

# DEVELOPMENT APPLICATION ASSESSMENT

## Bondi Junction Centre development



<b>Application number</b>	DA-81/2013
<b>Site address</b>	241-247 Oxford Street, and 2 and 2A Waverley Street, Bondi Junction
<b>Proposal</b>	Demolition of existing buildings, construction of a mixed use building with basement car park. The proposal includes a Voluntary Planning Agreement.
<b>Date of lodgement</b>	15 March 2013
<b>Owner</b>	Sleek Pty Ltd and Jevorette Pty Ltd
<b>Applicant</b>	Leighton Properties Pty Ltd
<b>Submissions</b>	Original Scheme - 20 submissions, Amended Scheme - 3 submissions
<b>Cost of works</b>	\$47,670,320.00
<b>Issues</b>	Setback of tower, overshadowing impacts, internal amenity, building configuration.
<b>Recommendation</b>	<b>That the application be REFUSED</b>

### Site Map



## **1. PREAMBLE**

### **1.1 EXECUTIVE SUMMARY AND APPLICATION HISTORY**

This development application proposes the redevelopment of 241-247 together with 2 and 2A Waverley Street, Bondi Junction. The proposal is a permissible use within the B4 Mixed-use zone under the Waverley Local Environmental Plan, 2012.

The original application lodged sought the demolition of existing buildings on site and construction of a 22 storey residential tower (138 apartments), mixed use building with ground level retail and basement level parking for 84 cars. This scheme received 20 submissions following public exhibition.

This original scheme was deferred on 4 June, 2013 due to issues relating to the size and bulk of the development as well as a variety of design issues. The main issues included the following:

- The tower element to be reduced in size to provide for a more “slender” form to differentiate between the tower and podium elements and to provide a setback of the tower from the podium;
- Increase in floor to ceiling height within the podium level;
- Increase retail use frontage to Hollywood Avenue and retail tenancies facing Waverley Street Mall to be increased in size and depth;
- Void area at Level 1 to be converted to commercial or retail space given its orientation to primary shopping street;
- All street frontages to be protected by cantilever awning and stepped with the topography of the land; and
- Proposed car parking spaces on levels 1 and 2 (above ground level) were not supported and this area should primarily be utilised for commercial/retail purposes.

Following this deferral the applicant submitted amended plans on 25 July, 2013.

The application in its amended form now proposes a mixed use building of 21 storeys (22 storeys initially proposed) with a reduction of residential apartments from 138 to 129. Car parking above ground level has been deleted and car spaces reduced to 77 as against 84 spaces initially proposed.

This application has been the subject of numerous discussions between the applicant and Council Officers – particularly in regard to the DCP requirements for tower setback as well as the general building design. Council officers have consistently indicated that the preferred design should incorporate a clear separation between the street wall (podium element) and tower element as outlined in the DCP.

Whilst the DCP indicates a 6m tower setback and a 5-6 storey podium height, it was indicated to the applicant that a reduction in both of these controls may be acceptable on merit, however not to the degree being sought. Notwithstanding this advice, the applicant has chosen to submit a design that seeks to provide an integrated tower form at the most prominent elevation.

This design variation remains an area of significant disagreement that has resulted in the recommendation for refusal. Notwithstanding this, the amended plans as submitted on 25 July, 2013 are assessed in this report as under:

## 1.2 SITE AND SURROUNDING LOCALITY

The site is located on the corner of Oxford Street and Hollywood Avenue, Bondi Junction, and includes 241 to 247 Oxford Street together with 2 and 2a Waverley Street. Currently there is a two storey building with retail tenancies.

The sites when combined form an irregular shape with an overall street frontage of 99m to Oxford Street, Hollywood Avenue, and Waverley Mall with combined area of 1,309.7m<sup>2</sup>. Beneath the site lies a rail corridor.

The topography of the land is such that it has a slight fall with the highest point on the south eastern corner closest to Hollywood Avenue. The subject land directly adjoins a mixed use building to the south with a 3 to 4 storey podium and 12 storey tower above at 4-12 Waverley Street known as the Stanford. Across the road to the north is the Westfield building and to the east at 251 Oxford Street is a mixed use flat building known as 'The Harley'. Located to the south west is a mixed use building at 2a Hollywood Avenue, known as 'The Oscar'.

The Locality is characterised by a number of high density residential, retail and commercial uses. The Bondi Junction Bus/Rail interchange is within 200m of the site to the west.



Figure 1: Site as existing  
View from the corner Hollywood Avenue and Oxford Street





Figure 2: Site as existing  
View of site from Oxford Street



Figure 3: Site as existing  
viewed from Hollywood Avenue

## 1.2 RELEVANT HISTORY

### January 2013

Pre Development Application advice was provided to the applicant prior to lodgement of the formal Development application on 18 January, 2013. Summary of the advice provided to applicant is as follows:

- The proposed height of the building to extend to 70m (60m maximum) was not supported given the recently adopted controls where the building heights have been uplifted (note: at this time the Council had not adopted the interim VPA Policy).
- The excess floor space ratio to a maximum of 8.2:1 was considered unreasonable and unsupportable due to the recent uplift of the FSR controls for the site.
- The height of the podium should be transitional to match the adjoining building located to the south and rising up to 6 storeys to match up with the Westfields building on Oxford Street. The tower element is to be setback approximately 6m from the street wall.
- Overshadowing over Eora Park was considered excessive. Elevational shadow diagrams were not submitted to ascertain overshadowing impact on 4-12 Waverley Street.
- The proposal requires redesigning with respect to building depth, storage, daylight access, cross ventilation with respect to the design principles given in the Residential Flat Design Code.
- External architectural finishes require more refining and detailing with high quality materials to provide greater significance, contrast and interest.
- Additional commercial frontage be provided to eastern facade (Hollywood Ave) and the depth of retail fronting Waverley Mall was considered inadequate. The first floor should incorporate more commercial use.
- Car parking should be located underground and any parking above ground level was considered unacceptable, resulting in poor streetscape and urban design outcomes.
- Public domain improvements should include additional street trees and footpath upgrade around the site and may extend to the whole street block. Major tree on Oxford Street not recommended to be removed.
- Internal amenity in certain areas of the building was considered inadequate and needed to be resolved further.
- Public Art should be provided at a human scale in a publicly assessable location in accordance with Council's Public Art in Private Domain Guidelines.
- Bike parking should be provided on the footpath close to entries to retail premises.

## **DEVELOPMENT APPLICATION - March 2013**

On 15 March 2013, the development application was lodged with Council. The application was assessed by internal departments of Council and relevant external referral bodies such as the Randwick Waverley Design Review Panel (SEPP 65 assessment) and Railcorp.

After preliminary assessment was conducted, Council deferred the application to allow the applicant to address the following issues which are summarised below:

### **Built Form**

**Podium element:** After reviewing the applicant's argument for a lower podium, a 3-4 storey built form for the podium component of the building was considered acceptable. This concession was agreed on the basis that a higher podium (as per the DCP) would be incongruous with the existing street wall that has been established by neighbouring buildings around the subject site. It was also noted that the SEPP65 Design Review Panel supported a lower podium in this case. The podium was also requested to include greater floor to ceiling heights (as detailed in the Waverley DCP 2012, Part E - Clause 1.19).

**Tower element:** The tower element remained visually large and a more "slender" tower was considered necessary. The following requested changes were put to the applicant regarding this issue:

- The Tower element is to be reduced in size to provide a more "slender" form. It should also be setback as per the requirement given under Residential Flat Design Code and the DCP from the adjoining property at No. 4-12 Hollywood Avenue (The Stanford) to afford better amenity. In addition, the tower is to be setback at least 4m (Waverley DCP 2012 recommends 6m) from Oxford Street, Hollywood Avenue, and on the corner to differentiate between the block podium and the tower form. The amended form should result in a reduction to the overall floor plate of the tower (ie. tower not to be moved or relocated to the south).

Comments/rationale: It was clear that the visual dominance of the proposed tower was, in part, due to the relocation of calculable floor space (as per LEP definition) from the podium to the tower. By having a lower/smaller podium element with minimal calculable floor space – the remaining floor space is placed in the tower element and because the height of the tower is restricted, the tower just gets larger.

This outcome has been a common design philosophy for other recent development applications in the vicinity and seems driven by site yield/commercial interests.

- The tower setback will need to provide adequate wind protection measures to the public domain and users/occupants of the building.

Comments/rationale: Also contributing to visual appearance of a "large" tower is the lack of setback from the podium edge. This lack of tower setback creates greater visual bulk, making the building appear more like a single large tower rising from the ground rather than a lower built form that defines the street at a human scale.

Whilst the DCP recommends a 6m setback for the tower, in this particular case having regard to the location of the site which is bounded by streets on three sides it was conceded that a setback of 4m would be a suitable setback.

### **Building Use and Active frontages**

Hollywood Avenue frontage required improvement with regards to more retail/commercial uses to activate this facade with retail tenancies facing Waverley Mall to be increased in size

and depth for greater mix of retail tenancies. Car parking above ground level is to be deleted and voids reduced to incorporate more commercial and retail. All street frontages to be protected by cantilever awning to incorporate stepping with the fall of the land.

#### Proposed Voluntary Planning Agreement

The proposed variation of 23% in FSR and 12m to height control was not supported by Council and the applicant was advised to review and consider the new draft VPA policy in order to seek variation in FSR and building height.

#### Shadowing Information

More shadow detail analysis was requested to show the impact of the development on the surrounding properties.

#### Building Design, Materials and Finishes

The applicant was advised to incorporate high quality building design, materials and finishes that are durable and low maintenance.

#### Stormwater

More details were required to be submitted with regards to engineering aspects of the storm water design including pit details, size of outlet pipes and collection points etc.

#### Information regarding waste

Additional details were required with respect to the size of garbage room, and retail/commercial waste and residential waste areas to be separate. Location and size of loading dock.

#### Car Parking and Transport

The car park above ground level was not supported and the applicant advised to convert this space to retail/commercial, however small amount of parking would be acceptable at level 1 where the development aligns with the street level of Hollywood Avenue. Further clarification was required for storage of bicycle parking with the development.

#### Internal Amenity

The applicant was advised to review SEPP 65 Design Review Panel comments which indicated that the residential units perform poorly with respect to the principles relating to Resource & Energy Use & Water Efficiency and Amenity.

#### Energy Efficiency and sustainability

Further analysis was sought on the preliminary analysis that was undertaken to come to a 5 Star Green Star estimate and whether this is for an as built or design rating (or both).

#### **Applicants response:**

Amended plans and additional information in response to the above issues were submitted to Council on 25 July 2013 and are subject to assessment in this report.

### 1.3 PROPOSAL DESCRIPTION (As amended received 25 July 2013)

The proposal seeks the demolition of all existing structures on the site and the construction of a 21 storey mixed use development containing 129 residential units, 6 retail spaces (462sqm) and 4 levels of parking with 77 car spaces and 2 car lifts.

The following details apply:

- **Basement level 2:** 31 car spaces, motorcycle spaces, lifts, tenant storage, stairs.
- **Basement level 1:** 28 car spaces, motorcycle spaces, lifts, tenant storage, stairs, communication room and services.
- **Ground level:** 14 car spaces (6 disabled), lifts, garbage storage, 5 retail tenancies, stairs, services and substation.
- **Level 1:** 4 car spaces, one retail tenancy, entry to car park and residential entry from Hollywood Avenue, residential lobby, lifts, plant/services, mechanical air handling equipment zone, loading dock fire control room.
- **Level 2:** 13 split level residential units connected to level 3 above, lifts, stairs, plant room, 148 bicycle spaces.
- **Level 3:** 13 split level residential units connected to level 2 below, lifts, stairs, tenant storage, OSD tanks.
- **Level 4:** 6 residential units, lifts, landscape podium.
- **Levels 5 and 6:** 14 residential units, lifts, stairs.
- **Levels 7 to 18:** 84 residential units, lifts, stairs.
- **Levels 19 and 20:** 12 residential units, lifts, stairs.
- **Roof Plan:** Mechanical plant zone and roof garden.
- **The residential apartment mix** within the development comprises as follows:
  - 17 studio apartments (13%)
  - 38 one bedroom apartments (29%)
  - 78 two bedroom apartments (56%)
  - 2 three bedroom apartments (2%)

The car park entry is located off Hollywood Avenue on the southern corner of the site and the main residential entry is provided on Hollywood Avenue just south of Oxford Street intersection. A retail tenancy of 105sqm is provided between the car park entry and residential entry together with 5 additional retail tenancies wrapping around the north and western elevations fronting Oxford Street and Waverley Mall. A landscape podium is provided on level 4 wrapping around the southern and western boundary. The proposed building will have a height of 68.77m.

#### Voluntary Planning Agreement

Of relevance, the proposal seeks to vary both the maximum height and FSR under Waverley LEP 2012. This variation is being sought pursuant to clause 4.6 of WLEP and the applicant has also proposed to enter into a Voluntary Planning Agreement (VPA) in accordance with the Council's Interim Voluntary Planning Agreement Policy 2013 adopted on 19 June 2013. This matter is discussed further in the main assessment section of this report.





Figure 4: Applicant's Photo Montage of the proposal.

## **2. ASSESSMENT**

The following matters are to be considered in the assessment of this development application under Section 79C of the Environmental Planning and Assessment Act, 1979.

### **2.1 SECTION 79C (1)(A) PLANNING INSTRUMENTS AND DCP**

#### **State Environmental Planning Policy (State and Regional Development) 2011**

Pursuant to Clause 20 of the SEPP and Schedule 4A of the Environmental Planning and Assessment Act 1979, general development valued with a capital investment value of more than \$20 million, the Regional Panel may exercise the consent authority functions.

The development application has an estimated capital investment value \$47,670 million, therefore is subject to the provisions of the SEPP and the Joint Regional Planning Panel (JRPP) is the consent authority for the determination of the application.

In accordance with the requirements of this SEPP, the assessment report of the application will be forwarded to the JRPP for consideration and determination.

#### **SEPP (Building Sustainability Index – BASIX) 2004**

A BASIX Certificate has been submitted with the development application. The BASIX Certificate lists measures to satisfy BASIX requirements which have been incorporated into the proposal. A standard condition is recommended ensuring the measures detailed in the BASIX Certificate are implemented.

#### **SEPP 55 Remediation of Land**

Clause 7 of the SEPP requires Council to consider whether land is contaminated. The site is currently used for retail, including a hairdresser and food establishments.

A Phase 1 Contamination Assessment report, prepared by Douglas Partners, dated June 2012 was submitted with the application. The report was reviewed by Council's Environmental Health Officer and it was considered that at this stage, no further testing is required, subject to a Phase 2 assessment occurring following demolition works, and prior to any excavation. The assessment shall be carried out by a DECC Accredited Site Auditor. Should the application be approved, this is to be included as a condition of consent.

#### **SEPP 65 Design Quality of Residential Flat Development**

The application was referred to the Joint Randwick/Waverley SEPP 65 Design Review Panel, for assessment against the 10 principles of SEPP 65. The panel has reviewed the proposal on 3 occasions, providing advice at Pre-DA stage, the scheme proposed at DA lodgement and the amended scheme which is subject to assessment in this report.

The main points raised by the panel are summarised below;

- *The panel supports the comparative analysis of the DCP envelopes and the proposed tower/podium form. Taken in both axonometric and at street level view, the drawings put forward a persuasive case for a lower podium and tower concentrated towards the corner of the Oxford Street and Hollywood Avenue.*

- *The panel noted that the tower would benefit from a slimmer profile and smaller footprint to decrease the overall bulk of the tower and associated impacts.*
- *There remain opportunities for commercial tenancies to be considered in the podium.*
- *Materials, finishes and roof form remain unresolved and need further development.*
- *Comments regarding internal amenity of the apartments.*

These matters are discussed in detail further in this report.

### **SEPP (Infrastructure) 2007**

The site lies above a Rail corridor and excavation is proposed. Therefore Clause 86 of the Infrastructure SEPP applies. In this regard, concurrence must be granted by Railcorp under Clause 86 of the Infrastructure SEPP.

At the time of publishing this report, concurrence from Railcorp had not been received. Should the application be approved by the Joint Regional Planning Panel, it is recommended that Deferred Commencement consent be granted to address any condition imposed by the Railcorp Authority prior to the consent being operational.

### **Waverley Local Environmental Plan (LEP) 2012**

The relevant matters to be considered under the Waverley LEP 2012 for the proposed development are outlined below:

<b>Waverley LEP 2012 – Compliance Table</b>		
<b>Development Control</b>	<b>Compliance</b>	<b>Comment</b>
<b>Part 1 Preliminary</b>		
1.2 Aims of plan	No	The proposal fails to comply with the aims of the plan, specifically (2)(a)(b) as the development fails to provide sufficient retail/commercial space at the first floor level of the building facing Oxford Street. The proposal therefore fails to promote a range of the commercial and retail uses, and this in turn fails to contribute to Bondi Junction being the primary commercial (and cultural) centre in Sydney's eastern suburbs.
<b>Part 2 Permitted or prohibited development</b>		
Land Use Table B4 - Mixed Use zoning	Yes	The proposed mixed use building is permissible within the zone.
<b>Part 4 Principle development standards</b>		
4.3 Height of Buildings 60m height limit	No	The proposal exceeds the height limit, proposing a building of 68.77m. This is discussed in the <i>Issues</i> section of this report.
4.4 Floor space ratio 7:1 permitted	No	8.05:1 proposed, 15% over maximum FSR permitted for the site. This is discussed in the <i>Issues</i> section of this

		report.
4.6 Exceptions to development standards	No	Clause 4.6 has been addressed in the Statement of Environmental Effects submitted with the application for the above variations to development standards. This is discussed in the Issues section below.
<b>Part 5 Miscellaneous provisions</b>		
5.1 Relevant Consent Authority	Yes	The site is not subject to land acquisition by a State Authority.
5.9 Preservation of trees or vegetation	Yes	One street tree is proposed to be removed, with the remaining street trees to be retained. Conditions have been recommended for new street plantings and a bond for existing trees to be retained.
<b>Part 6 Additional local provisions</b>		
6.2 Earthworks	Yes	Conditions of consent have been recommended in this regard, and concurrence from Railcorp regarding works above the rail corridor is required (including conditions of consent) prior to any consent being operational.
6.5 Active street frontages in the Bondi Junction Centre	Yes	All frontages to Waverly Street Mall, Hollywood Avenue and Oxford Street are adequately activated by retail uses.

### Waverley Development Control Plan (DCP) 2012

The relevant matters to be considered under the Waverley DCP 2012 for the proposed development are outlined below:

<b>Waverley DCP 2012 – Part B General design provisions</b>		
<b>Development Control</b>	<b>Compliance</b>	<b>Comment</b>
1. Waste	Yes	An amended site waste & management plan was not submitted with the amended plans, however this can be addressed via condition of consent. The waste storage room is considered to be large enough to fit the required bins and retail and residential waste areas are separated. The basement has also been designed to accommodate Council's trucks to collect waste from within the building.

2. Energy and water conservation	No	The proposal has failed to provide an energy assessment report to reduce the predicted operational energy use and greenhouse gas emissions of the site and calculations to show the energy use and greenhouse gas emission reductions.
4. Tree preservation	Yes	One street tree is proposed to be removed, with the remaining street trees to be retained. Conditions have been recommended for new street plantings and a bond for existing trees to be retained.
5. Stormwater management	No	Further details of the proposed stormwater disposal system have been requested by Council's Technical Services Department. Should the application be approved, this is to be addressed via condition.
6. Accessibility and adaptability  10% are required to be adaptable	Yes	13 apartments are required as adaptable housing and 13 parking spaces. An access report was also been provided which notes that the compliance can be achieved prior to CC. However, an amended report for the amended scheme has not been provided. This is to be provided as a condition of consent should the application be approved. It is noted that the applicant has proposed 14 adaptable units and 8 adaptable car parking spaces.
7. Transport	Yes	The proposal complies with the parking requirements in the DCP. Specifically, the DCP allows for nil parking given the site's close proximity to public transport and a maximum of 104 spaces. 77 car spaces are proposed and is satisfactory. Other matters such as bike parking, visitor parking and loading facilities are satisfactory subject to conditions. .

Waverley DCP 2012 – Part C2 Multi Unit and Multi Dwelling Housing		
Development Control	Compliance	Comment
Cl 2.13 Communal Open Space	Yes	Communal Open space is provided at the podium and roof level and equates to 38% of the site area meeting the 25% requirement.
Cl. 2.15 Solar Access and Overshadowing	Yes	72% of balconies and 77% of living spaces received at least 2-3 hours of direct sunlight during midwinter.
Cl. 2.16 Views	Yes	This is discussed in further detail below
Cl.2.17 Visual Privacy and Security	Yes	The proposal provides privacy screening and translucent glass where it faces the adjoining southern property. Security by design is satisfactory.
Cl. 2.18 Apartment Size and Layout	No	2 of the 2 bedroom apartments don't meet the minimum requirement of 80m <sup>2</sup> . As a

<ul style="list-style-type: none"> <li>• Studio 35 m<sup>2</sup></li> <li>• 1 bedroom – 50 m<sup>2</sup></li> <li>• 2 bedroom – 80 m<sup>2</sup></li> <li>• 3 bedroom – 100 m<sup>2</sup></li> </ul> Mix - Studio - 5-10% 1 bed - 10-30% 2 bed- 40-75% 3 bed- 10-100%	Yes	percentage this equates to 1.5% of the apartments, and is considered a minor variation which is acceptable. A small portion of the 2 bedroom apartments fall short by 1m <sup>2</sup> which is a negligible amount  Studios - 13% 1 Bedroom - 29.5% 2 Bedroom - 55.8% 3 bedroom - 1.6% (this is discussed below)
Cl. 2.19 Ceiling Heights	Yes	The apartments in the tower provide the minimum floor to ceiling height of 2.7m.
Cl. 2.20 Storage	Yes	Details of storage have not been provided, however this matter can be addressed as a condition of consent should the application be approved
Cl. 2.22 Acoustic Privacy	Yes	The use of soundproofing materials is to be included as a condition of consent. This matter can be addressed via condition.
Cl. 2.23 Natural Ventilation	Yes	89% of the apartments are cross ventilated
Cl. 2.24 Building Services	No	The application proposes the whole roof area apart from the roof garden to be for mechanical plant. This should be reduced to 20% of the roof area and is to be addressed via condition should the application be approved.

Waverley DCP 2012 – Part E1 Bondi Junction Centre		
Development Control	Compliance	Comment
CI 1.1 Built Form	Yes	A block edge/street wall of 4 storeys is accepted given the context of the site and urban design rationale.
CI 1.2 Building Use  Dependent on street classification (i.e. Primary, Secondary, Laneway)	No	Oxford Street and Waverley mall are considered primary shopping streets. The proposal complies with the DCP by providing retail uses on the ground level on those streets, however fails to provide commercial/retail space at first floor level of these streets. This is discussed further in the Issues section of the report. Hollywood Avenue is a secondary shopping street and has sufficient activation, given this facade contains the residential entrance and vehicular entrance to the building More than 85% of the Oxford St and Hollywood Avenue frontage is retail shop fronts. The residential entrance occupies less than 30% of the Hollywood Avenue frontage, satisfying that control.



Cl.1.5 Active Street Frontages  Dependent on street classification (i.e. Primary, Secondary, Laneway)	Yes	One retail door per 6m (max 10m) for retail frontage is required. 5 retail entrances are proposed at ground floor level facing Oxford St and Waverley Mall, which is considered to achieve the purpose of the control.
Cl.1.6 Street Alignment & Front Setbacks  Front elevations aligned to street boundary	No	The development is set on the front property boundary, apart from the corner of the building at Hollywood Ave, and Oxford Street and the loading dock/car parking area which is acceptable. A setback is required between the podium and tower form, specifically a 4m setback, which has not been provided. This is discussed in the Issues section below.
Cl.1.7 Separation	No	The proposal does not comply with the distance separation prescribed in the DCP. Given the context of the site, the distance separation is accepted. This is discussed in further detail below.
Cl.1.8 Side & Rear boundary setbacks	No	Same as above. See Issues discussion below.
Cl.1.9 Building Footprint	Yes	The proposal complies with the controls for the block edge component of the building. The residential component in the tower form does not include accommodation more than 8m from a source of sunlight.
Cl.1.10 Building Orientation	Yes	Living areas are predominantly orientated to the 3 streets complying with the DCP. The living area which face south to the Stanford building are either translucently glazed or have privacy screens installed over the windows.
Cl.1.11 Number of Storeys	No	The DCP requires a maximum of 16 storeys for this site, and a block edge of 2 to 3 storeys on the Oxford Street frontage. A setback is also required between the block edge/street wall and the tower. The lack of setback between the street wall and podium and breach in number of storeys is discussed below.
Cl.1.12 Views, Vistas & Tree Preservation	Yes	The proposal does not interfere any street view corridors nor public domain vistas.
Cl.1.13 Design Excellence	No	Materials and finishes need to be further developed. This matter is discussed in the issues section below.
Cl.1.14 Building Elevations	No	The curved form of the building is considered to respond to the context of the site being located on a corner. The Design Review Panel were critical of lack of detail on elevations and finishes. This matter is to be addressed as a condition.
Cl.1.15 Public Art in the	Yes	Public Art is proposed for the development

Private Domain		either in the residential foyer or the Waverley Street Mall, with a estimated cost of \$30,000. This will form a condition of consent should the application be approved.
Cl.1.16 Awnings & Colonnades	Yes	Awnings are proposed along all street frontage of the building apart from the entrance to the loading and car park area. The awnings are to be a minimum of 3.1m.
CL.1.18 Designing buildings for flexibility	No	The building fails to provide sufficient floor to ceiling heights at Level 1 which is currently proposed to accommodate mechanical plant. This area should be redesigned to cater for this area to be used as commercial space for future uses.
Cl.1.19 Ceiling Heights	No	Insufficient floor to ceiling heights are provided at Level 1, 2 and 3 and 4. This matter is discussed in further detail under <i>Internal Amenity</i> below.
Cl.1.20 External Living Areas <ul style="list-style-type: none"> <li>12m<sup>2</sup> area and 2.5m minimum dimension.</li> </ul>	No	56% of the apartments provide adequate external living areas, that being a minimum of 12m <sup>2</sup> and able to accommodate a table and chairs, as qualified in the DCP. This matter is discussed in the Issues section of this report.
Cl.1.21 Wind Mitigation	No	An amended wind statement would be required for the amended design to ensure that elements such as awnings and the introduction of the roof terrace are acceptable, should the application be approved.
Cl.1.22 Reflectivity	Yes	A reflectivity report was submitted with the application and a condition of consent imposed in this regard.
Cl.1.23 Roller Shutters <ul style="list-style-type: none"> <li>Prohibited on shopfronts</li> </ul>	Yes	Roller shutters are not proposed in the documentation submitted with the DA. This will form a condition of consent should the application be approved.
Cl.1.24 Outdoor Advertising, Signage & Structures	Yes	Signage and advertising has not been applied for under this application. This will require separate approval and is addressed via conditions of consent.
C.1.25 Access and Movement	Yes	The site is not included in an area identified for a through site link, nor is it appropriate on this site. Access and Movement is satisfactory.

## ***ISSUES***

### **Height and FSR, built form and urban design**

The site is unusual given its irregular shape, located on a prominent corner of the Bondi Junction and exposed to three street frontages, Hollywood Avenue, Waverley Mall and Oxford Street. It is recognised that the site is constrained with the Stanford Building to the south which is set approximately 6m from the common boundary.

The proposal does not comply with the FSR, height, built form, and number of storeys (16 storeys) controls in the LEP and DCP. These non compliances are discussed below.

### Built Form

The applicant was given detailed advice prior to lodgement of the development application regarding the appropriate building form for the site. (ie block edge/podium and relationship with the tower). The primary outstanding matter of contention is the lack of setback between the podium (base) and the tower form of the building, as per the DCP control. Specifically, the DCP states;

*Clause 1.1(c) above the block edge form a tower building form is required. This form is to be setback from the street edge and from the front, side and rear setbacks.*

And

*Clause 1.6 Tower Building Forms – Levels 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 orientated to the front and the rear.*

The relevant objectives in support of these controls are:

*Clause 1.6*

*(c) To create consistent and unified building elevations along streets*

*(d) To improve the quality of the public domain*

*(e) To ensure building facades create a human scale to the street*

*(f) To define the space of public streets and other public spaces such as squares and parks*

Whilst the DCP clearly states a setback of 6m for the tower, given the restrictive shape of the site, it was considered that the objectives of the DCP control could be met with a setback of 4m from the podium via a reduction in the tower floor plate (ie not being moved further to adjoining south building). This would have the dual positive outcomes of creating a proper podium street edge as well as the tower being reduced in size.

Comments: The purpose of the block edge building form is to define the street space, mitigate harsh wind effects and provide consistency in terms of height and alignment along streets throughout the Bondi Junction Centre. Specifically, Council's Urban Design Officer notes that;

*Bondi Junction is the regional centre of the eastern suburbs of Sydney and Oxford Street is the main street within that centre. Council requires 6m setbacks for towers above the street wall as to reduce the visual dominance of towers in Street.*

*A strong street wall presence in main streets reinforces the proportions of the street and creates a sense of a continuous built form and flow along streets. Towers should be sufficiently set back from the street wall to create visual separation between the tower and street wall so that they are not read as one element. When they are read as one form the street proportions become skewed and towers dominate the definition of the street.*

The applicant has justified the tower form noting that the tower achieves a strong built form for the street corner and public domain, retaining of views and solar access to surrounding apartments when compared to a complying scheme, and use of translucent glass and privacy louvers to reduce impacts of separation distance to the Stanford apartments. The

Waverley Design Review Panel were also supportive of the podium and tower relationship as proposed, however noted that *'the tower would benefit from a slimmer profile and smaller footprint'*.

Whilst the Design Review Panel has seen contextual merit in the proposed design, the DCP has a vision for buildings within the Bondi Junction Centre in order to create a vibrant town centre and to create spaces and streets. Other buildings within the immediate vicinity have a podium and tower separation to create street walls as envisaged for this commercial centre.

Providing a setback between the podium and tower would reinforce the street wall along Oxford Street in keeping with the urban vision for Oxford Street and the Bondi Junction commercial centre. In addition the setback would provide a more slender tower form to reduce the shadow impacts on adjoining properties (shadowing impacts are discussed below). For this reason, the current configuration of the podium and tower is not supported.

### **Proposed VPA and variations to height and FSR**

The application proposes to exceed the maximum height under WLEP by approximately 8.77m. This equates to approximately two additional levels. This additional height also includes additional floor space beyond the LEP maximum (discussed further below).and the applicant has submitted a request under Clause 4.6 of WLEP to vary the height and FSR development standards and has also proposed a Voluntary Planning Agreement.

This is in the form of a monetary contribution towards the upgrading of the public domain in the area.

The council recently adopted a policy relating to applications that propose a VPA in conjunction with a request to vary development standards. This policy sets out the circumstances under which variations to height and FSR may be acceptable as well as a methodology for determining the value of any benefit that arises from these variations.

The fundamental principle under this policy is that any benefit that arises from agreement to vary these development standards is shared between developer and the community and must be acceptable on environmental impact grounds. Having regard to this policy, the reasonableness of impacts associated with the additional height and FSR have been weighted against the likely public interest (ie public domain improvements in the area) and it has been concluded that the impacts in this case would be acceptable. If approval is granted, it is recommended that the VPA be accepted.

This relates to the merits of this case only - the reasonableness of these impacts (extra height and FSR) would have a lesser weight in the absence of a clear public benefit.

### **Height and Number of storeys**

Assessment: The applicant provided a 3D electronic model of the proposal which enabled Council to undertake an analysis of the shadow impact of the development versus a compliant development (ie. 60m with 4m setback between podium and tower) taking into consideration shadows from existing buildings also. The findings are discussed below.

The 8.77m breach in height will lengthen the shadow of the building overall. In the morning, the shadow effects the Stanford building located due south of the site, the most affected by the development due to its proximity to the common boundary and position due south of the development site.

As the shadow progresses in the afternoon period, it casts over Eora Park, 2, 2A Hollywood Avenue (The Oscar) and buildings on the southern side of Waverley Street. Those buildings however will not receive less than 2 hours of sunlight as a result of the proposed development. In fact, at 3pm, the shadow is predominantly captured within the existing shadow cast by other buildings within the vicinity.

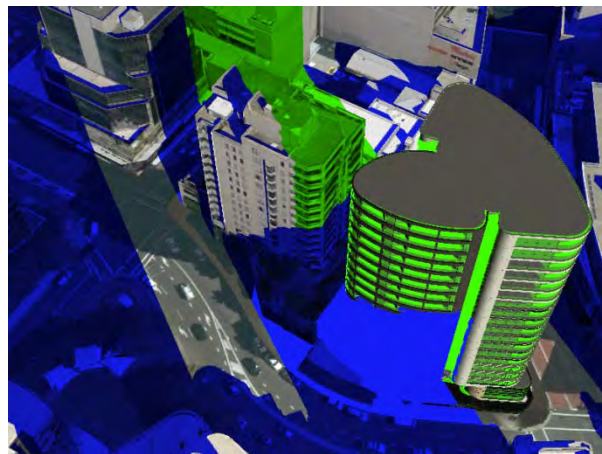
The DCP states that less than 40% of public parks should be in shadow between 11am and 3pm, at the winter solstice and less than 70% of the park should be in shadow between 7am and 9am and 4pm and 6pm at the equinox. Eora park is located south east of the site on the corner of Waverley Street and Hollywood Avenue. At least 40% -50% of Eora Park receives sunlight in midwinter between 10am and 1pm. In the morning period the park is currently overshadowed by no 2A Hollywood Avenue, 251 and 253 Oxford Street. The park is then overshadowed by the proposed development from 1pm to 3pm.

The breach in height does not alter the solar access on the park, rather the location and composition of the tower form. Given Eora parks is located across the road from the site , some overshadowing to the park is inevitable, despite the non compliant aspects of the scheme, given the zoning of the land. Reducing the height to a compliant 60m does not improve solar access to this park.

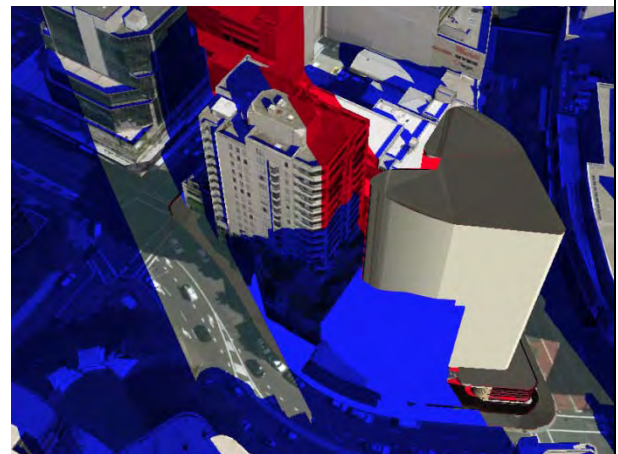
A tower form with a 4m setback from the podium below as requested in the DCP was also modelled in terms of shadowing impact. This reveals that the shadow cast by the tower will be less wide, effecting less adjoining properties as it moves during the day. The predominant impact is on the north eastern apartments in the Stanford building at 4-12 Waverley Street at 9am where apartments are overshadowed for a longer period of time.

A 3D analysis indicates that the a 4m tower setback from the podium would afford better solar access to the worst effect apartments on the north east corner of the Stanford building. The proposal would result in those apartments on the north east corner of the Stanford building would only receive 1 hour of direct sunlight to the balconies at 2pm. See diagram below.

**Figure 1: Shadow 9am - Proposed Building**



**Figure 2: Shadow 9am - Tower setback 4m from podium**



Overall, the shadow analysis reveals that the impact of 8m breach in height will not reduce the solar access to those effected apartments to less than 2 hours of sunlight as required in the Residential Flat Design Code for high density areas. Improvement of overshadowing

however demonstrated when the profile of the tower is reduced and made more slender by providing a 4m setback from the podium to the tower.

It is recognised that the development does not comply with the number of storeys permitted for the development, a breach by 5 storeys (and 8m). In this case, the DCP recommends floor to ceiling heights for developments which is discussed in further detail in *Internal Amenity* section of this report. On balance the 8m breach in the height limit is considered to have a minor impact on the overshadowing, resulting in a slight extension of the length of the shadow, which ultimately does not reduce the internal amenity of apartments to less than the RFDC standard of 2 hours.

#### Floor Space Ratio

The proposal exceeds the maximum allowable floor space by 1,368m<sup>2</sup> equating to a 15% variation to the maximum under the LEP control.

The applicant has submitted a Clause 4.6 objection to vary the FSR control and proposed a Voluntary Planning Agreement for the additional floor space to provide a public benefit.

The applicant has argued that the objectives of the FSR control, the objectives of the zone are met and noted that there are sufficient planning grounds to support the proposed variation, in addition to the public benefit offered in the Voluntary Planning agreement to be put towards public works improvements to Bondi Junction.

The LEP states that the consent authority must be satisfied;

*That compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.*

The building in its current form is not supported, as the development fails to provide a setback between the podium and tower. In acknowledging the constraints of the site, a variation to the 6m setback control to 4m is considered appropriate for this site. When analysing the layout of the proposed development, only 14% of the gross floor area included in the FSR calculations is located within the podium levels (Ground, 1, 2, and 3) resulting in a larger floor plate for the tower structure.

The podium includes mechanical plant rooms equating to up to 597m<sup>2</sup> in addition to the mechanical plant on the roof. The podium also contains OSD tanks, large storage areas and bicycle storage areas. Whilst it is acknowledged that the site is somewhat constrained in terms of excavation and basement area due to the rail corridor beneath, the layout and lack of real and usable floor space in the podium is questioned.

There is concern that the majority of the gross floor area is contained within the tower than the podium. A more slender tower containing less floor space would result in a better design for the site, lesser impacts on adjoining properties and more in keeping with the urban design envisaged for Bondi Junction. The excess additional floor space therefore is not acceptable, as it results in a tower form which does not meet the controls of the DCP.

#### **Building Use and Active frontages -**

The controls in Clause 1.2 and Clause 1.5 of Part E seeks to ensure that the Bondi Junction Centre maintains its roles as a commercial centre. In this regard, Oxford Street and Waverley Mall are identified as Primary Shopping Streets which are expected to have a high level of retail activity at ground level and first floor level to be used for commercial uses, (not necessarily retail).



The scheme originally proposed the level above the ground floor retail as a void area. The applicant was requested to convert this area to retail/commercial uses to comply with the DCP and it was modified to a mechanical equipment zone in the amended plans.

The mechanical plant area is dormant space and given it is not calculated as gross floor area, results in additional floor space in levels above that level (ie. the tower). In addition, the DCP also requires that buildings be designed to be flexible, particularly on the lower levels to be equally capable of accommodating residential or commercial uses.

The floor to ceiling height of the mechanical plant area is 2m, as verified with the architect, therefore it is not capable of being used for flexible use, should the area be required for commercial purposes in the future.

With regard to apartment mix, the proposal only provides 2% of the apartments as 3 bedroom apartments, failing the minimum requirement of 10%. In this case, the application proposes 129 apartments and variation by providing studios, 1 bed and 2 bed (including two storey) apartments. This considered to be sufficient variety to meet the objectives of the control, providing diversity of housing choice. The market to an extent will determine the appropriate mix of apartments.

### **Design Excellence (Building Design, Materials and Finishes)**

The DCP requires that developments within the Bondi Junction exhibit design excellence. Both Council's Urban Design Officer and SEPP 65 Waverley Design Review Panel have commended the curved concept of the development. However the panel were critical of the proposed materials and finishes, specifically the lack of detail and resolution at this stage of the assessment process.

The SEPP 65 panel state that further detail of the finishes is still required. Sandstone elements have been incorporated into the base, but it remains predominately precast concrete. The panel also noted that further consideration needs to be given to the roof form and profile on the skyline and the curved corner elements (as opposed to the cheaper and less appealed faceted corners). It is therefore recommended that should the application be approved, a detailed and more resolved schedule of finishes be provided to the SEPP 65 Design Review Panel for consideration.

### **Internal Amenity and distance separation -**

#### **Distance Separation**

The proposal does not comply with the distance separation requirements of the Residential Design Flat Code (RFDC) or the WDCP 2012. The tower only has a distance separation of between 9m - 15m from the adjoining southern boundary. The site is constrained in that the tower form of the adjoining southern building is only located around 6m from the common boundary (not complying with current RFDC standards).

The DCP requires that the tower form of a building has a 12m distance separation. This would apply to the distance between the proposal and the building to the rear/south of the site, The Stanford. When measuring the distance between the two tower forms, the building has a minimum distance separation of 15m. The Residential Design Flat Code recommends a separation of 18m-24m depending on whether the rooms are habitable or non habitable.

It is recognised that strict adherence to these controls would sterilise the development potential of the site, decreasing the potential footprint of the tower component of the footprint,

at odds with the future desired density of this key site in the Bondi Junction Centre. The site has the benefit of only one immediate adjoining neighbour, however is burdened by that that building has balconies which adjoining living areas which directly face the site. The curved form of the building provides some relief in direct overlooking to these properties and screening devises and translucent glazing over windows of key living areas and south west balconies.

The SEPP 65 panel have suggested a more 'compact' tower form, reducing the south west and east west corners of the tower to increase separation distances to be closer to that suggested in the RFDC.

### Floor to Ceiling Heights

The proposal fails to provide appropriate floor to ceiling heights for the residential apartments located in the podium on levels 2 and level 3 (13 apartments) requiring a minimum of 3.5m floor to ceiling height. The applicant has argued that these apartment are double storey and have a floor to floor height of 6.4m (having floor to ceiling heights of 3m and 3.4m respectively).

The plans however do not indicate the floor to ceiling height of the development to determine compliance in this regard. Once a slab and services are installed in this level, the floor to ceiling heights are more likely to be 300mm less than the floor to floor heights nominated on the plans. The floor to floor height for apartments in the tower is 3.1m which should leave 2.7m floor to ceiling heights based on the estimated slab of 300mm (average).

The applicant has failed to address the purpose of the control and Council's concerns, being the amenity of these residential apartments within the podium. More generous floor to ceiling heights are required in the podium level to provide an offset for the reduced amenity of these apartments due to the single orientation, lack of view/outlook and exposure to traffic and public domain noise.

### External Living areas

Only 56% of the apartments provide external living areas that comply with the DCP controls of a minimum of 12m<sup>2</sup>. The control of 2.5m depth is difficult to enforce in a building with an irregular curved shape, however, the purpose such a control is to ensure that the outdoor space can accommodate area for use suitable use such as the provision of a table and chairs. The smallest outdoor area provided is 5m<sup>2</sup> and the largest area 31m<sup>2</sup>. The smallest areas are located on the eastern elevation of the building ranging between 5m<sup>2</sup> and 8m<sup>2</sup>.

The purpose of the control is to enhance the amenity of living spaces for the development. The development provides two areas of common open space in addition to the private balconies, exceeding the minimum DCP requirements. The landscaped open space on top of the podium (level 4) is approximately 408m<sup>2</sup> in area and contains barbeques, seating benches and outdoor table and chairs. Three sets of small fitness equipment has also been proposed in this area. The area on the roof of the development is 94m<sup>2</sup> and is a landscaped area, providing seats and decking, but no cooking facilities or gym facilities.

The size of private open space for each apartment varies, with the apartments on the eastern elevation having the smaller, non-complaint balconies, however the provision of high quality of communal spaces is considered an appropriate offset for these apartments to justify a variation to this DCP control.

## **Roof Terrace and Wind Study and Awnings -**

An amended wind study has not been provided for the development following modification. In particular, a communal roof terrace was provided to the top of the building in the north east corner of the building. The terrace is to include decks and paved areas with garden beds with integrated seating benches. The DCP allows the roof of developments to be used to extend external living areas. Other existing surrounding buildings have usable space of the roof including swimming pools and roof terraces. This is therefore a characteristic of the area and this roof terrace is supported in principle, subject to an amended wind assessment being undertaken with recommendations of wind mitigating strategies. Should the study reveal that this area is unsatisfactory, it this component is to be deleted from the plans. This matter is to be addressed as a condition of consent.

### **2.2 SECTION 79C(1)(B) – OTHER IMPACTS OF THE DEVELOPMENT**

The proposed development is capable of complying with the BCA.

It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

### **2.3 SECTION 79C(1)(C) – SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The site is considered to be suitable for the proposed development.

### **2.4 SECTION 79C(1)(D) – ANY SUBMISSIONS**

The application was notified and advertised for 30 days in accordance with *Waverley Development Control Plan 2012, Part A – Advertised and Notified Development*. Twenty (20) submissions were received to the original application.

The amended application was notified to all objectors for 14 days. Three submissions were received to the amended plans. The issues raised in the submissions are summarised and discussed below.

**Issue :** *Loss of privacy (Stanford building to the south) Danger of things being thrown onto terraces and award winning garden*

**Response:** The site is zoned for high density and the adjoining building should have an expectation that a building of such density will be constructed on the subject site which is currently underdeveloped. The building has been designed in a manner to located the bulk of the tower away from the adjoining southern boundary. The building has been designed with predominantly bedroom windows on that elevation and privacy screens over, as well as privacy screens around balconies where appropriate. The chances of things being thrown onto terraces would be the same likelihood as it happening from the objectors building which have multiple levels of balconies facing the subject site.

**Issue:** *Breach in height & FSR causing amenity impacts and setting a precedent*

**Response:** This matter has been discussed within the body of this report.

**Issue:** *Questioning solar access diagrams to the Stanford apartments and solar access to Eora Reserve*

**Response:** Solar access analysis was conducted using Council's 3D modelling program. The Stanford building is located due south of the building and is most effected by shadow. The southern elevation of that building be in shadow of the proposed building from 9am to 2pm. Both the proposal and a compliant building were modelled, both having the same impact on the northern elevation of that building. The western elevation of that whole building will however receive sunlight from midday to just before 3pm where it will be overshadowed by the Westfield building to the west. The most effected units within that building are those located on the north east corner of the building which will be burdened by shadow on the eastern elevation from 9am to 2pm with no direct sunlight to the eastern elevation of the building. A slender tower, as recommended by the planning department would not allow for slightly better solar access to those worse effected apartments in the Stanford Building.

**Issue:** *SEPP 65 building separation*

**Response:** This matter has been discussed earlier in the report and found acceptable by the SEPP 65 panel given the context and design of the site.

**Issue:** *Concerns that works associated with the VPA will not directly benefit immediate properties effected by the development. I.e. Eora Reserve not included.*

**Response:** The VPA is in accordance with the Waverley VPA policy which will be put towards public works in the Bondi Junction Centre.

**Issue:** *Views from the Stanford*

**Response:** The iconic views to the harbour bridge from the northern elevation balconies of the Stanford building will be maintained. The proposed building is not within the line of to the Harbour bridge views from the Stanford Building as demonstrated on Council's 3D modelling program. In fact, a compliant building of 60m would still be higher than the Stanford building to the south. In any case, the non-compliant building height would not result in any additional view loss above a compliant scheme.

**Issue:** *Use roof spaces as communal open space will disturb neighbours*

**Response:** An amended wind report has not been provided assessing the roof terrace. Should the wind conditions be found unsuitable upon submission of the report, the roof terrace will be required to be deleted. Other roof terraces and pool areas are located on surrounding buildings, therefore to prohibit this roof terrace is unjustified.

**Issue:** *Internalised plant and equipment areas within the building, rather than on top.*

**Response:** It is not unusual for plant and equipment areas to be on the roof of the building and therefore would be unreasonable to insist it be removed from the roof in this case. Plant equipment is on roof of buildings within the vicinity. A condition has been recommended to reduce the amount of mechanical plant area to 20% of the roof in accordance with the DCP. In any case, the acoustic report identifies that mechanical plant will be attenuated to the acceptable levels. The recommendations of this report are included as conditions of consent.

**Issue:** *Dilapidation report and photographic survey*

**Response:** A dilapidation report will be requested as a condition of consent for properties identified within the zone of influence in a dilapidation survey. A dilapidation report generally includes photographs to document the existing state of buildings.

***Issue: Excavation***

**Response:** Conditions have been recommended with regard to excavation by the Railcorp as required under the SEPP *Infrastructure* due to the rail corridor located underneath the site. Standard conditions of consent are also included for excavation for any development. All excavation is to be monitored by a structural engineer.

***Issue: Overshadowing to Harley Place and the Oscar lower levels***

**Response:** There will be overshadowing to the lower levels of Harley Place (251 Oxford St) by the proposed development at 5pm in midwinter. The Oscar (2A Hollywood Avenue), will be overshadowed by the development, however such shadow would occur to some extent by a compliant building. As discussed earlier in the report, a slender tower, as recommended by Council's Urban Design Officer would reduce the duration of shadow and improve solar access to an extent.

***Issue: Wind impacts***

**Response:** This matter has been discussed previously in this report and is considered satisfactory subject to an amended wind study for the amended proposal should the application be approved.

***Issue: Traffic from the development and congestion from queuing from the car lifts.***

**Response:** A traffic management plan was submitted with the application and reviewed by the Waverley Traffic Committee. No objection was raised to the proposal, subject to conditions of consent.

***Issue: Construction management***

**Response:** A detailed construction and pedestrian management plan will be required to be provided prior to any construction works commencing.

***Issue: Noise impacts from construction, from mechanical and plant and equipment and air pollution***

**Response:** Conditions of consent have been implemented regarding noise during construction including the submission of a Noise Management Plan. The Protection of the Environment Operations Act 1997 (NSW) is the legislation which controls issues regarding air pollution. An acoustic assessment accompanied the development application which addressed mechanical plant and equipment and noted that specifications of this equipment is not finalised at DA stage. Nevertheless the report notes that the equipment will be able to be satisfactorily attenuated to levels complying with the noise emission criteria with standard acoustic treatments. This matter is included as a condition of consent.

***Issue: Development standards as not 'as of right' where it overshadows Waverley Street mall and Eora park***

**Response:** Council conducted a solar access assessment for the proposal and given the zoning of the land, the Waverley Street Mall and the Eora Park will be overshadowed for periods of the day when the site is developed to its potential. The non compliant aspects of the proposal does not result in the park or mall receiving less solar access than a compliant building. Solar access currently enjoyed by these sites are a result of the site being underdeveloped.

## 2.5 SECTION 79C(1)(E) – PUBLIC INTEREST

It is considered that the design of the proposal (lack of tower setback and bulky nature of the tower) are not in the public interest for reasons discussed in this report.

## 3. REFERRALS

The following comments of relevance have been received by Internal Departments of Council.

**Urban Design Officer** - *Bondi Junction is the regional centre of the eastern suburbs of Sydney and Oxford Street is the main street within that centre. Thus, it is Council's intention that development along Oxford Street should foster the elements of a Great Street. In fact Council aspires to Oxford Street becoming one of Sydney's greatest streets. With this in mind, the DCP requires 6m setbacks above the street wall so as to reduce the current visual dominance of towers in Oxford Street.*

*A strong street wall presence in main streets reinforces the proportions of the street and creates a sense of a continuous built form and flow along streets. Towers should be sufficiently set back from the street wall to create visual separation between the tower and street wall so that they are not read as one element. When they are read as one form the street proportions become skewed and towers dominate the definition of the street.*

*Allen Jacobs' book titled "Great Streets" states that one of the requirements for great streets is Definition. Quotes from the book follows:*

*"Great streets have definition. They have boundaries, usually walls of some sort or another, that communicate clearly where the edges of the street are, that set the street apart, that keep the eyes on and in the street, that make it a place." (p.277) and*

*"...it may be observed, none of the very best streets can be characterized as having tall buildings. The height of buildings along streets is less than 100 feet." (30.48m, approx. 9 storeys) (p.281)*

*The Bondi Junction Urban Design review recommends a street to street wall proportion of 1:1. It is considered that this proportion would be a preferable proportion to define Oxford Street within its current and future desired character. If towers are not setback from the street wall this proportion will not be achieved. Instead it will be further fragmented.*

*An upper level setback less than the 6m control may be acceptable for 241 Oxford Street because building separation requirements for buildings to the south impede the location of built form on the site. A minimum 4m upper level setbacks to Oxford Street and Hollywood Avenue would be acceptable.*

*It is noted that 241 Oxford Street cannot be compared to agreed zero upper level setbacks on the Syd Einfeld facade of the concurrent DA for 570 Oxford Street. 570 Oxford Street is at the termination of Oxford Street and as such a different built form is appropriate which is not appropriate for 241 Oxford Street.*

*Without an upper level setback of 4m or more on every street frontage the proposal cannot be supported.*

**Social Planner** - *A Voluntary Planning Agreement was proposed by the applicant. The proposal is in accordance with Council's Interim Voluntary Planning Agreement Policy 2013, with the monetary contribution amount to be assigned to works specified in Appendix 4 of the Policy, particularly Bondi Junction public domain improvement programs.*



**Environmental Services-** *The development only achieves the minimum requirements as per the Building Code of Australia (BCA) requirements and is only compliant with SEPP65 for natural ventilation. The applicant has stated that the building is able to receive a green star rating under the Green Building Council of Australia but have declined to do so.*

*Council's Strategic plan supports development that actively reduces community greenhouse gas emissions which has a target to reduce greenhouse gas emissions in 2020 by 30% from 2003/04 levels. Bondi Junction has been identified as a key location in the Waverley Local Government Area to reduce water and energy consumption. This development, if approved will significantly add to the greenhouse gas emissions in the area.*

*Construction of a building that only meets minimal compliance levels, locks in higher energy use for the life of the building or until a retrofit has been undertaken. Council has proposed additional technologies that would reduce the energy consumption of the building such as gas powered air-conditioning to the applicant, however this initiative was not embraced by the applicant. Should the application be approved, a condition is recommended to require an energy management plan, identifying mechanisms to reduce green house gases, as required by the draft Waverley DCP 2012 (Amendment No. 2).*

**Technical Services (Traffic and vehicular access)-** *The proposal has been assessed by the Waverley Local Traffic Committee and Council's Manger Transport and Development. Generally, the proposal was considered satisfactory, subject to conditions of consent.*

**Technical Services (Stormwater)-** *Further detail is required with regard to the collection of stormwater on site. This matter is required to be addressed as a condition of consent, should the application be approved.*

**Environmental Health -** *Conditions have been recommended should the application be approved. The conditions are in regards to site contamination, cooling towers, noise during construction and during occupation, storage of waste and the provision of services for any future food premises.*

**Waste -** *An amended site waste and recycling plan is required for the amended proposal. This matter can be addressed as a condition of consent. A garbage collection loading dock has been incorporated within the building. Council's technical services department have provided conditions with regard to truck movements associated with the garbage truck.*

**Tree Management Officer -** *Conditions of consent have been provided regarding the protection of street trees including a bond, as well as conditions for additional street plantings.*

#### **4. SUMMARY**

Council's assessment staff have been clear and consistent in advising the applicant during the pre DA stage and during the assessment of the current application that the tower and the block podium element should remain as two distinct and separate components of the building form. This differentiation should be achieved by providing a reasonable setback of the tower from the podium level.

Various concessions were given during the assessment process and there was clearly no "blind adherence" to the DCP controls, rather the proposal was given proper merit consideration against the objectives of the LEP and DCP.

These concessions included:

- a reduction in tower setback,

- a reduction in podium height,
- an increase in allowable number of stories,
- less than the desired level of retail and commercial space,
- a reduction in floor to ceiling height for levels 2-4
- agreement with the proposed additional two levels (if the development as a whole is approved)

The overriding issue is the tower setback and size. Whilst there are other issues that require resolution for this development to be supported, this is the key issue and an area that remains one of fundamental disagreement. One of the overriding objectives DCP controls (for Bondi Junction) is to ensure “...*high quality streetscape and urban design that continues to improve the Bondi junction Centre*”.

It also states:

*“Above the (podium) block edge form is the tower building form. This form is set back from the street edge and from the front, side, and rear boundaries. Tower building forms occur in 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 small footprint tower buildings are one of the key determinates of sustainability to facilitate cross ventilation, daylight access and to create diversity within the BJC skyline.”*

This application is opposed because it seeks to minimise the size and functionality of the commercial part of the “mixed use” building in favour of having a larger residential tower. Whilst this supports residential objectives (and provides the greatest yield outcome); it does not contribute in any meaningful way to the commercial and retail viability of the Centre. Bondi Junction’s primary role is as a Commercial Centre so it is important that residential development enhances (rather than replaces) retail and commercial space and that these spaces are lively and contribute in a positive way.

Whilst it may be possible to demonstrate that the objectives of the controls such as FSR or height have been complied with, this alone should not be seen the automatic gateway for the granting of a consent. The controls must be viewed as a ‘suite’ and relevant objectives met in a genuine and community minded fashion. This is not the case in this instance. The primary and overriding objective appears to have been to maximise the size of the tower element and provide more residential with minimal commercial/retail space.

The bulk of the tower has consistently been identified to the applicant as an issue that required review but changes have been minimal, where one level from the tower building was deleted and no attempts made to reduce the footprint of the tower element. A small footprint tower would reduce the shadow cast on surrounding buildings and public places and it would set a positive precedent for future development in the area.

Variations to DCP provisions have been conceded in the assessment process but consistent requests to redesign the tower to a more slender element with a proper setback have been rejected by the applicant. The applicants’ position on this fundamental issue has resulted in the recommendation for refusal.

## 5. RECOMMENDATION

That the Development Application be **REFUSED** by the Joint Regional Planning Panel for the following reasons:

1. The proposal fails to comply with the aims of the Waverley LEP 2012, specifically Clause 1.2 (2)(a)(b) as the development fails to provide sufficient retail/commercial space at the first floor level of the building facing Oxford Street. The proposal therefore fails to promote a range of the commercial and retail uses, and this in turn fails to contribute to Bondi Junction being the primary commercial (and cultural) centre in Sydney's eastern suburbs
2. The proposal fails to comply with Clause 4.4 of Waverley Local Environmental Plan, which requires a maximum floor space ratio of 7:1. The development proposes an FSR of 8.05:1. The proposed floor space results in a building which as the majority of floor space in the tower form, creating adverse impacts on the streetscape and amenity of adjoining properties, contrary to objective (c) of the development standard.
3. The development fails to comply with Waverley Development Control Plan 2012, Part E1, Clause 1.1 and Clause 1.6 as the tower building form is not setback from the street edge, or side and rear boundaries. The proposal fails to differentiate between the block podium and the tower form and results in adverse impacts on the urban design of Bondi Junction and additional overshadowing impacts on the surrounding area.

**Should the application be approved by the Joint Regional Planning Panel, relevant conditions of consent are attached.**

## **SCHEDULE A**

That the Joint Regional Planning Panel grant Deferred Commencement consent in accordance with the provisions of Section 80(3) of the Environmental Planning and Assessment Act 1979.

The consent is not to operate until the applicant has satisfied Council as to the following matters:

### **1. APPROVAL FROM RAILCORP**

Under the provisions of State Environmental Planning Policy (Infrastructure) 2007, Subdivision 2 Development in rail corridors, concurrence for the proposed development is to be provided from Railcorp. The development is to comply with all conditions imposed as part of the concurrence given by that authority.

Upon satisfying the consent authority as to the matters in A, the following conditions will apply:

## **SCHEDULE B**

### **A. APPROVED DEVELOPMENT**

#### **1. APPROVED DEVELOPMENT**

The development must be in accordance with:

- (a) Architectural Plan Nos DA-02, Revision A dated March 2013, DA-03 to DA-13 inclusive, DA-17, DA-20, DA-21, DA-22, DA-30, DA-31, DA-32, DA-40 all revision F dated July 2013, all prepared by Kannfinch and received by Council on date 25 July 2013;
- (b) Landscape Plan (Project No. SD1156) No.301-FI, Revision C dated 22.07.13, and No.302-FI Revision A, dated 24.07.13 and documentation prepared by Urbis and received by Council on 25 July 2013;
- (c) Traffic Impact Assessment prepared by traffix dated 24<sup>th</sup> July 2013, Reference 12.355L01v01 and received by Council on 25 July, 2013;
- (d) BASIX and NatHERS Certification & Natural Ventilation and Solar Access Assessment prepared by WSP Built Ecology, received by Council on 25 July, 2013;
- (e) Site contamination Report (Project No. 73038.01) dated June 2012 and received by Council on 15 March 2013;
- (f) Access Report prepared by BCA Logic, dated 1 March 2013 and received by Council on 15 March 2013.
- (g) Public Art Plan, parted by Leighton Properties, dated March 2013 and received by Council on 15 March 2013;
- (h) Wind Impact Assessment Report prepared by WINDTECH dated 11 March, 2013 and received by Council on 15 March 2013.

Except where amended by the following conditions of consent.

**2. CONSULTANTS REPORTS**

The recommendations contained in the various specialist consultant reports outlined in Condition 1 shall be adhered to. Where any conflict arises between a condition of consent, the development's Principle Certifying Authority may determine which is to apply.

**3. RAILCORP CONCURRENCE**

The development is to comply with and reflect Railcorp's concurrence requirements, details of which are to be provided in the construction certificate to satisfaction of the Principle Certifying Authority.

**4. VOLUNTARY PLANNING AGREEMENT (VPA)**

The owners of the land of the subject site shall enter into a Voluntary Planning Agreement (VPA) in accordance with the offer made by Leightons Properties Pty Ltd on 8 November 2013 for the payment of a monetary contribution to Council in the sum of \$3,000,000, on the date of the execution of the agreement to be applied towards a public purpose in accordance with the agreement. The VPA is to be entered into as soon as possible following the completion of the notification of the VPA in accordance with the requirements of Section 93G of the Environmental Planning & Assessment Act 1979 and Clause 25D of the Environmental Planning and Assessment Regulation 2000.

**5. GENERAL MODIFICATIONS**

The proposal shall be amended as follows:

- (a) The mechanical plant area on the roof is to be reduced to 20% of the roof area and be setback at least 2m from the sides of the building.
- (b) The awnings over the footpath are to have a minimum height between the footpath level and the underside of the awning of a minimum of 3.1m

The amendments shall be submitted for the approval of Council prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

**6. ARCHITECTURAL DETAILING**

Prior to the issue of any Construction Certificate further detail and modification of the design is to be submitted and endorsed by the Waverley Design Review Panel which address the following matters:

- (a) A schedule of external materials and finishes and design details of the building's facade. (There is a need for a durable and 'raw' material in the external façade that are not dependant on too frequent maintenance / painted finishes.)
- (b) The above details to include detailed drawings of the shop fronts, entry foyers, awnings, window and balcony details and major junctions between materials.
- (c) Detailed drawings of the method of resolution of shading, wind protection and suitable ventilation to single aspect units.

- (d) A signage strategy for the building, specifying locations and external colours of signage.
- (e) The material and method of fixing the external shading / privacy blades.

The amendments shall be submitted to the approval of Council's SEPP 65 Design Review Panel with a referral fee of \$800. The Panel is to approve the above details prior to the issue of a Construction Certificate under the Environmental Planning and Assessment Act 1979.

## **7. APPROVED DESIGN - RESIDENTIAL FLAT DEVELOPMENT**

The approved design (including an element or detail of that design) or materials, finish or colours of the building must not be changed so as to affect the internal layout or external appearance of the building, without the approval of Council.

## **8. ARCHITECT TO SUPERVISE DESIGN**

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of **a qualified designer** in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

## **9. DOMESTIC HEATERS**

The provision of solid fuel heating/cooking appliances is prohibited.

## **10. ROLLER SHUTTERS**

The installation of roller shutters or grilles, in front of, or in place of a standard window or shop front is prohibited. Council Policy requires the retention of a glass shop front for window display purposes.

## **11. DELIVERY OF GOODS**

Loading and unloading of vehicles and delivery of goods to the land shall at all times be carried out within the site. The area set aside for car parking as shown on the approved plans shall be used for the parking of vehicles and for no other purpose.

## **12. INTRUDER ALARM**

Intruder alarm/s associated with the development must operate only in accordance with the requirements of Clause 53 of the *Protection of the Environment Operations (Noise Control) Regulation 2008* under the *Protection of the Environment Operations Act, 1997*.

## **13. SEPARATE APPLICATION FOR SIGNAGE**

Any proposed signage and/or structures to be displayed on the building are to be subject to a separate development application to and approval from Council.

## **14. DEVELOPMENT APPLICATIONS FOR NON-RESIDENTIAL USE**

Specific development applications are to be lodged for the approval of Council in connection with the usage of any retail or commercial areas within the development, prior to the occupation of the premises.

## **15. EXCAVATION TO BE LIMITED**

Excavation shall be limited to that shown in the approved plans. Excavation, proposed or undertaken in the certification or construction of the development, that results in additional habitable or non-habitable floor space (including storage) shall require the submission of a new development application or Section 96 application to modify the approved development. During consideration of this application construction work on site shall cease without prior agreement of Council. Failure to comply with this condition may lead to Council prosecuting or taking a compliance action against the development for breach of its consent.

## **16. NOISE MANAGEMENT PLAN - DEMOLITION, EXCAVATION AND CONSTRUCTION**

A site specific noise management plan must be submitted to the Council for approval and comment prior to the issue of a construction certificate and complied with during any building works. The plan must be prepared by a suitably qualified person who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants. The plan must include but not be limited to the following:-

- (a) Confirmation of the level of community consultation that has, is and will be undertaken with Building Managers/occupiers/residents of noise sensitive properties likely to be affected by site works and the operation of plant/machinery particularly during the demolition and excavation phases.
- (b) Confirmation of noise methodology that is to be undertaken during the main stages of work at neighbouring noise sensitive properties in order to keep complaints to a minimum and to ensure that noise from site works complies with Council's noise criteria.
- (c) What course of action will be undertaken following receipt of a complaint concerning site noise emissions?
- (d) Details of any noise mitigation measures that have been outlined by an acoustic engineer or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring property to a minimum.
- (e) What plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available.

## **17. NOISE FROM BUILDING WORKS - RESTRICTED ACTIVITIES**

Where there is a strong community reaction to noise associated with demolition, excavation and/or construction, Council may require respite periods by restricting the hours that the specific noisy activity can occur.

Notes: If this is imposed, Council will take into account:

- 1. Times identified by the community when they are less sensitive to noise
- 2. If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

## **18. NOISE - MECHANICAL PLANT**

Noise associated with mechanical plant shall not give rise to any one or more of the following:

- (a) Transmission of "offensive noise" as defined in the *Protection of the Environment Operations Act 1997* to any place of different occupancy.

- (b) A sound pressure level at any affected property that exceeds the background (LA90, 15 minute) noise level by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use. The source noise level must be assessed as a LAeq, 15 minute.
- (c) Notwithstanding compliance with (a) and (b) above, the noise from mechanical plant associated with the premises must not be audible in any habitable room in any residential premises between the hours of 12.00 midnight and 7.00am.
- (d) A Certificate is to be submitted at the completion of all work and prior to the issue of an Occupation Certificate, from a suitably qualified Acoustic Engineer. The Certificate is to certify all plant and equipment complies with the terms of approval in relation to noise.

## **19. NOISE EMISSIONS**

The use of the premises shall not give rise to:

- (a) Transmission of "Offensive noise" as defined in the Protection of the Environment Operations Act 1997 to any place of different occupancy;
- (b) A sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The background noise level must be measured in the absence of noise emitted from the use in accordance with Australian Standard 1055.

## **20. AIR EMISSIONS**

The use of the premises shall not give rise to air impurities in contravention of the Protection of the Environment Operations Act, 1997. No injury being caused to the amenity of the neighbourhood by the emission of noise, smoke, smell, vibration, gases, vapours, odours, dust, particulate matter, or other impurities which are a nuisance or injurious or dangerous or prejudicial to health, the exposure to view of any unsightly matter or otherwise.

## **21. REFRIGERATION UNITS & MECHANICAL PLANT**

All refrigeration motors/units and other mechanical plant are to be installed within the building in an acoustically treated plant room. In this regard, adequate provision is to be made within the confines of the building for any plant and equipment associated with the use of the building.

## **22. MECHANICAL VENTILATION SYSTEMS**

- (a) The premises are to be ventilated in accordance with the requirements of the Building Code of Australia & relevant Australia Standards.
- (b) Any proposed mechanical ventilation system shall comply with the Australian Standard AS 1668 - 1991 (Parts 1 and 2). Prior to installation, the design is to be certified by a person competent to do so. At completion of the installation of the system and prior to the issue of the Occupation Certificate, the work shall be certified by a person competent to do so. The certification shall include:
  - (i) inspection, testing and commissioning details;
  - (ii) date of inspection, testing and commissioning details;
  - (iii) the name and address of the individual who carried out the test; and



- (iv) a statement that the service has been designed, installed and is capable of operating to the above standard.

## **23. CONTROL OF LEGIONNAIRES DISEASE**

- (a) All cooling towers and warm water systems must be operated and maintained in accordance with AS/NZS 3666 2011, the *Public Health Act 2010*, *Public Health Regulation 2012* and *NSW Health Code of Practice for the Control of Legionnaires Disease*.
- (b) The occupier of the building must register and provide particulars of any water cooling, and warm-water systems as required under the provisions of the *Public Health Act, 2010 and Regulation*. Registration forms are available from Council.

## **B. COMPLIANCE PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

### **24. SECTION 94A CONTRIBUTION**

A cash contribution is payable to Waverley Council pursuant to section 94A of the *Environmental Planning and Assessment Act 1979* and Waverley Council Development Contributions Plan 2006 in accordance with the following:

- (a) A cost report indicating the itemised cost of the development shall be completed and submitted to council:
  - (1) Where the total development cost is less than \$500,000:  
**"Waverley Council Cost Summary Report"; or,**
  - (2) Where the total development cost is \$500,000 or more:  
**"Waverley Council Registered Quantity Surveyor's Detailed Cost Report".**

A copy of the required format for the cost reports may be obtained from Waverley Council Customer Service Centre or downloaded from:  
[www.waverley.nsw.gov.au/publications/](http://www.waverley.nsw.gov.au/publications/)

- (b) Prior to the issue of the Construction Certificate, evidence must be provided that the levy has been paid to Council in accordance with this condition or that the cost of works is less than \$100,000.
- (c) Should a section 96 modification result in any change to the total cost of the work, the Section 94A contribution is to be revised and amended. Prior to the issue of the Construction Certificate, evidence must be provided that the revised levy has been paid to Council in accordance with this condition.

Waverley Council Development Contributions Plans 2006 may be inspected at Waverley Council Customer Service Centre.

#### Advisory Note

- A development valued at \$100,000 or less will be exempt from the levy.
- A development valued at \$100,001 - \$200,000 will attract a levy of 0.5%.
- A development valued at \$200,001 or more will attract a levy of 1% based on the full cost of the development.

### **25. SECURITY DEPOSIT**

A deposit or guarantee satisfactory to Council for the amount of \$ 160,000.00 must be provided as security for the payment of the cost of making good any damage caused or

unauthorised works that may be caused to any Council property as a consequence of this building work.

This deposit (cash or cheque) or guarantee must be established prior to the issue of the Construction Certificate. The full amount of the difference after recovery of Council's cost for any repair of damage to Council property or rectification of unauthorised works on Council property will be refunded after satisfactory completion of the building work to the person who paid the deposit.

## **26. LONG SERVICE LEVY**

A long service levy, as required under Section 34 of the Building and Construction Industry Long Service Payments Act, 1986, is to be paid in respect to this building work. In this regard, proof that the levy has been paid is to be submitted to Council prior to the issue of a Construction Certificate.

Note: Council acts as an agent for the Long Service Payment Corporation and the levy may be paid at Council's office. The levy rate is 0.35% of building work costing \$25,000 or more.

## **27. LOSS OF CAR SPACE CONTRIBUTION**

The construction of the vehicle crossing results in the loss of one parking meter space. The applicant/owner is to compensate Council for the loss of this space in accordance with Council's Plan of Management. A contribution of \$ 35, 875.00 is to be paid prior to the issue of the Construction Certificate.

## **28. NO BUILDING WORKS PRIOR TO RELEASE OF CONSTRUCTION CERTIFICATE**

The building work, including demolition, must not be commenced until:

- (a) a Construction Certificate has been obtained from Council or an Accredited Certifier in accordance with Section 81A(2) of the Environmental Planning & Assessment Act, 1979; and
- (b) a Principal Certifying Authority has been appointed and Council has been notified of the appointment in accordance with Section 81(A)(2)(b) of the Environmental Planning & Assessment Act, 1979 and Form 7 of Schedule 1 of the Regulations;
- (c) Council is given at least two days Notice in writing of the intention to commence the building works.

The owner/applicant may make application to Council or an Accredited Certifier for the issue of a Construction Certificate and to be the Principle Certifying Authority.

## **29. ESSENTIAL SERVICES - NEW BUILDING**

Details of the proposed essential fire safety measures/services shall be submitted to Council with the application for a Construction Certificate or be attached to the Construction Certificate, including a certificate, prepared by a person competent to do so, setting out the:

- (a) basis of design;
- (b) standard to which the system is to be installed; and

- (c) all relevant documentation, including all drawings such as wiring diagrams, duct layouts, hydraulic schematics etc and calculations shall be submitted for Council's records.

At the completion of the installation, certification containing the following information shall be attached to the application for an Occupation Certificate or to the Occupation Certificate:

- (a) inspection, testing and commissioning details;
- (b) date of inspection, testing and commissioning;
- (c) the name and address of the individual who carried out the test; and
- (d) a statement that the service has been designed, installed and is capable of operating to the above standard.

### **30. NOISE ATTENUATION IN RESIDENTIAL FLAT BUILDINGS**

Noise attenuation is to be achieved in all residential units within the building by a minimum of the following standards:

- (a) A wall shall have a Field Sound Transmission Class (FSTC) of not less than 50 if it separates sole occupancy units or a sole occupancy unit from a stairway, public corridor, hallway or the like;
- (b) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have a FSTC of not less than 55;
- (c) A wall or floor shall have a FSTC of not less than 55 if it separates a sole occupancy unit from a plant room;
- (d) A floor separating sole occupancy units must not have a FSTC of less than 50; and
- (e) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit shall have an Impact Isolation Class of not less than 55.

Details are to be provided on the plans to the satisfaction of the Principal Certifying Authority prior to the issue of the Construction Certificate.

### **31. CERTIFICATION OF MECHANICAL EXHAUST**

The mechanical exhaust ventilation system is to comply with the approved plans and specifications in addition to Australian Standards AS 1668 parts 1 and 2, 2002. A Certificate of Test together with a copy of the final test figures is to be submitted by a competent person and approved by the Principle Certifying Authority prior to the issue of the Occupation Certificate.

### **32. POTENTIAL SITE CONTAMINATION**

Following demolition works & prior to any excavation or building works occurring a Phase 2 Assessment shall be carried out by a DECC Accredited Site Auditor. Any recommendations/conclusions shall be adhered to where any conflict arises between a condition of consent, the developments Principle Certifying Authority may determine which is to apply.

**33. SERVICE AUTHORITIES**

The applicant is to seek approval from all relevant services authorities regarding any possible modification to the service authorities infrastructure prior to the issue of a Construction Certificate.

**34. ARCHITECT TO SUPERVISE DESIGN - CONSTRUCTION CERTIFICATE DOCUMENTATION**

The preparation of the Construction Certificate plans shall be supervised and be to the satisfaction of a qualified designer in accordance with the requirements of State Environmental Planning Policy No. 65 - Design Quality of Residential Flats.

In accordance with clause 143a of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue a construction certificate unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the plans and specifications achieve or improve the design quality of the development for which development consent was granted.

**35. HOARDING REQUIRED**

A standard B-Class hoarding designed and constructed in accordance with the requirements of the Work Cover Authority being erected on the street alignments of the property, prior to the commencement of building operations, and such hoardings to be maintained during the course of building operations. Details of the hoarding are to be provided to Council prior to issue of the Construction Certificate.

Where the hoarding is to be erected over the footpath or any public place, the approval of Council must be obtained prior to the erection of the hoarding.

**36. GEOTECHNICAL ENGINEERS REPORT**

A geotechnical report, regarding the stability of the subject site and stating that damage should not occur to any adjoining premises as a result of the proposed bulk excavation, driven type piles and shoring works, is to be submitted to the Principal Certifying Authority, Council and the owners of adjoining premises. The report is to be submitted prior to the issue of a Construction Certificate and commencement of any such works on the site.

**37. DETAILS OF BULK EXCAVATION, SHORING OR PILE CONSTRUCTION**

A report shall be prepared by a suitably qualified and practising Structural Engineer detailing the proposed methods of bulk excavation, shoring or pile construction, including details of vibration emissions and any possible damage which may occur to adjoining or nearby properties as a result of the proposed building and excavation works. The Report shall be submitted to the Principal Certifying Authority, Council and the owners of adjoining properties prior to the issue of a Construction Certificate.

Any practices or procedures specified in the Structural Engineer's report in relation to the avoidance or minimisation of structural damage to adjoining properties are to be fully complied with and incorporated into the plans and specifications together with the Construction Certificate.

**38. SITE WASTE AND RECYCLING MANAGEMENT PLAN**

An updated Site Waste and Recycling Management Plan (SWRMP) is to be submitted to the Principal Certifying Authority for approval in accordance with Part B of Waverley DCP 2012 prior to the issue of the Construction Certificate. In this regard, Council expects demolition and excavated material to be reused and/or recycled wherever possible.

The builder and all subcontractors shall comply with the approved SWRMP Part 1 and 2 at all times during construction. At least one copy of the SWRMP is to be available on site at all times during construction. Copies of demolition and construction waste dockets that verify the facility that received the material for recycling or disposal and the quantity of waste received, must be retained on site at all times during construction.

**39. EROSION, SEDIMENT AND POLLUTION CONTROL**

Erosion, sediment and pollution control measures are to be implemented on this site. These measures are to be in accordance with Council's Stormwater Policy and are to be implemented prior to commencement of any work or activities on or around the site. Details of these measures are to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate.

**40. STORMWATER MANAGEMENT**

The stormwater plans submitted to Council are unsatisfactory. In this regard, the following additional information is required to be submitted to the satisfaction of Waverley Council's Sustainable Assets Manager;

- (a) Detailed plan of stormwater system from collection point to connection in Council stormwater pit. Proposed connection design to Council's stormwater pit is to be detailed on the drawings.
- (b) The size of the outlet pipe from the discharge control pit to Council's Stormwater Pit is to be provided (which should be maximum 300mm).
- (c) The OSD Overflow path has not been detailed.

Certification is to be provided from a suitably qualified professional, that the stormwater system has been designed in accordance with the Water Management Technical Guidelines. The stormwater system details are to be submitted prior to the issue of a Construction Certificate.

**41. ENGINEERING DETAILS**

Structural details prepared and certified by a practicing Structural Engineer being furnished to Council or Accredited Certifier in connection with all structural components prior to the issue of a Construction Certificate.

**42. ACCESS**

The development shall be provided with access and facilities for people with disabilities in accordance with AS1428.1-2001 Design for Access and Mobility Part 1: General Requirements for Access. Details are to be submitted to the Principal Certifying Authority prior to the issue of the Construction Certificate.

**43. ACCESSIBLE SIGNAGE**

Appropriate signage and tactile information indicating accessible facilities shall be provided at the main entrance directory or wherever directional signage or information is provided in the building. Such signage shall have regard to the provisions of AS1428.1.

#### **44. ROOFWATER GUTTERING**

All new or replacement roof guttering is to comply with the requirements of the Building Code of Australia and Australian Standard AS 3500 *Plumbing & Drainage Standards* to ensure that collected roof water does not flow back into the building.

#### **45. BASIX**

The undertakings provided in the BASIX Certificate shall be provided for in the Construction Certificate plans and documentation prior to the issue of the Construction Certificate. If required, a modified BASIX Certificate shall be provided that reflects the development as approved (eg addressing any modification required via conditions of consent). Any significant works (ie any works not able to be considered as Exempt and Complying Development) that result from changes to the BASIX Certificate or conflict with conditions of consent require Council's consent.

The Principal Certifying Authority shall be responsible for ensuring that all the undertakings are satisfied prior to the issue of an Occupation Certificate.

The above condition is a prescribed condition under the Environmental Planning and Assessment Act Regulations clause 97A and the above BASIX commitments are mandatory and can not be modified under Section 96 of the *Environmental Planning and Assessment Act 1979*.

#### **46. USE OF RENEWABLE TIMBERS**

Council requires, wherever possible, the use of renewable timbers and/or plantation timbers such as Radiata Pine or Oregon as an alternative to the use of non-renewable rainforest timber products in buildings so as to help protect the existing areas of rainforest. In this regard, a schedule of proposed timber products to be used in the building is to be submitted for approval by the Principle Certifying Authority prior to the issue of the Construction Certificate. Where the applicant is to use timbers not recommended in Council's Policy, reasons are to be given why the alternative timbers recommended cannot be used.

#### **47. ENERGY AUSTRALIA**

The applicant to confer with Energy Australia to obtain that authority's needs for the provision and location of a kiosk type distribution centre on the subject land, and if deemed necessary, the applicant to make available land to that Authority for the siting of such kiosk/sub-station. Documentary evidence of compliance is to be provided to the satisfaction of the Principle Certifying Authority prior to the issue of the Construction Certificate.

#### **48. TRADE WASTE**

The applicant is to confer with Sydney Water and enter into, where applicable, a 'Trade Service Agreement' with the Authority pursuant to the Trade Waste Policy. Details of the Authority's requirements are to be submitted to and approved by Council or an Accredited Certifier prior to the issue of the Construction Certificate. Trade wastewater is defined as "trade waste and any liquid, and any substance contained in it, which may be produced at the premises".

#### **49. SITE CONTAMINATION - VALIDATION REPORT**

After completion of the remedial works, a copy of the Validation Report shall be submitted to Council. The Construction Certificate shall not be issued until Council approves this Validation Report. The report shall be prepared with reference to the NSW Environment Protection Authority (EPA) guidelines, Consultants Reporting on Contaminated Sites and shall include:

- (a) Description and documentation of all works performed;
- (b) Results of validation testing and monitoring;
- (c) Validation results of any fill imported on to the site;
- (d) Details of how all agreed clean-up criteria and relevant regulations have been complied with; and
- (e) Clear justification as to the suitability of the site for the proposed use and the potential for off-site migration of any residual contaminants.

#### **50. REMEDIATION REQUIREMENTS**

The following requirements apply to the remediation works required on-site:

- (a) A sign displaying the contact details of the remediation contractor (and site facilitator if different to remediation contractor) shall be displayed on the site adjacent to the site access. This sign shall be displayed throughout the duration of the remediation works. Owners and/or occupants of the premises adjoining the site shall be notified, in writing, at least seven days prior to the commencement of remediation works.
- (b) Remediation work shall not be carried out within 4 metres of the base of a tree, or adversely affect the appearance, health or stability of a tree, where works affecting the tree require Council approval.
- (c) Remediation work shall not be undertaken on land containing an item of environmental heritage where the consent of Council is required.
- (d) A covenant being registered on the title of the land giving notice of the former use and contamination of the site and the existence of the encapsulated cells containing contaminated material.
- (e) A covenant being registered on the title of the land binding the owners and future owners to be responsible for ongoing maintenance and any future rehabilitation works required in terms of the encapsulated materials, including the discharge or prevention of discharge there from any contaminants or for any works required by the NSW Environment Protection Authority (EPA).

#### **51. REMEDIATION WORKS REQUIRED**

All exposed areas shall be progressively stabilised and revegetated on the completion of remediation works. Remediation work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am and 1pm on Saturdays with no work to be carried out on Sundays or public holidays.

## **52. USE OF FILL ON SITE**

All fill imported on to the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported onto the site shall also be compatible with the existing soil characteristics for site drainage purposes.

Council may require details of appropriate validation of imported fill material to be submitted with any application for future development of the site. Hence all fill imported on to the site should be validated by either one or both of the following methods during remediation works;

- (a) Imported fill should be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or
- (b) Sampling and analysis of the fill material should be conducted in accordance with the NSW EPA Sampling Design Guidelines (1995) to ensure that the material is not contaminated.

The only waste derived fill material that may be received at the development site is:

- (a) virgin excavated natural material (within the meaning of the *Protection of the Environment Operations Act 1997*), or
- (b) any other waste derived material the subject of a resource recovery exemption under cl. 51A of the *Protection of the Environment Operations (Waste) Regulations 2005* that is permitted to be used as fill material.

Any waste derived material the subject of resource exemption received at the development site must be accompanied by documentation as to the materials compliance with the exemption conditions and must be provided to the Principal Certifying authority on request.

## **53. CONTAMINATING MATERIAL REQUIRED TO BE REMOVED**

The following requirements apply to demolition and construction works on site:

- (a) Hazardous dust is not to be allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended. Any existing accumulations of dust (eg: ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particle air (HEPA) filter. All dusty surfaces and dust created from work are to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.
- (b) All contractors and employees directly involved in the removal of hazardous dusts and substances are to wear protective equipment conforming to Australian Standard AS1716 Respiratory Protective Devices. They shall also adopt work practices in accordance with the requirements of Safe Work Australia's National Standard for the Control of Inorganic Lead at Work (NOHSC: 1012 (1994) and NOHSC: 2015(1994).
- (c) All lead-contaminated materials being disposed of in accordance with the NSW Environment Protection Authority (EPA) Waste Classification Guidelines 2009 and the Protection of the Environment Operations Act 1997 (NSW).



#### **54. SITE HEALTH & SAFETY PLAN**

A Site Health & Safety Plan is to be prepared prior to the commencement of remediation works by a person competent to do such Plan. All works are to be carried out in accordance with this Plan. This Plan shall include:

- (a) hazard identification and control
  - (b) site security
  - (c) personal protective equipment
  - (d) work zones and decontamination procedures
  - (e) contingency plans and incident reporting
- environmental monitoring

Any new information which comes to light during remediation, demolition or construction works which has the potential to alter previous conclusions about site contamination shall be notified to the Council and the Principal Certifying Authority immediately.

#### **55. CLASSIFICATION OF WASTE/ DISPOSAL OF EXCAVED SOILS**

That prior to the exportation of waste (including fill or soil) from the site the material must be classified in accordance with the provisions of the Protection of the Environment Operations Act, 1997 and the NSW EPA Waste classification guidelines 2009. The classification of the material is essential to determine where the waste may be legally taken. The Protection of the Environment Operations Act 1997 provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the NSW EPA.

#### **56. PROVISION FOR SHAFT FOR FUTURE FOOD PREMISES**

Adequate provision shall be made for the installation of a mechanical exhaust system for future premises where food is prepared. This includes the provision of a shaft that complies with the Building Code of Australia, to the roof for the ductwork and the flue of the system.

#### **57. BICYCLE STORAGE FACILITIES**

Bicycles for residents are to be stored in a secure room separated from the visitor and retail bicycles. The applicant should provide and detail on plans bicycle storage for 148 bikes that meets AS2890.3 Class 2 specification. These details are to be submitted to Council for the approval of the Divisional Manager, Technical Services prior to the release of the Construction Certificate.

#### **58. CONSTRUCTION VEHICLE AND PEDESTRIAN PLAN OF MANAGEMENT**

A "Construction Vehicle and Pedestrian Plan of Management" (CVPPM) is to be approved by Council prior to the issue of a Construction Certificate and the undertaking of any demolition, excavation, remediation or construction on the site.

The CVPPM shall provide details of the following:

- (a) The proposed route to be taken by demolition/construction vehicles in the Waverley Council area when accessing and exiting the site.
- (b) The type and size of demolition/construction vehicles. Trucks with dog trailers and semi trailers may not be approved for use if it is considered with the information submitted that such vehicles cannot adequately and safely gain access to and from the site or where access into or out of the site may not be possible without the

need to remove an unsatisfactory number of vehicles parked on the roadway adjacent to or opposite the site.

- (c) The location of truck holding areas remote from the site should Council not give approval for demolition/construction vehicles to stand on the roadway in the vicinity of the site.
- (d) Traffic control measures to be put in place when trucks, manoeuvring in the vicinity of the site, will interfere with the free flow of traffic.
- (e) The location and materials of construction of temporary driveways providing access into and out of the site.
- (f) The location and length of any proposed Works/Construction Zones. Note: such zones require the approval of the Waverley Traffic Committee and Council prior to installation.
- (g) The hours of operation of demolition/construction vehicles.
- (h) The number of and where it is proposed to park light vehicles associated with staff/employees/contractors working on the site.
- (i) How it is proposed to cater for the safe passage of pedestrians past the site. The details shall include:
  - the route required to be taken by pedestrians including signage and any other control measures that will need to be put in place to direct and keep pedestrians on the required route;
  - any obstructions such as street furniture, trees and bollards etc., that may interfere with the safe passage of pedestrians;
  - the type(s) of material on which pedestrians will be required to walk;
  - the width of the pathway on the route;
  - the location and type of proposed hoardings;
  - the location of existing street lighting.
- (j) Vehicular access to or from the site will not be permitted at any time from the bus only section of Oxford Street west of Hollywood Avenue.

## **59. GROUND ANCHORS**

Prior to works commencing on site, a plan, showing the location and type of all ground anchors that are required to extend beyond any of the existing or proposed boundaries of the site shall be submitted to Council for the approval of the Divisional Manager, Technical Services. Please note, a fee applies for each anchor approved to extend into a road reserve.

## **60. ENGINEERING DRAWINGS**

Detailed engineering drawings of the stair and wall removal works to be undertaken on the Council's footpath area shall be submitted to Council for the approval of the Divisional Manager, Technical Services prior to those works commencing.

## **61. STREET TREES**

An arboricultural impact assessment report from a consulting arborist (AQF Level 5) must be submitted and include:

- (a) A separate tree plan showing all trees to be retained/removed and each tree numbered
- (b) A tree assessment and retention value based on industry accepted standard
- (c) A comprehensive assessment of the impact of construction works including:
  - (i) Details of any tree pruning for tree health or building/construction clearance
  - (ii) Site works including hoardings; temporary site structures; wash down areas; vehicle/machinery movement plan
- (d) Tree protection specifications and signage

- (e) Outline of WHS and tree protection procedures to be followed on site and appropriate induction for all on-site staff and sub-contractors
- (f) A post-construction tree maintenance/monitoring program for existing and newly planted trees.
- (g) Details of tree monitoring report to be submitted monthly to Council and to include as a minimum:
  - (i) A site log showing date of inspection; trees inspected; maintenance or repairs undertaken; any breaches or non-conformances
  - (ii) Updates if any changes to tree condition from initial assessment – must include photographs
  - (iii) Any variations to agreed maintenance levels

## **62. TREE PLAN**

A detailed section drawing and tree planting specifications is to be submitted to Council for approval and is to contain the following variations and inclusions from version C submitted by Urbis Pty Ltd on 24 July 2013:

- (a) Details of tree placement in relation to existing services
- (b) Tree pit size to be expanded to maximum dimensions depending on location of services
- (c) Deletion of root director. Substitute with root barrier, root cells, twin root rain precinct and tree guard support frame as per specifications for Arborsystem from Arborgreen
- (d) Soil matrix showing soil types and depths including gap graded structural soil
- (e) Tree pot size: minimum 400 litres; species to be determined by Council; All trees must meet Natspec specifications
- (f) Tree guard – Derwent from Arborgreen
- (g) Terrabond surface – application one month after planting to allow for settlement

## **63. TREE PRESERVATION BOND - NEW TREES**

A bond of \$20,000 is to be lodged with Council either as cash or by way of an unconditional bank guarantee to ensure the protection and maintenance of the proposed street trees. The bond is to be lodged prior to the issue of a Construction Certificate.

An application for refund of this bond may be made to Council (12) months from the issue of the Final Occupation Certificate. In the event that any of the specified trees are found damaged, dying or dead at any time during the construction and bond period, the bond may be forfeited to Council.

Any replacement of dead or defective trees shall re-start the (12) month maintenance from the date of replacement.

## **64. TREE PRESERVATION BOND: Existing Public Trees - Maintenance & Protection**

A bond of \$50,000 is to be lodged with Council either as cash or by way of an unconditional bank guarantee. This bond is to ensure that the following tree/s on public land marked on the approved plan Revision C prepared by Urbis Pty Ltd dated 24 July 2013, are maintained in the same condition as found prior to the issue of this consent:

<b>No.</b>	<b>Species: Botanic &amp; common name</b>	<b>Location</b>
10	Platanus x hybrida – Plane tree Harpephyllum caffrum – Kaffir Plum	Waverley Street Mall and Oxford Street

The bond is to be lodged prior to the issue of a Construction Certificate.

An application for refund of this bond may be made to Council twelve (12) months from the issue of the Final Occupation Certificate. In the event that any of the specified trees are found damaged, dying or dead at any time during the construction and bond period as a result of construction activity, the bond may be forfeited to Council.

Any replacement of dead or defective trees shall re-start the twelve (12) month maintenance from the date of replacement.

#### **65. TREE PRESERVATION**

A tree preservation order exists in the Waverley Local Government Area. Before any site can be developed, an application must be made in writing to Council prior to removal of tree/trees. Should permission be granted, the applicant will receive a permit to proceed.

#### **66. TREE PROTECTION**

Precautions shall be taken when working near trees to ensure their retention, including the following:

- (a) Do not store harmful or bulk materials or spoil under or near trees;
- (b) Prevent damage to bark and root system;
- (c) Do not use mechanical methods to excavate within root zones;
- (d) Do not add or remove topsoil from under the drip line;
- (e) Do not compact ground under the drip line;
- (f) Do not mix or dispose of liquids within the drip line of the tree; and
- (g) All trees marked for retention must have a protective fence/guard placed around a nominated perimeter.

#### **67. PROVISION OF PUBLIC ART**

Public art is to be provided within the development in accordance with the 'Public Art Plan' dated March 2013 and received by Council on 15 March 2013. The public art is to have a minimum value of \$30,000. In this regard, the applicant is to refer to Council's 'Public Art in the Private Domain' manual and Public Art Committee.

The nominated public art proposal is to be to the satisfaction of Council's public art committee and incorporated into the proposal's construction certificate documentation.

#### **68. ENERGY ASSESSMENT REPORT**

The applicant prepare an energy assessment report for the development which includes the following;

- The report is to model/identify the predicted energy demand and greenhouse gas emissions of the proposal;
- Identify mechanisms/ways to reduce the predicted operational energy and greenhouse gas emissions of the site;
- Calculations which show the energy use and greenhouse gas emissions reductions attributable to each of the above identified mechanisms;
- Identify the most effective and practical mechanism to achieve significant greenhouse gas emissions savings for this development

- Identify how these mechanisms will be implemented and identify when these will be implemented during construction.

The report is to be to the satisfaction of Waverley Council's Divisional Manager, Environmental Services prior to the issue of a Construction Certificate.

## **69. DILAPIDATION REPORTS**

A Dilapidation surveys must be conducted and dilapidation reports prepared by a practising professional engineer (structural) of all buildings, (both internal and external), including ancillary structures located on land adjoining the site and of such further buildings located within the likely "zone of influence" of any excavation, dewatering and/or construction induced vibration. The survey must identify which properties are within the likely 'zone of influence'.

These properties must include (but are not limited to) 4-12 Waverley Street, Bondi Junction AND any others identified to be in the zone of influence in the Dilapidation Survey.

The dilapidation reports must be completed and submitted to Council and the Principal Certifying Authority with or prior to the Notice of Commencement and prior to the commencement of any development work. The adjoining building owner(s) must be given a copy of the dilapidation report for their building(s) prior to the commencement of any work.

Please note the following:

- (a) The dilapidation report will be made available to affected property owners on request and may be used by them in the event of a dispute relating to damage allegedly due to the carrying out of the development.
- (b) This condition cannot prevent neighbouring buildings being damaged by the carrying out of the development.
- (c) Council will not be held responsible for any damage which may be caused to adjoining buildings as a consequence of the development being carried out.
- (d) Council will not become directly involved in disputes between the Developer, its contractors and the owners of neighbouring buildings.
- (e) In the event that access for undertaking the dilapidation survey is denied the applicant is to demonstrate in writing to the satisfaction of the Council that all reasonable steps were taken to obtain access to the adjoining property. The dilapidation report will need to be based on a survey of what can be observed externally.

## **70. AMENDED WIND STUDY**

An amended wind study is to be conducted for the proposed roof terrace located on top of the tower component of the building. The report is to be submitted to Council for consideration prior to the issue of a Construction Certificate. Should the report find the wind conditions on the roof terrace unsatisfactory, then this component is to be deleted from the construction certificate plans. Alternatively, the recommendations of the report are to be included on the construction certificate documentation.

## **71. ADAPTABLE APARTMENTS**

At least 13 units are to be provided as adaptable accommodation as well as 13 adaptable car parking spaces. The construction certificate plans are to address the issues identified in the

Access report submitted with the application prepared by BCA Logic, dated 1 March 2013 and received by Council on 15 March 2013.

## **72. STORAGE**

Storage is to be provided for each apartment in accordance with the following rates and shown on the Construction Certificate plans to the satisfaction of the Principle Certifying Authority;

- Studio apartments - 6m<sup>3</sup>
- One bedroom apartments - 6m<sup>3</sup>
- Two bedroom apartments - 8m<sup>3</sup>
- Three bedroom apartments - 10m<sup>3</sup>

## **73. REFLECTIVITY**

The building is to limit the use of large areas of glass in facades to a maximum of 60% of the facade surface area above ground level to mitigate adverse glare from the sun to pedestrians, drivers, and occupants of other buildings. A report prepared by a qualified professional in that field is to be provided verifying that reflectivity and glare is acceptable is to be provided to the PCA prior to the issue of a Construction Certificate.

## **C. COMPLIANCE PRIOR TO AND DURING CONSTRUCTION**

### **74. PRIOR TO SITE WORKS**

The Principal Certifying Authority must be informed in writing before any site works, building or demolition commences of:

- (a) the name and contractor licence number of the licensee who has contracted to do, or intends to do, work ; or
- (b) the name and permit number of the owner/builder who intends to do the work; and
- (c) any change to these arrangements for doing of the work.

### **75. CONSTRUCTION SIGNS**

Prior to commencement of any works on the site and during construction a sign shall be erected on the main frontage of the site detailing the name, address and contact details (including a telephone number) of the Principal Certifying Authority and principal contractor (the coordinator of the building works). The sign shall be clearly legible from the adjoining street/public areas and maintained throughout the building works.

### **76. EXCAVATION AND BACKFILLING**

All excavations and backfilling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards and must be properly guarded and protected to prevent them from being dangerous to life or property.

### **77. EXCAVATION BELOW FOOTINGS**

If an excavation associated with the erection or demolition of a building extends below the level of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made, at their own expense, must:

- (a) preserve and protect the building from damage; and
- (b) if necessary, must underpin and support the building in an approved manner; and
- (c) must, at least seven days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

## **78. OBSTRUCTION TO PUBLIC AREAS**

If a public place or pedestrian vehicular traffic may be obstructed because of the carrying out of work involved in the erection or demolition of a building; or a public place is required to be enclosed in connection with the erection or demolition of a building; then:

- (a) a hoarding fence must be erected between the building site and the public place of the proposed building and the public place. If necessary, an awning sufficient to prevent any substance from, or in connection with, the work falling into the public place, is also to be erected;
- (b) the work is to be kept lit during the time between sunset and sunrise if the work may be of a sort of danger to persons using the public place; and
- (c) a hoarding, fence or awning is to be removed when it is no longer required for the purpose it was provided.

## **79. TOILET FACILITIES**

Toilet facilities being provided on the work site in accordance with the requirements of Sydney Water.

## **80. NO USE OF ORGANOCHLORIN PESTICIDES**

The use of organochlorin pesticides as termite barriers in new development is prohibited pursuant to Council Policy. Only physical barriers are to be used for termite control. The building shall comply with Australian Standard 3660: Protection of building from subterranean termites - prevention, detection and treatment of infestation.

## **81. DEMOLITION OR ALTERATION OF PRE 1987 BUILDINGS**

At least five (5) days prior to the demolition, renovation work or alterations and additions to any building constructed before 1987, the person acting on the consent shall submit a Work Plan prepared in accordance with Australian Standard AS260-2001, Demolition of Structure and a Hazardous Materials Assessment by a person with suitable expertise and experience. The Work Plan and Hazardous Materials Assessment shall:

- (a) outline the identification of any hazardous materials, including surfaces coated with lead paint;
- (b) confirm that no asbestos products are present on the subject land; or
- (c) particularise a method of safely disposing of the asbestos in accordance with the Code of Practice for the Safe Removal of Asbestos NOHSC 2002 (1998);

- (d) describe the method of demolition;
- (e) describe the precautions to be employed to minimise any dust nuisance; and
- (f) describe the disposal methods for hazardous materials.

## **82. COMPLIANCE WITH WORKCOVER NSW REQUIREMENTS**

All site works complying with the occupational health and safety requirements of WorkCover NSW.

## **83. DEMOLITION & SITE PREPARATION**

Hazardous or intractable wastes arising from the demolition process being removed and disposed of in accordance with the requirements NSW WorkCover Authority and the NSW Environment Protection Authority (EPA), and with the provisions of:

- (a) Work Health & Safety Act 2011;
- (b) Work Health & Safety Regulation 2011;
- (c) Protection of the Environment Operations Act 1997 (NSW) and
- (d) NSW EPA Waste Classification Guidelines 2009.

## **84. SOIL AND WATER MANAGEMENT PLAN**

A Soil and Water Management Plan (also known as an Erosion and Sediment Control Plan) shall be prepared according to SSROC's Soil and Water Management Brochure and the NSW Environment Protection Authority (EPA) Managing Urban Stormwater: Soils and Construction. This Plan shall be implemented prior to commencement of any works or activities. All controls in the Plan shall be maintained at all time. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.

## **85. FOOTPATH PROTECTION**

The footpath and driveway must have a protective cover e.g. duckboards or plates to ensure these are not damaged during the course of demolition and/or construction. The protective measure is to be installed prior to the commencement of any works on the site.

## **64. ASBESTOS REMOVAL**

All demolition works involving the removal and disposal of asbestos cement must only be undertaken by contractors who hold a current Work Cover Asbestos or "Demolition Licence" and a current Work Cover Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with National Occupational Health and Safety Commission (NOHSC): "Code of Practice for the Safe Removal of Asbestos".

## **86. STOCKPILES**

Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easement, natural watercourse, footpath or roadway and shall be protected with adequate sediment controls.



**87. LOCATION OF BUILDING OPERATIONS**

Building operations such as brick cutting, washing tools or brushes and mixing mortar are not permitted on public roadways or footpaths or in any locations which could lead to the discharge of materials into the stormwater drainage system.

**88. TEMPORARY DIVERSION OF ROOF WATERS**

Stormwater from roof areas shall be linked via a temporary downpipe to Council's stormwater system immediately after completion of the roof area. Inspection of the building frame will not occur until this is completed.

**89. SEDIMENT REMOVAL FROM VEHICLE WHEELS**

A vehicle wheel wash, cattle grid, wheel shaker or other appropriate device, shall be installed in accordance with the approved Soil and Water Management Plan for the site prior to the commencement of any site works or activities.

**90. ALL BUILDING MATERIALS STORED ON SITE**

All building materials and any other items associated with the development are to be stored within the confines of the property. No materials are to be stored on Council's footpath, nature strip, or road reserve without prior Council approval.

**91. CONSTRUCTION HOURS**

Demolition and building work must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays and 8am to 3pm on Saturdays with no work to be carried out on:

- (a) The Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which form part of public holiday weekends;
- (b) Sundays and public holidays; and
- (c) On the Saturday (except minor renovation or refurbishment to a single dwelling construction) and Sunday which immediately precede or follow industry Rostered Days Off, as agreed by the CFMEU and the Master Builders Association of NSW.

Noise from construction activities shall comply with the Protection of the Environmental Operations (Noise Control) Regulation 2000.

**92. USE OF HEAVY EARTH MOVEMENT EQUIPMENT**

Excavation works involving the use of heavy earth movement equipment including rock breakers and the like must only be undertaken between the hours of 7am and 5pm on Mondays to Fridays with no such work to be carried out on Saturday, Sunday or a public holiday.

**93. BUILDING CODE OF AUSTRALIA**

All building work must be carried out in accordance with the requirements of the Building Code of Australia.

**94. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (RESIDENTIAL FLAT DEVELOPMENT AND OTHER RESIDENTIAL CLASS 2, 3 AND 4)**

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

**MANDATORY** Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 2, 3 and 4 building:

- (a) at the commencement of the building work;
- (b) prior to covering of waterproofing in any wet area for a minimum of 10% of rooms with wet area within a building;
- (c) prior to covering any stormwater drainage connections; and
- (d) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

- (a) sediment control measures prior to the commencement of building work;
- (b) foundation material prior to undertaking building work;
- (c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
- (d) steel reinforcement, prior to pouring concrete;
- (e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;
- (f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

## **95. QUALITY OF CONSTRUCTION ACT - INSPECTIONS (COMMERCIAL CLASS 5, 6, 7, 8 AND 9)**

The building works are to be inspected during construction by the Principal Certifying Authority (PCA) and in accordance with the Building Legislation (Quality of Construction) Act 2002 and the Environmental Planning and Assessment Regulations. Also, documentary evidence of compliance with the relevant terms of conditions of development consent and standards of construction detailed in the Building Code of Australia is to be obtained prior to proceeding to the subsequent stages of construction and/or issue of an Occupation Certificate.

**MANDATORY** Critical Stage Inspections **MUST** be carried out by the PCA for work undertaken during specified stages of construction and prior to issuing an Occupation Certificate.

The specified **MANDATORY** inspections are:

In the case of a Class 5, 6, 7, 8 or 9 building:

- (a) at the commencement of the building work;
- (b) prior to covering any stormwater drainage connections; and
- (c) after the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

The following additional inspections are required to be undertaken by the PCA:

- (a) sediment control measures prior to the commencement of building work;
- (b) foundation material prior to undertaking building work;
- (c) shoring of excavation works, retaining walls, piers, piling or underpinning works;
- (d) steel reinforcement, prior to pouring concrete;
- (e) prior to covering timber or steel framework for floors, walls and roofing, including beams and columns;
- (f) prior to installation of fire resisting construction systems (ie fire rated ceilings and walls); and

Note: Certification may be required from a suitably qualified person, in relation to specialist matters, verifying that particular works satisfy the relevant requirements of the Building Code of Australia and standards of construction.

#### **96. CERTIFICATE OF SURVEY - LEVELS**

All construction works shall be strictly in accordance with the Reduced Levels (RLs) as shown on the approved plans. Certification from a Registered Surveyor certifying ground, upper floor/s and finished ridge levels is to be submitted to the Principal Certifying Authority during construction and prior to continuing to a higher level of the building.

#### **97. CERTIFICATE OF SURVEY - BOUNDARIES AND LOCATION OF BUILDING**

A Certificate of Survey prepared by a Registered Surveyor setting out the boundaries of the site and the actual situation of the building on the site is to be submitted to the Principal Certifying Authority to certify the building is located in accordance with the development consent plans. The Certificate is to be submitted prior to the construction of the external walls above the ground floor level of the building.

#### **98. IN-SINK WASTE DISPOSAL SYSTEMS**

The installation of in-sink waste disposal systems is prohibited.

#### **99. WATER PROOFING**

The floor and wall surfaces of the proposed wet areas being protected against water in accordance with the Building Code of Australia. The wet areas are to be examined and certified by an Accredited Certifier.

Note: Water proofing is to be in accordance with AS 3740 - Water Proofing of Wet Areas within residential buildings.

#### **100. HOT TAP WATER SCALDING**

To reduce the incidence of hot tap water scalding and, for the purpose of energy efficiency, all new or replacement hot water systems shall deliver hot water to a maximum 50 degrees Celsius at the outlet of all sanitary fixtures used for personal hygiene.

**101. IN-SINK WASTE DISPOSAL SYSTEMS**

The installation of in-sink waste disposal systems is prohibited.

**102. GENERAL SANITARY FACILITIES**

Sanitary facilities shall be provided to the premises in accordance with the requirements of the Building Code of Australia.

**103. NEW VEHICLE CROSSING**

A new vehicle crossing on Hollywood Avenue is to be constructed to access the proposed basement car park. A separate application is required for the vehicle crossing with all work to be carried out with the approval of and in accordance with the requirements of Council.

**104. REDUNDANT VEHICLE CROSSING**

The redundant vehicle crossing on Hollywood Avenue shall be removed with new kerb and gutter and footpath paving installed in accordance with Council's standards and specifications.

**105. BOUNDARY LEVELS**

Paving inside the site shall be finished at the Hollywood Avenue, Oxford Street and Waverley Street property boundaries to match Council's footpath level.

**106. WORK OUTSIDE PROPERTY BOUNDARY**

All work outside the property boundary is to be carried out with the approval of, and in accordance with, the requirements of Council at the applicant's expense.

**D. COMPLIANCE PRIOR TO OCCUPATION OR DURING OCCUPATION**

**107. FINAL OCCUPATION CERTIFICATE**

The Principal Certifying Authority prior to occupation or use of the development must issue a final Occupation Certificate. In issuing an Occupation Certificate, the Principal Certifying Authority must be satisfied that the requirements of Section 109H of the Environmental Planning & Assessment Act, 1979 have been satisfied.

**108. ARCHITECT TO SUPERVISE DESIGN - OCCUPATION CERTIFICATE DOCUMENTATION**

In accordance with clause 154A of the Environmental Planning and Assessment Regulations 2000, the Principal Certifying Authority must not issue an occupation certificate to authorise a person to commence occupation or use of the development unless it has received a design verification from a qualified designer, being a statement in which the qualified designer verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications in respect of which the construction certificate was issued.

**109. LANDSCAPE PLAN**

The site is to be landscaped and turfed in accordance with the approved landscaped plan with the landscape works completed prior to the issue of the Occupation Certificate.

**110. LIGHTING**

Any lighting on the site shall be designed so as not to cause nuisance to other residences in the area or to motorists on nearby roads and to ensure no adverse impact on the amenity of the surrounding area by light overspill. All lighting shall comply with the *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.

**111. LIGHTS**

All external area lights and carparks to multi-unit dwellings shall be on sensor switches to save energy and reduce light spill to the sky; low voltage solar powered lights to front entry footpaths are acceptable for continuously illuminated lighting.

**112. WASTE COLLECTION**

Garbage and recyclable waste being collected from within the site's loading dock area and not form Council's road or footpath area.

**113. PUBLIC DOMAIN IMPROVEMENTS**

The footpath on the Hollywood Avenue frontage of the site is to be upgraded in accordance with Council's Local Village Centres Public Domain Technical Manual. In this regard, the applicant is to confer with Council's Divisional Manager Technical Services prior to commencement of those works

**114. SMALL CAR SPACES**

Car spaces 15 and 23 in basements 2, spaces 13 and 20 in basement 1 and space No. 13 on the ground floor being signposted as small car only parking.

**115. CAR SHARE AND CAR LIFT SPACES**

- (a) The car share and two, car lift waiting spaces on level 01 being marked on the floor slab and signposted to Council's satisfaction.
- (b) The car lift waiting spaces being used only for that purpose and not used for storage or resident or other parking at any time.

**116. LOADING DOCK**

The loading dock and associated manoeuvring area being suitably marked and signposted and not used for the storage of goods or any other purpose at any time.

Vehicles accessing the loading dock shall enter and exit Hollywood Avenue in a forward direction at all times.

**117. STOP SIGNS AT EXIT**

Stop signs and a white painted holding line being installed on the driveway inside the Hollywood Avenue property boundary for controlling the movement of exiting vehicles.

## **118. ACOUSTIC REPORT RECOMMENDATIONS**

The "recommendations" as outlined in Sections 5.2, 6.2 & 6.3 of the acoustic report prepared by Acoustic Logic Document Reference: 20120989.1/0603A/R4/HP dated from 22/11/2012 to 6/3/13 shall be implemented as follows:

A Certificate of Compliance prepared by a suitably qualified acoustic consultant is to be submitted to Council certifying that the recommendations made in the above report have been satisfied and Council's noise criteria has been met prior to the issue of an Occupation Certificate.

## **119. WASTE STORAGE**

The following requirements apply to waste management:

- (a) A waste management plan must be submitted to Council to include all waste removal arrangements such as the Contractor, recyclables and all other waste (collection and disposal), prior to the occupation of the premises.
- (b) Provide a separate waste storage area suitably covered, bunded and drained to the sewer. The waste storage receptacles must be maintained in good order and repair at all times.
- (c) Provide a suitable storage area affectively bunded for chemicals, pesticides and cleaning products.
- (d) Provide a separate storage area for used and unused cooking oils suitably covered, bunded and drained to the sewer.
- (e) Provide dry basket arresters to the floor wastes in the food preparation and waste storage areas.
- (f) Confer with Sydney Water regarding whether a Trade Waste Agreement is required. A copy of the agreement shall be forwarded to Council if one is entered into with Sydney Water.
- (g) For the residential component of the development the applicant must provide 43 x 240L MGBs (uncompacted) or 16 x 660L MGBs (uncompacted) for waste to be collected weekly and at least 8 x 240L MGB for recycling (paper/cardboard) and 8 & 240L (other recycling) to be collected fortnightly.
- (h) The applicant must provide 10 x 240L MGBs for waste and 3 x 240 L MGB for other recyclables.
- (i) The applicant must enter into a commercial waste collection contract for the retail component of the building.
- (j) The retail and residential waste storage areas must be separated.
- (k) The waste and recycling storage areas must be bunded to the sewer and be equipped with a supply of hot and cold water mixed through a centralised mixing valve with a hose cock.
- (l) The waste and recycling storage areas must be able to accommodate all bins, with all bins simultaneously accessible.

(m) The applicant is to provide 1 car share space as per the controls of the *Waverley DCP part B - 7.7*.

**120. PARKING AND TRAFFIC SIGNS**

The removal/relocation/installation of parking control and other signs outside the site shall not take place without the prior approval of Council with costs being borne by the applicant.

**121. PARKING PERMITS**

In accordance with Council's Policy, Residential Preferential Parking Scheme permits will **not** be issued for this development when it is completed.

**122. PUBLIC ART**

Public art is to be installed as per the Public Art Plan and as approved by the Public Art Committee prior to the issue of an Occupation Certificate.

# 241-245 OXFORD STREET BONDI JUNCTION.

## AMENDED DA

### DRAWING REGISTER

DA01	COVER SHEET
DA02	EXISTING SITE PLAN
DA03	PROPOSED SITE PLAN
DA04	BASEMENT 2 FLOOR PLAN
DA05	BASEMENT 1 FLOOR PLAN
DA06	GROUND FLOOR PLAN
DA07	LEVEL 1 FLOOR PLAN
DA08	LEVEL 2 FLOOR PLAN
DA09	LEVEL 3 FLOOR PLAN
DA10	LEVEL 4 FLOOR PLAN
DA11	LEVEL 5-6 FLOOR PLAN
DA12	LEVEL 7-18 FLOOR PLAN
DA13	LEVEL 19-20 FLOOR PLAN
DA17	ROOF LEVEL FLOOR PLAN
DA20	NORTH ELEVATION
DA21	EAST ELEVATION
DA22	SOUTH ELEVATION / SECTION
DA30	SITE SECTION A-A
DA31	SITE SECTION B-B
DA32	SITE SECTION C-C
DA40	AREA SCHEDULE



AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

DA01 - REVISION B

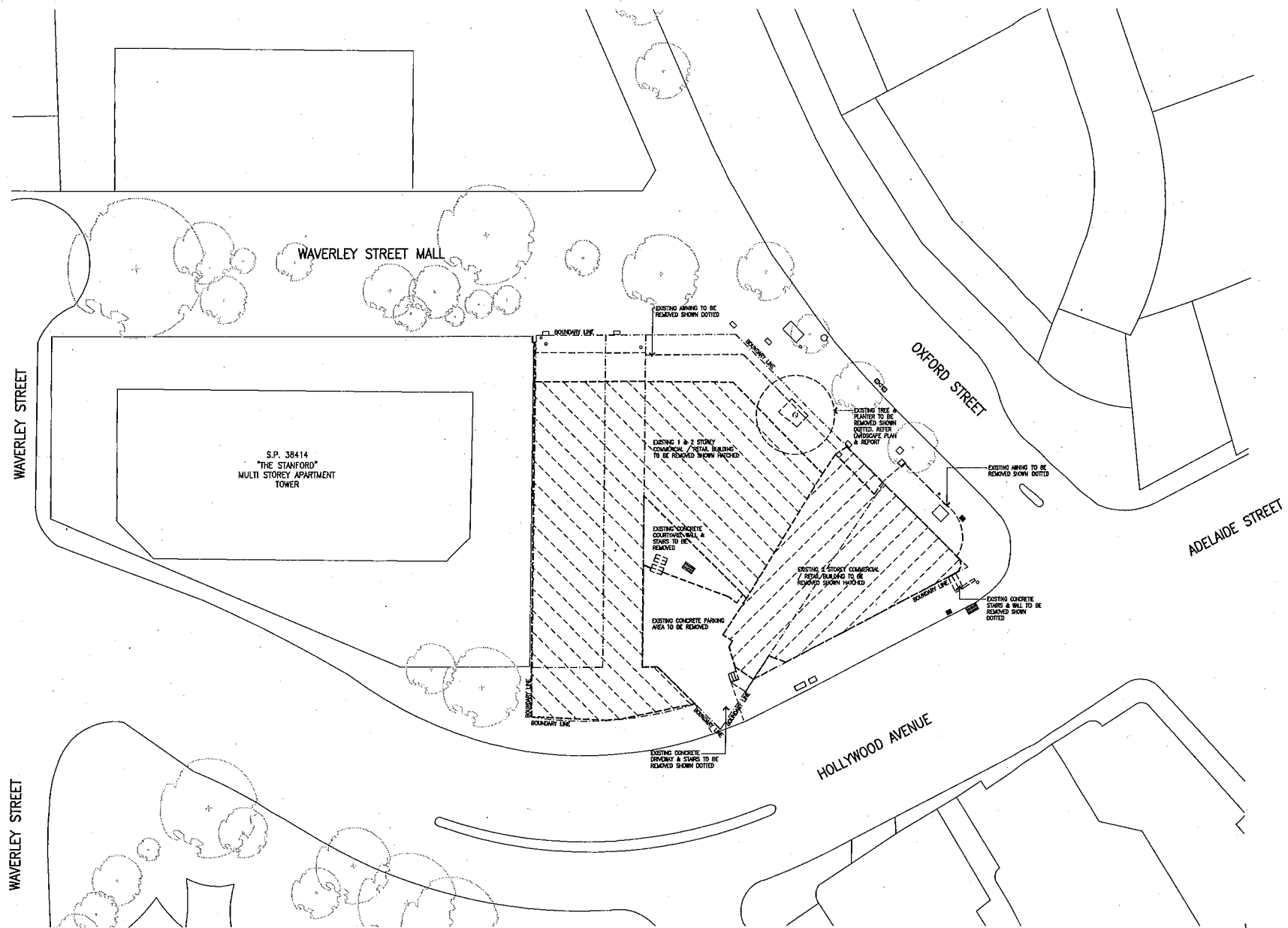
COVER SHEET

PROJECT No. 6294

JULY 2013

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AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

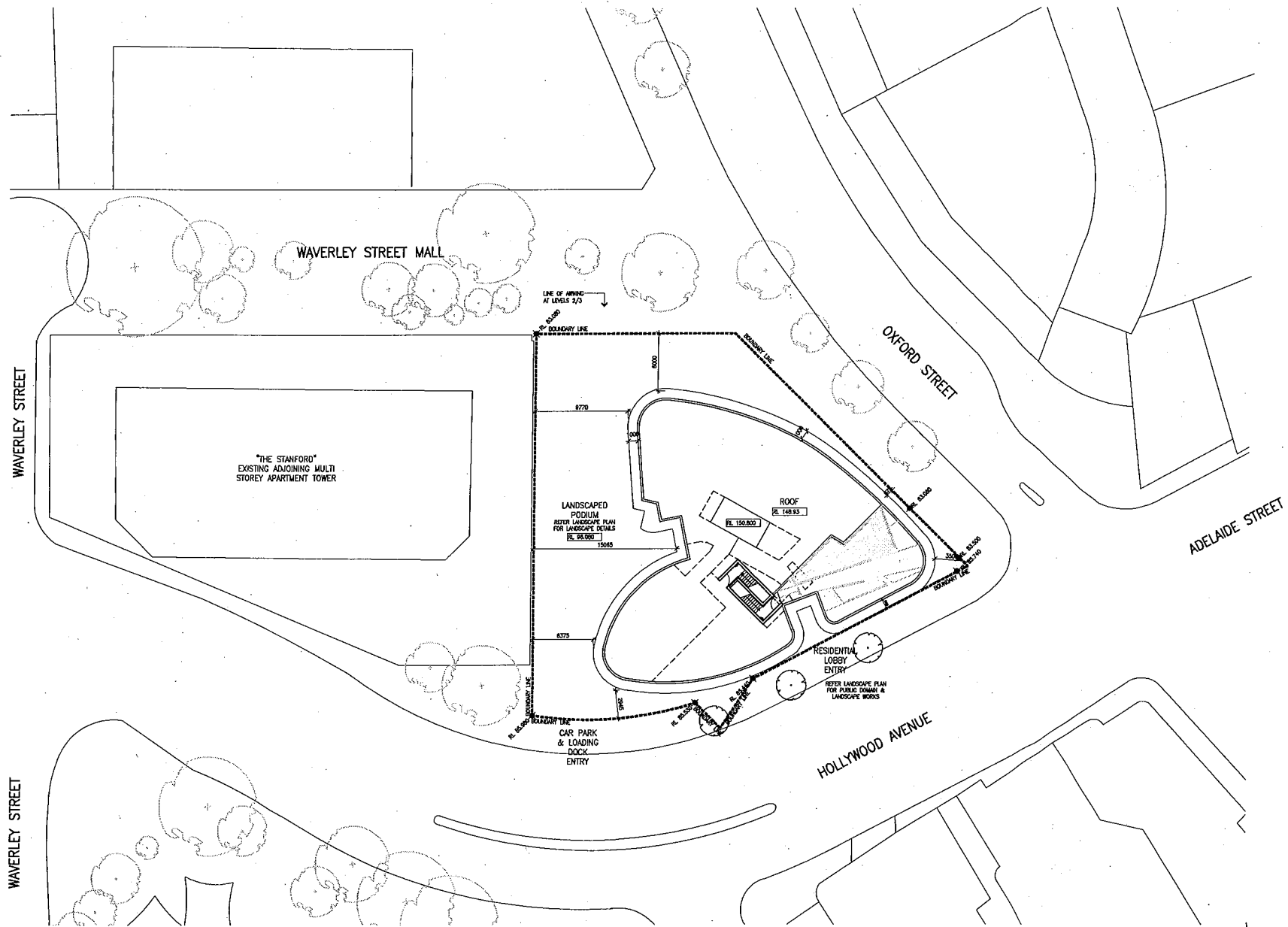
DA02 - REVISION A

EXISTING SITE PLAN

PROJECT No. 6294

Scale 1:200 A1 MARCH 2013

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**AMENDED DEVELOPMENT APPLICATION - JULY 2013**

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANNEFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

**DA03 - REVISION F**

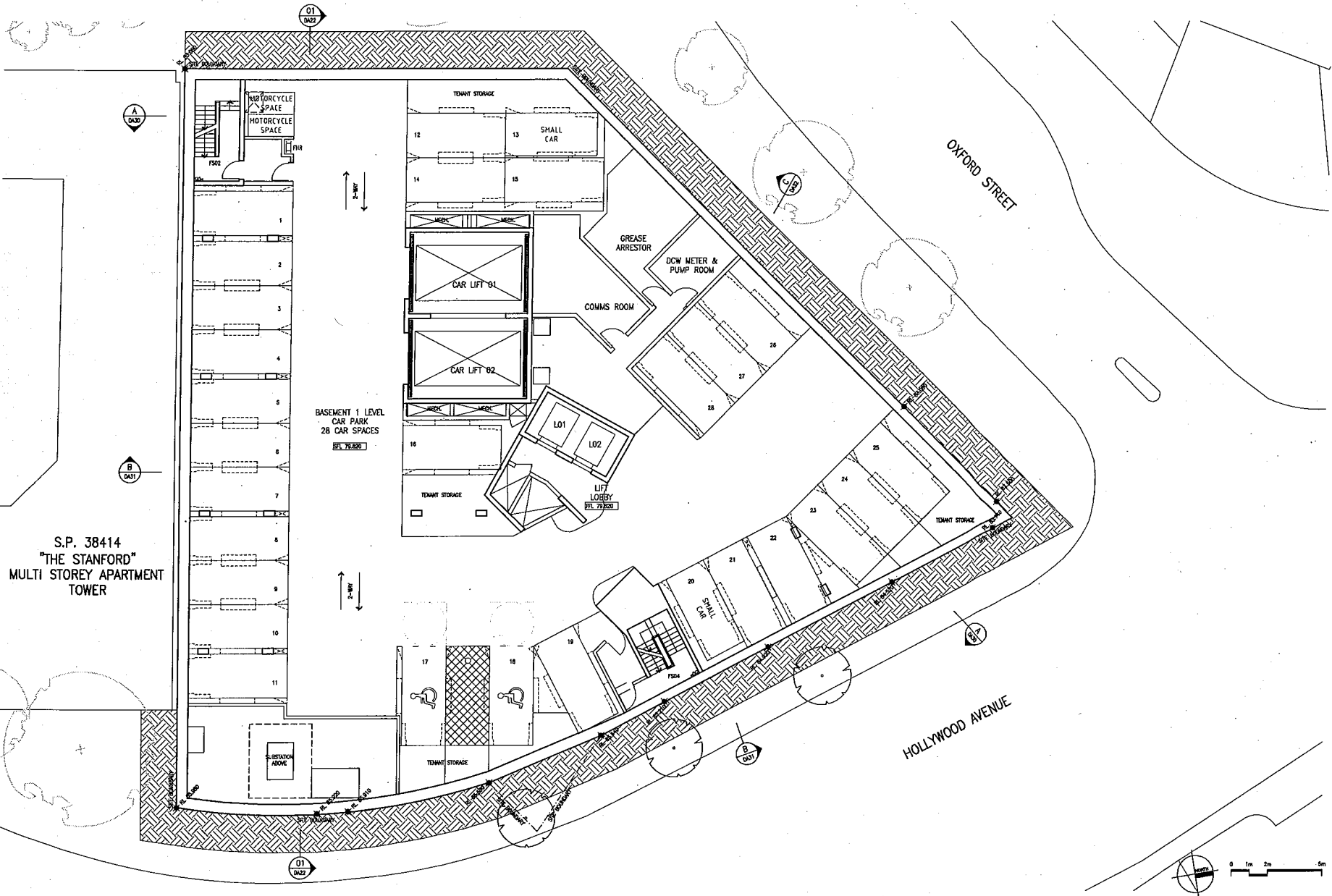
**PROPOSED SITE PLAN**

PROJECT No. 6294

Scale 1:200 A1 JULY 2013

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S.P. 38414  
"THE STANFORD"  
MULTI STOREY APARTMENT  
TOWER

AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

DA05 - REVISION E

BASEMENT 1 FLOOR PLAN

PROJECT No. 6294

Scale 1:100 A1 JULY 2013

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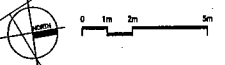






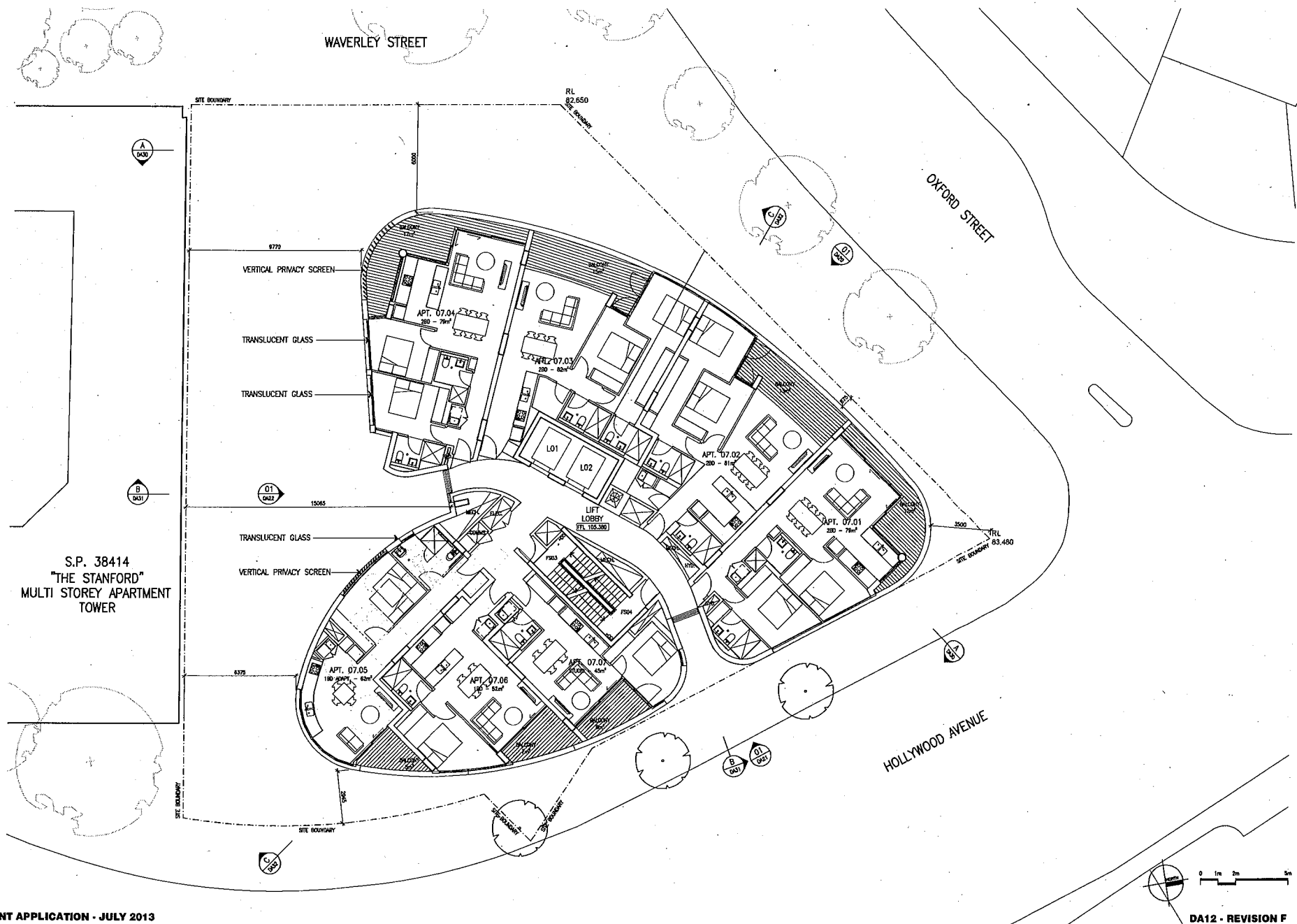






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AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

DA12 - REVISION F

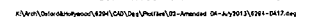
LEVELS 07-18 FLOOR PLAN

PROJECT No. 6294

Scale 1:100 A1 JULY 2013

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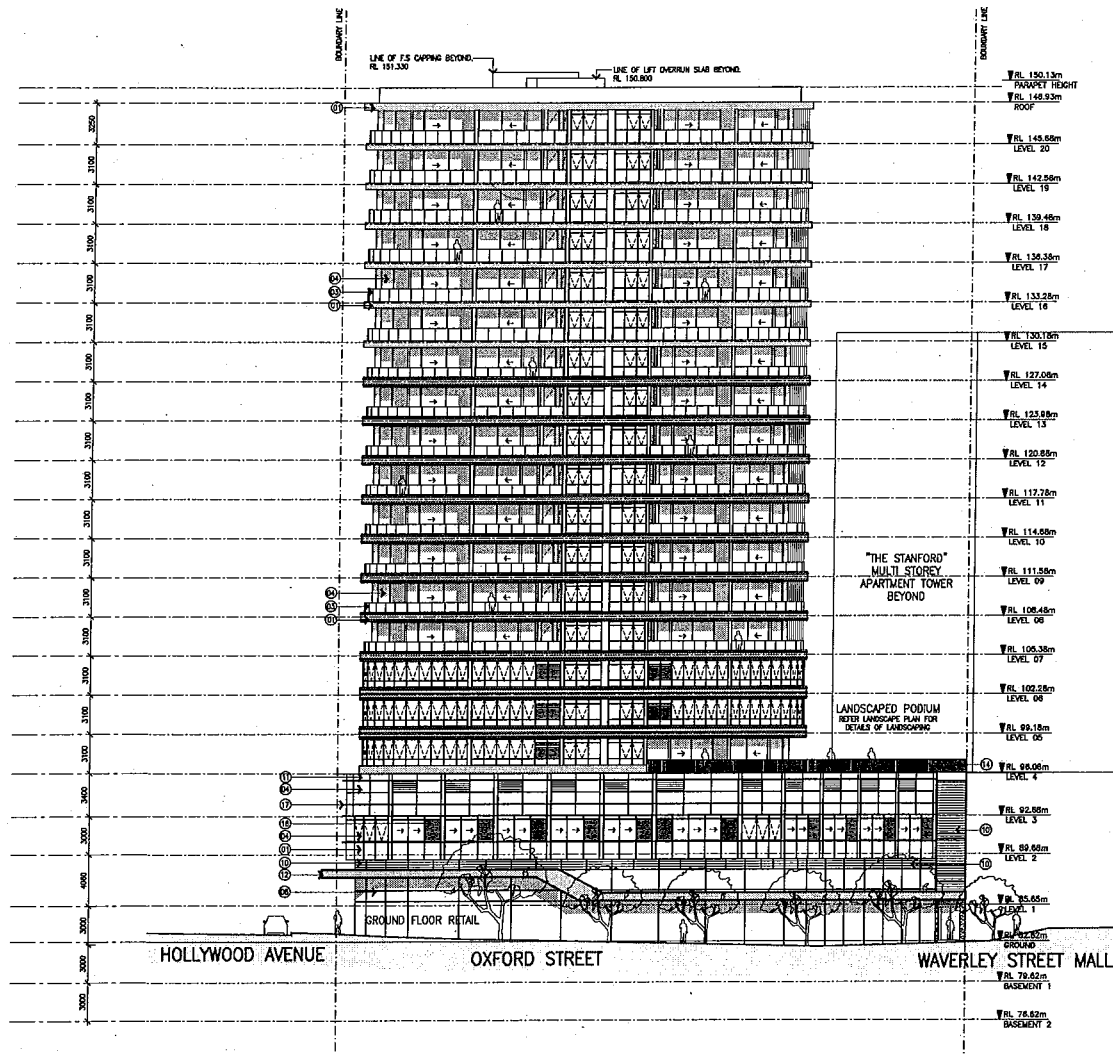




# LEGEND:

- ① → PRECAST CONCRETE - TYPE 1 - SHELL WHITE
- ② → PRECAST CONCRETE - TYPE 2 - WAYWARD GREY
- ③ → GLAZING - TYPE 1  
GLASS BALUSTRADE WITH POWDER COATED ALUMINIUM RAILING
- ④ → GLAZING - TYPE 2  
OPERABLE & FIXED GLAZING TO APARTMENTS
- ⑤ → GLAZING - TYPE 3  
OPERABLE & FIXED GLAZING TO COMMON CORRIDORS
- ⑥ → GLAZING - TYPE 4  
SHOPFRONT GLAZING TO RETAIL AREAS
- ⑦ → GLAZING - TYPE 5  
AUTOMATIC SLIDING & FIXED GLAZING TO RESIDENTIAL ENTRY
- ⑧ → GLAZING - TYPE 6  
FIXED TRANSLUCENT GLAZING TO APARTMENTS
- ⑨ → SANDSTONE CLADDING FINISH
- ⑩ → VENTILATION LOUVRES
- ⑪ → COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 1
- ⑫ → COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 2
- ⑬ → COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 3
- ⑭ → POWDER COATED ALUMINIUM BALUSTRADE
- ⑮ → VERTICAL PRIVACY SCREENING
- ⑯ → HORIZONTAL PRIVACY SCREEN
- ⑰ → HORIZONTAL EXTRUDE SECTION

NOTE:  
FOR GLAZING TYPES, SELECTION OF GLAZING COLOURS AS FOLLOWS:  
1. GREY TINT (FOR LEVELS 2-20)  
2. CLEAR (FOR RETAIL SHOPFRONTS & RESIDENTIAL BALUSTRADES)  
3. CLEAR (FOR LEVELS 2-6, GLAZING BETWEEN LOGGIA AND INTERNAL LIVING AREA)



01 NORTH ELEVATION  
TOWER & PODIUM

1:200/041

0 2m 4m 10m

AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

DA20 - REVISION F

NORTH ELEVATION

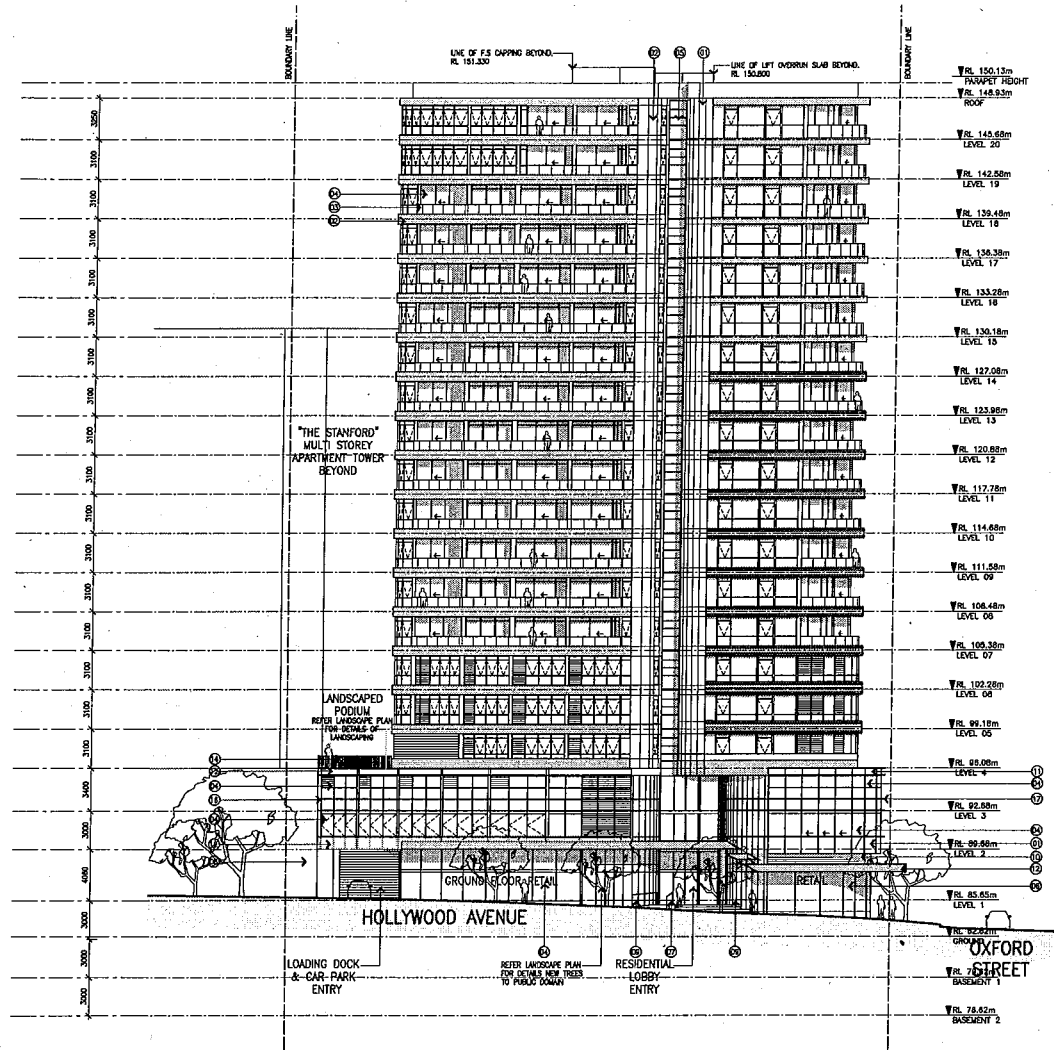
PROJECT No. 6294

Scale 1:200 A1 JULY 2013

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PRECAST CONCRETE - TYPE 1 - SHELL WHITE  
 PRECAST CONCRETE - TYPE 2 - WAYWARD GREY  
 GLAZING - TYPE 1  
 GLASS BALUSTRADE WITH POWDER COATED ALUMINUM  
 RAILING  
 GLAZING - TYPE 2  
 OPERABLE & FIXED GLAZING TO APARTMENTS  
 GLAZING - TYPE 3  
 OPERABLE & FIXED GLAZING TO COMMON CORRIDORS  
 GLAZING - TYPE 4  
 SHOPFRONT GLAZING TO RETAIL AREAS  
 GLAZING - TYPE 5  
 AUTOMATIC SLIDING & FIXED GLAZING TO RESIDENTIAL  
 ENTRY  
 GLAZING - TYPE 6  
 FIXED TRANSLUCENT GLAZING TO APARTMENTS  
 SANDSTONE CLADDING FINISH  
 VENTILATION LOUVRES  
 COMPOSITE ALUMINUM PANEL CLADDING - TYPE 1  
 COMPOSITE ALUMINUM PANEL CLADDING - TYPE 2  
 COMPOSITE ALUMINUM PANEL CLADDING - TYPE 3  
 POWDER COATED ALUMINUM BALUSTRADE  
 VERTICAL PRIVACY SCREENING  
 HORIZONTAL PRIVACY SCREEN  
 HORIZONTAL EXTRUDE SECTION

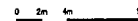
**NOTE:**  
FOR GLAZING TYPES, SELECTION OF GLAZING COLOURS AS FOLLOWS;  
1. GREY TINT (FOR LEVELS 2-20)  
2. CLEAR (FOR RETAIL SHOPFRONTS & RESIDENTIAL BALUSTRADES)  
3. CLEAR (FOR LEVELS 2-6, GLAZING BETWEEN LOGGIA AND INTERNAL LIVING AREA)



01 EAST ELEVATION  
TOWER & PODIUM

1:2000A

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241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal **LEIGHTON PROPERTIES PTY LIMITED**

PROJECT No. 6294

Scale 1:200 A1 JULY 2013

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PRECAST CONCRETE - TYPE 1 - SKELL WHITE

PRECAST CONCRETE - TYPE 2 - WAYWARD GREY

GLAZING - TYPE 1  
GLASS BALUSTRADE WITH POWDER COATED ALUMINIUM  
RAILING

GLAZING - TYPE 2  
OPERABLE & FIXED GLAZING TO APARTMENTS

GLAZING - TYPE 3  
OPERABLE & FIXED GLAZING TO COMMON CORRIDORS

GLAZING - TYPE 4  
SHOPFRONT GLAZING TO RETAIL AREAS

GLAZING - TYPE 5  
AUTOMATIC SLIDING & FIXED GLAZING TO RESIDENTIAL  
ENTRY

GLAZING - TYPE 6  
FIXED TRANSLUCENT GLAZING TO APARTMENTS

SANDSTONE CLADDING FINISH

VENTILATION LOUVRES

COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 1

COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 2

COMPOSITE ALUMINIUM PANEL CLADDING - TYPE 3

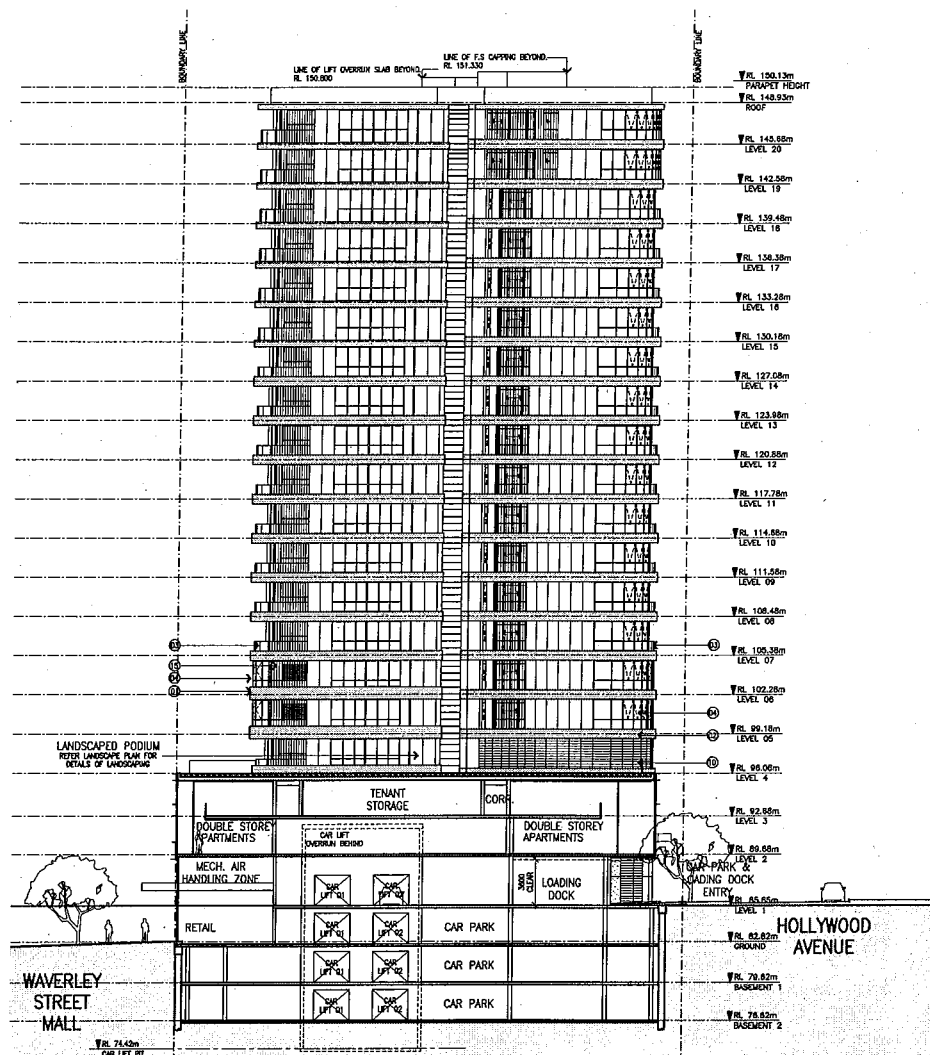
POWDER COATED ALUMINIUM BALUSTRADE

VERTICAL PRIVACY SCREENING

HORIZONTAL PRIVACY SCREEN

HORIZONTAL EXTRUDE SECTION

NOTE:  
FOR GLAZING TYPES, SELECTION OF GLAZING COLOURS AS FOLLOWS;  
1. GREY TINT (FOR LEVELS 2-20)  
2. CLEAR (FOR RETAIL SHOPFRONTS & RESIDENTIAL BALUSTRADES)  
3. CLEAR (FOR LEVELS 2-6, GLAZING BETWEEN LOGGIA AND INTERNAL  
LIVING AREA)



01 SOUTH ELEVATION/SECTION  
- TOWER & PODIUM

Age Group	Percentage
18-24	10
25-34	20
35-44	30
45-54	25
55-64	15
65-74	10
75-84	5
85+	5

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal **LEIGHTON PROPERTIES PTY LIMITED**

architect **KANNFINCH**

**principal** LEIGHTON PROPERTIES PTY LIMITED

PROJECT No. 6294

Scale 1:200 A1 JULY 2013

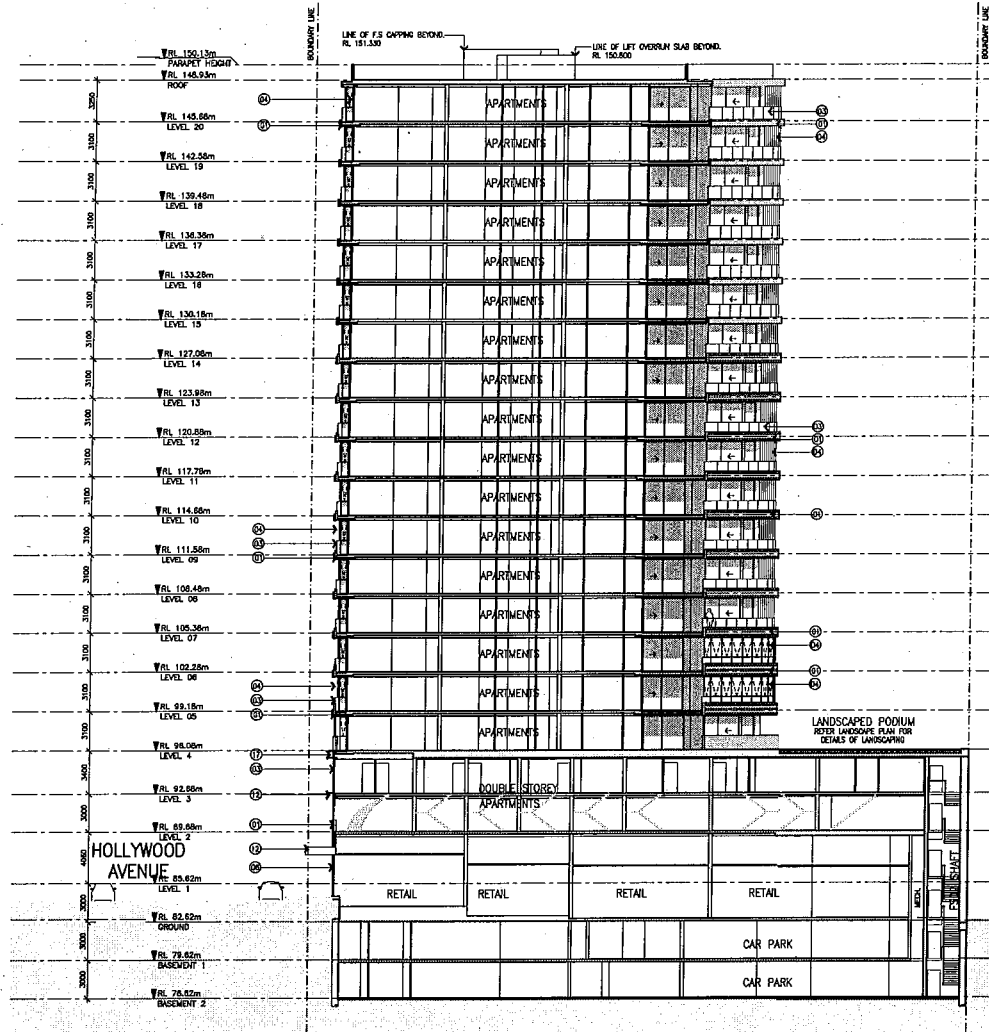
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# LEGEND:

- ① → PRECAST CONCRETE - TYPE 1 - SHELL WHITE
- ② → PRECAST CONCRETE - TYPE 2 - WAYWARD GREY
- ③ → GLAZING - TYPE 1  
GLASS BALUSTRADE WITH POWDER COATED ALUMINIUM RAILING
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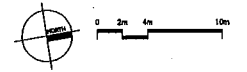
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3. CLEAR (FOR LEVELS 2-6, GLAZING BETWEEN LOGGIA AND INTERNAL LIVING AREA)



SECTION A-A  
TOWER & PODIUM

1:200 (M)

S.P 38414  
"THE STANFORD"  
MULTI STOREY  
APARTMENT TOWER



AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect KANFINCH principal LEIGHTON PROPERTIES PTY LIMITED

DA30 - REVISION F

SECTION A-A

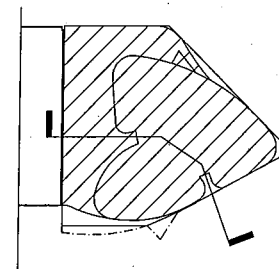
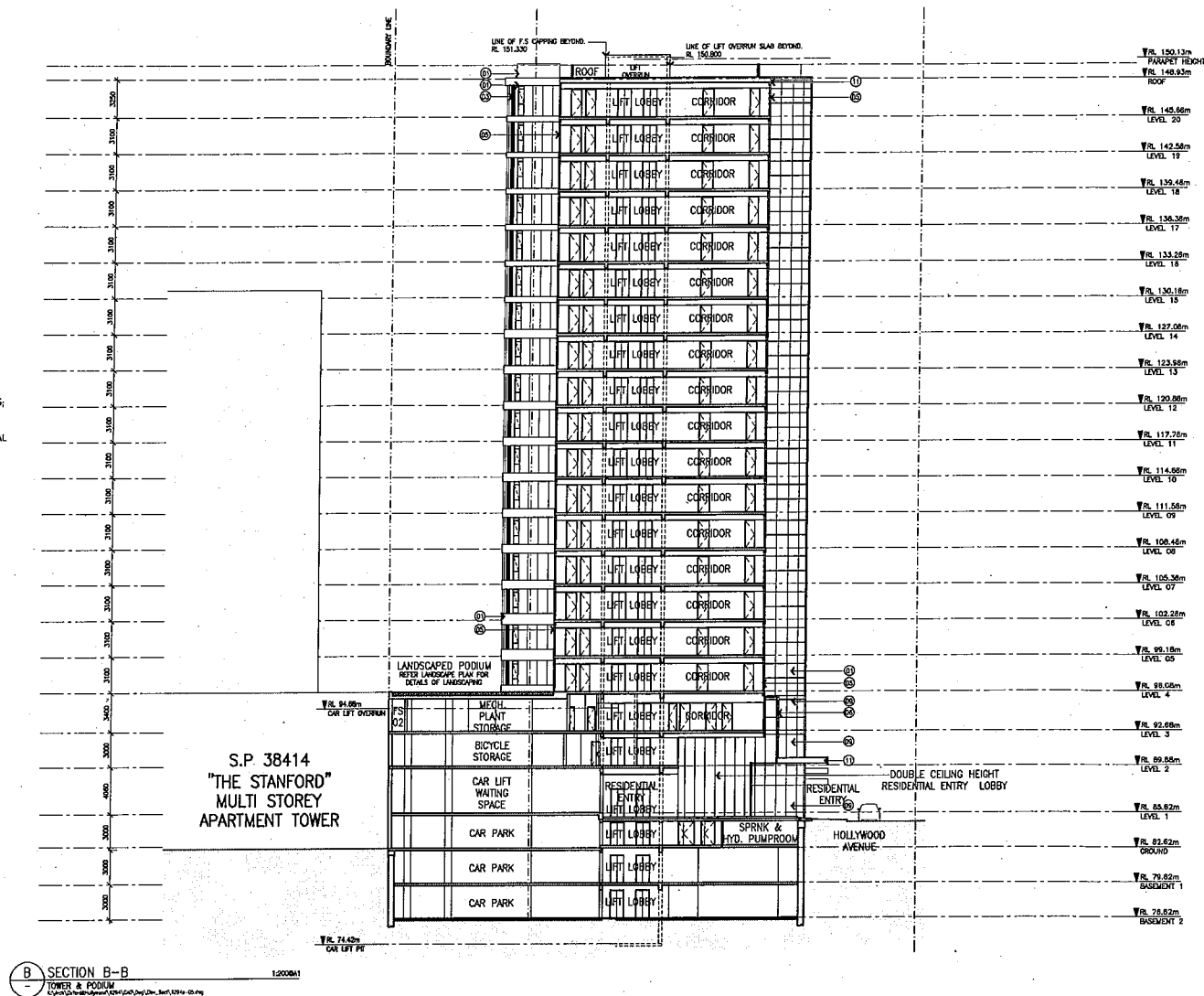
PROJECT No. 6294

Scale 1:200 A1 JULY 2013

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- ② ➤ PRECAST CONCRETE - TYPE 1 - SHELL WHITE
- ③ ➤ PRECAST CONCRETE - TYPE 2 - WAYWARD GREY
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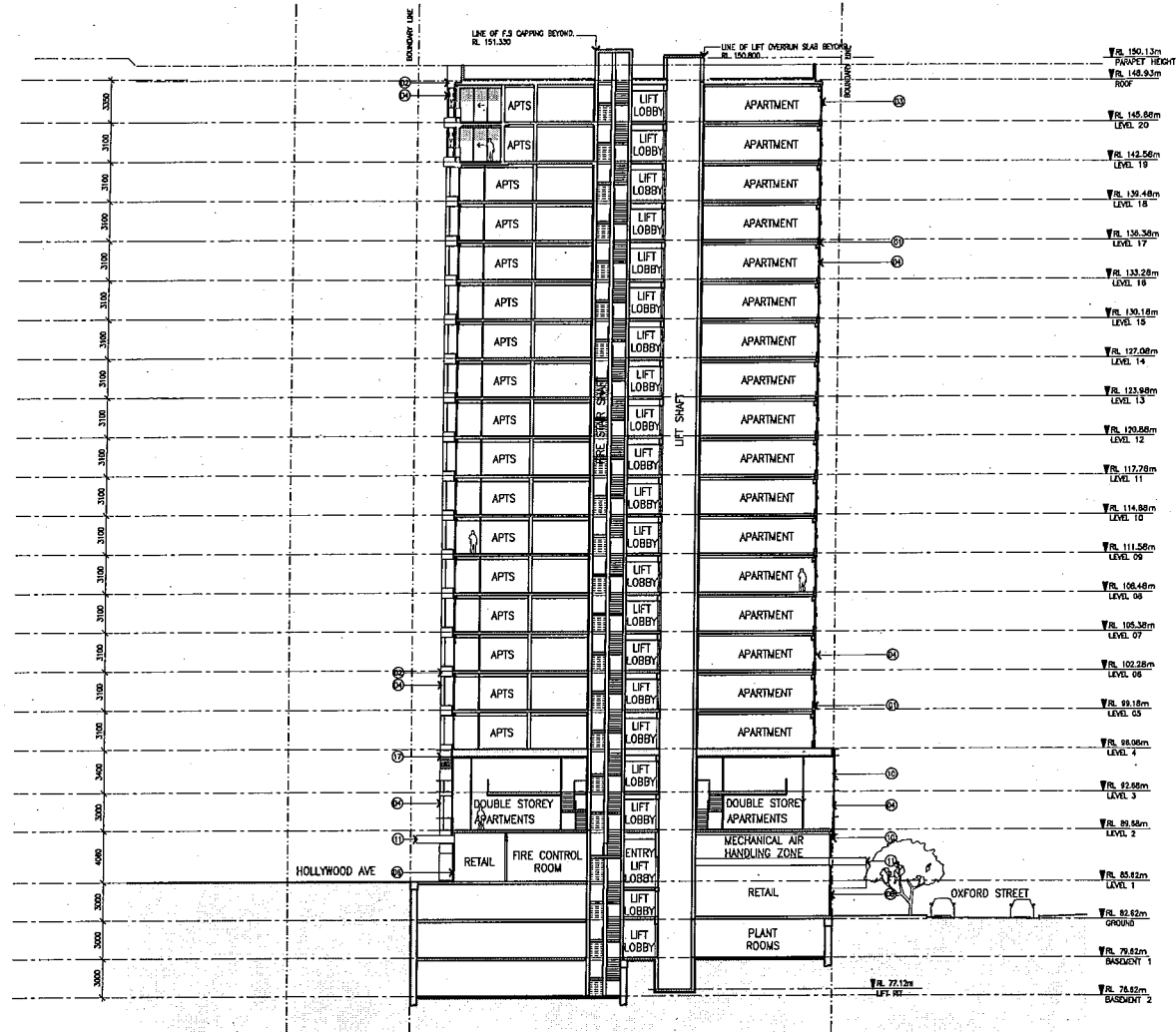
NOTE:  
FOR GLAZING TYPES, SELECTION OF GLAZING COLOURS AS FOLLOWS;  
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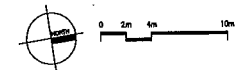
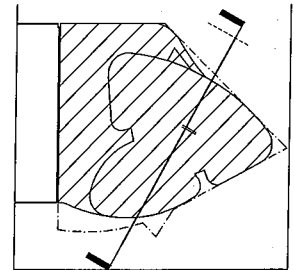
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C SECTION C-C  
TOWER & PODIUM  
1:200000



AMENDED DEVELOPMENT APPLICATION - JULY 2013

241-245 OXFORD STREET, BONDI JUNCTION

241-245 Oxford Street, Bondi Junction, New South Wales, 2022

architect **KANFINCH** principal LEIGHTON PROPERTIES PTY LIMITED

DA32 - REVISION F

SECTION C-C

PROJECT No. 6294

Scale 1:200 A1 JULY 2013

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