a place-maker and identifies the point of entry into Bondi Junction. The proposal is limited in height for current or future market demand for serviced apt accomodation. Height restrictions limit amenity due to south orientation. Bulk of perimeter scheme is reduced with setback upper level and setback shadow level above the heritage.
CIRCULATION	Potential main pedestrain entry via Bronte Rd or Birrell St, continuing active frontages extending from Bondi Juction. Vehicular Access to carpark via Adams Lane, using existing roller door location if possible. Retaining existing stair in proposal to facilitate for adjoining Telstra exchange building.
HERITAGE	Retained, including existing dated fire stair

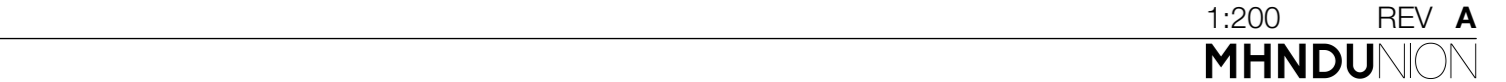
DRAWINGS FOR INFORMATION

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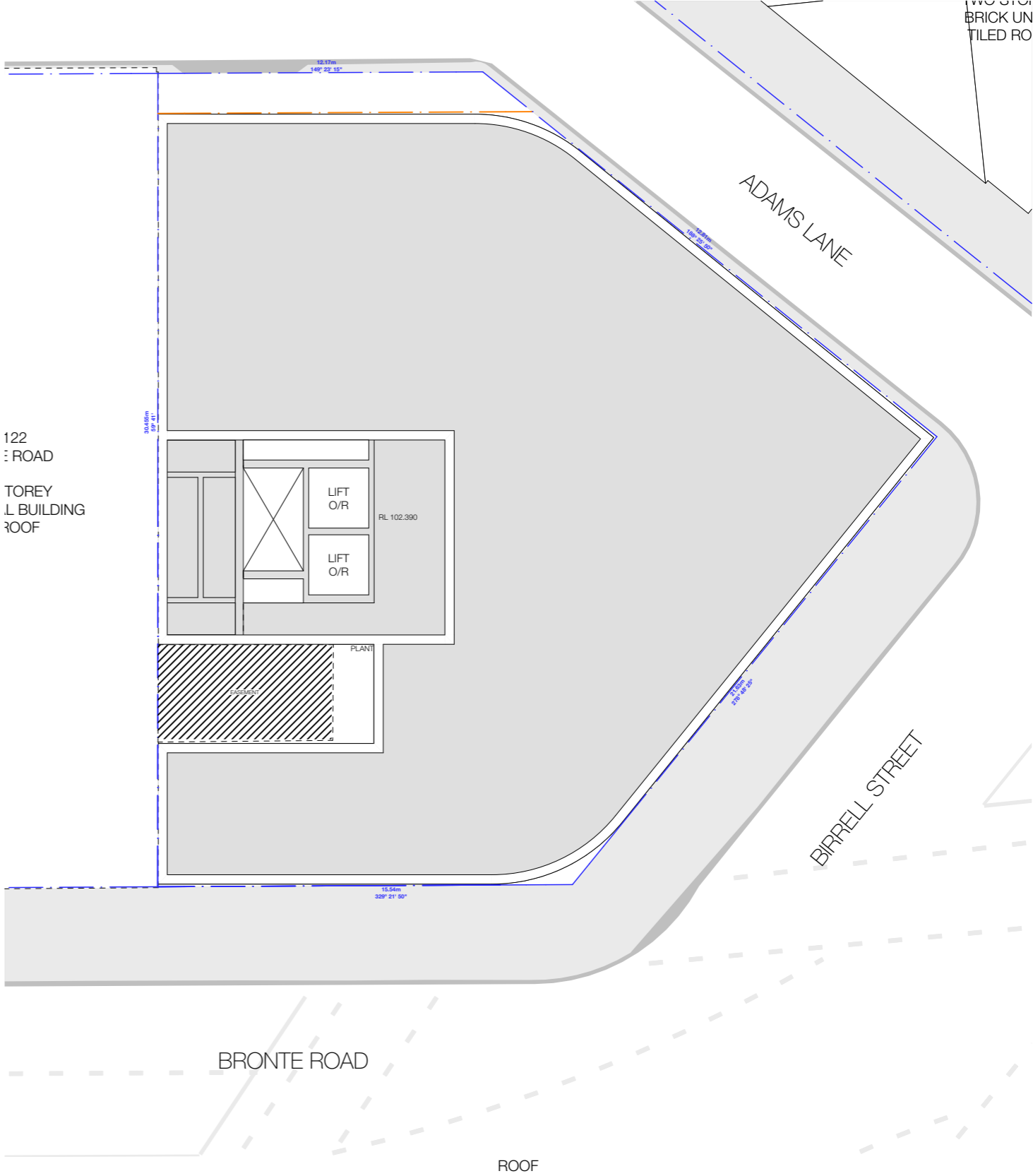
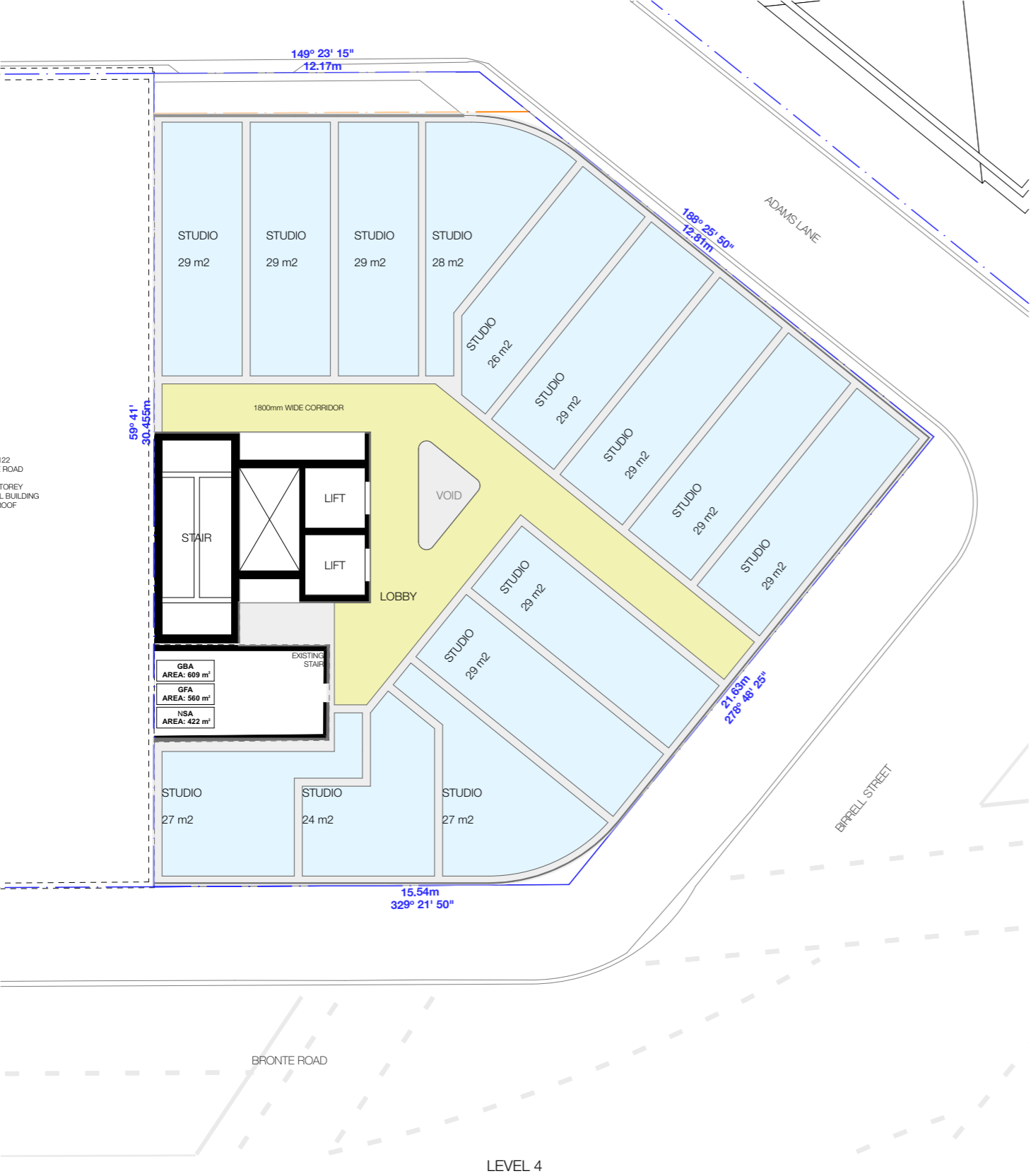
FLOOR PLANS





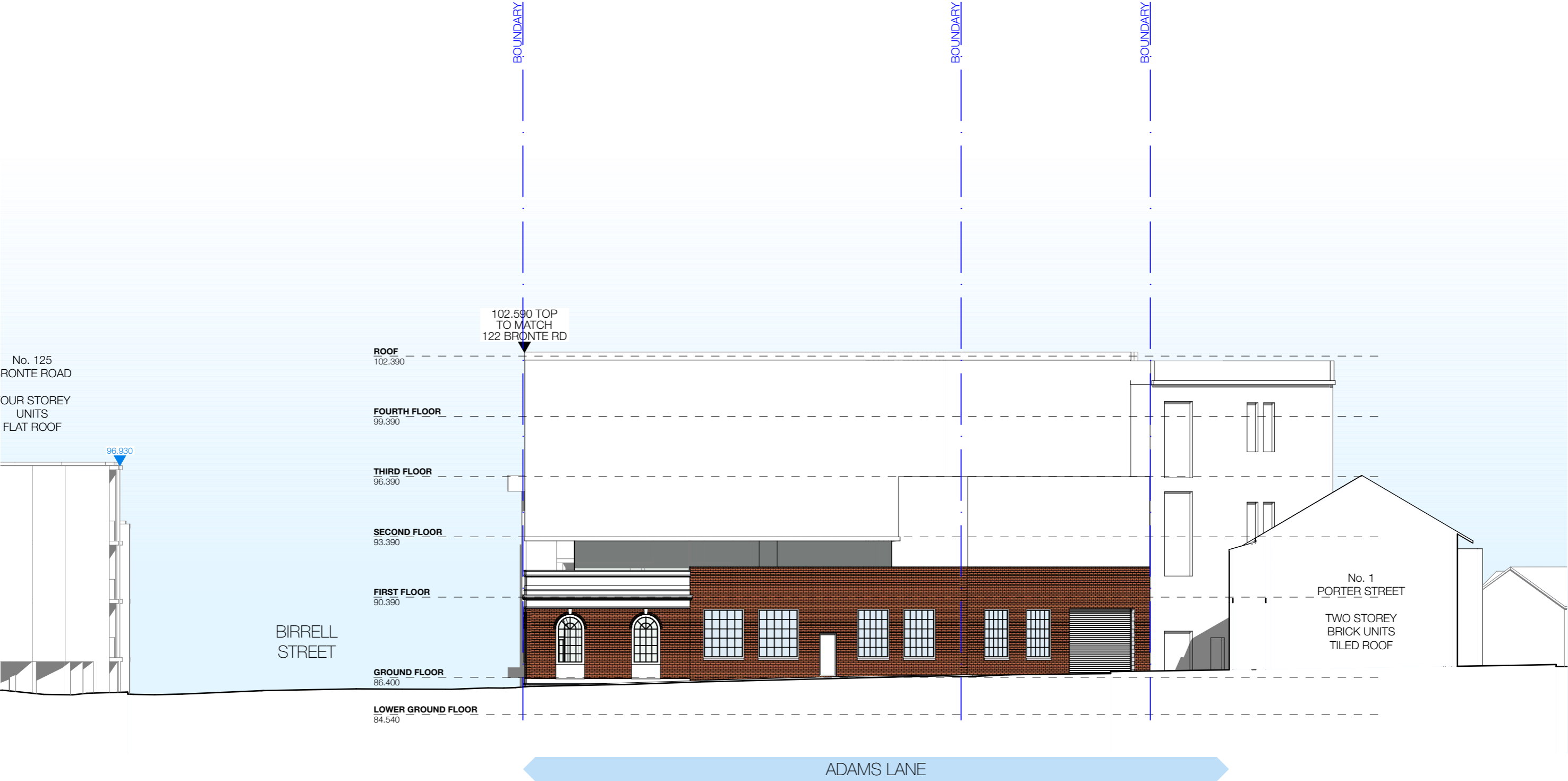
DRAWINGS FOR INFORMATION

FLOOR PLANS



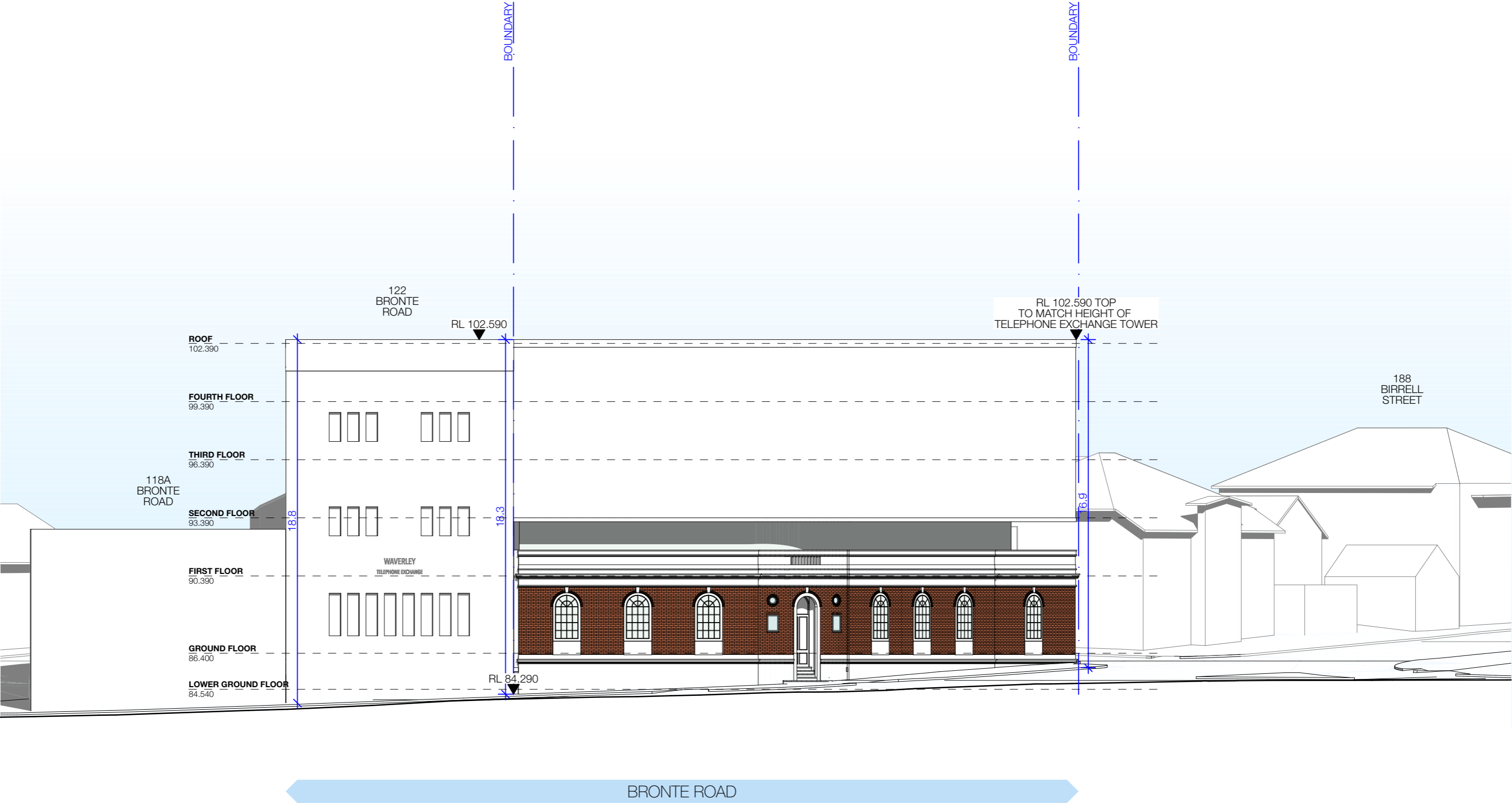
DRAWINGS FOR INFORMATION

EAST ELEVATION



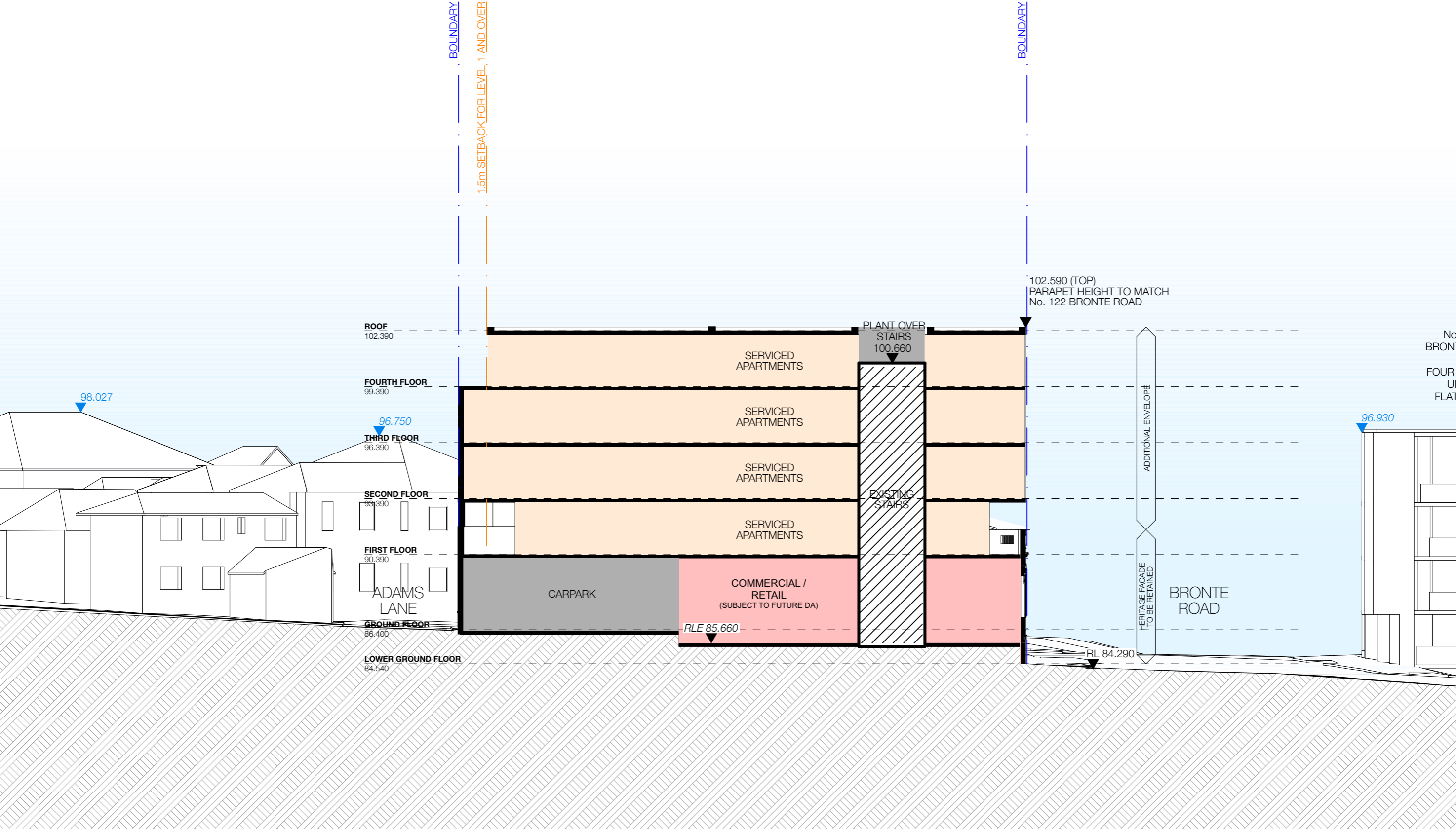
DRAWINGS FOR INFORMATION

WEST ELEVATION



DRAWINGS FOR INFORMATION

SECTION A



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AREA SCHEDULES		
TYPE	LEVEL	AREA
GBA	GROUND FLOOR	625
	FIRST FLOOR	625
	SECOND FLOOR	622
	THIRD FLOOR	622
	FOURTH FLOOR	609
		3,103 m²
GFA	GROUND FLOOR	365
	FIRST FLOOR	558
	SECOND FLOOR	575
	THIRD FLOOR	575
	FOURTH FLOOR	560
		2,633 m²
NSA	GROUND FLOOR	365
	FIRST FLOOR	312
	SECOND FLOOR	439
	THIRD FLOOR	439
	FOURTH FLOOR	422
		1,977 m²
SITE	GROUND FLOOR	658
		658 m²
FSR (achieved)		4 : 1

UNIT COUNT			
Zone Category	Home Story	Zone Name	Quantity
COMMERCIAL	GROUND FLOOR	G.01	1
	GROUND FLOOR	G.02	1
	GROUND FLOOR	G.03	1
			3
STRATA	FIRST FLOOR	STUDIO	11
	SECOND FLOOR	STUDIO	14
	THIRD FLOOR	STUDIO	14
	FOURTH FLOOR	STUDIO	14
			53

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VIEW FROM BIRRELL STREET

LOOKING EAST

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VIEW FROM BRONTE ROAD
LOOKING SOUTH