

# **Clause 4.6 Request for Variation to Development Standard (Clause 4.3 Height of buildings)**

34 – 42 Spring Street and 109 – 119  
Oxford Street, Bondi Junction

**Client:**

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**Date:**

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# 1 Introduction

## 1.1 Purpose

This report is submitted pursuant to Clause 4.6 of the Waverley Local Environmental Plan (LEP) 2012. Written justification is provided to demonstrate that compliance with development standard Clause 4.3 Height of Buildings is unreasonable or unnecessary in the circumstances of the proposed mixed use development at 34 – 42 Spring Street and 109 – 119 Oxford Street, Bondi Junction.

This report specifies the grounds of that objection and has been prepared in accordance with:

- » Clause 4.6 of the LEP
- » Varying development standards: A Guide August (2011) (The Guide).

## 1.2 Clause 4.6 exceptions to development standards

Clause 4.6 Exceptions to development standards of the LEP states:

- (1) *The objectives of this clause are as follows:*
  - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
  - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*
- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
  - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*
  - (b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*
- (4) *Development consent must not be granted for development that contravenes a development standard unless:*
  - (a) *the consent authority is satisfied that:*
    - i. *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
    - ii. *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for*

*development within the zone in which the development is proposed to be carried out, and*

*(b) the concurrence of the Secretary has been obtained.*

*(5) In deciding whether to grant concurrence, the Secretary must consider:*

- (a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and*
- (b) the public benefit of maintaining the development standard, and*
- (c) any other matters required to be taken into consideration by the Secretary before granting concurrence.*

*(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:*

- (a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or*
- (b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.*

**Note.** When this Plan was made it did not include Zone RU3 Forestry or Zone RU6 Transition.

*(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).*

*(8) This clause does not allow development consent to be granted for development that would contravene any of the following:*

- (a) a development standard for complying development,*
- (b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,*
- (c) clause 5.4, (ca) clause 6.1, 6.2, 6.6, 6.7, 6.16, 7.7, 7.17, 7.21 or Part 9.*

## 1.3 Land and Environment Court – 'five part test'

Pursuant to the Guide, there are 5 considerations when assessing a variation to a standard, based on Land and Environmental Court (LEC) cases. These include:

1. Objectives of the standard are achieved notwithstanding non-compliance with the standard
2. The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is not necessary
3. The underlying objective of the purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable
4. The development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the stand and hence compliance with the standard is unnecessary and unreasonable

5. The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land that is, the particular parcel of land should not have been included in the zone.

Each of these considerations has been addressed as part of this request for variation to a development standard.

# 2 Variation to the controls relating to the maximum building height

## 2.1 Background

This application seeks to vary the controls relating to Clause 4.3 Height of Buildings of the Waverley LEP 2012 which applies to the site.

The request proposed to vary the maximum building height for the development.

Clause 4.3 (2) of the LEP requires that the height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map. An extract of the map is shown in Figure 1.

**Figure 1 Maximum building height map**



(legislation.nsw.gov.au)

## 2.2 Explanation of development standard variation

The proposed development is located within Zone B4 Mixed Use under the Waverley LEP 2012. The objectives of the B4 Zone are as follows:

- » *To provide a mixture of compatible land uses.*
- » *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- » *To encourage commercial uses within existing heritage buildings and within other existing buildings surrounding the land zoned B3 Commercial Core*

The proposed variations are summarised in the table below.

**Table 1 Approved and proposed variation to Height of Buildings development standard**

Height permitted in Clause 4.3	Building	Approved	Proposed
38m	Highest habitable point	» 38.7m	» 42.44m
	Building height excluding plant and equipment » Parapet at Oxford Street » Parapet at Spring Street	» 42.2m	» 47.7m » 47m
	Height of plant and equipment (not visible from Oxford and Street Street)	» 43.5m	» 49.89m

\* It is noted that the adjoining neighbour at No 1 Newland Street has been approved above the 38m building height limit and measures approximately 41.89m in height.

## 2.3 Relevant clauses and definitions

Clause 4.3 in the LEP contains the controls for Height of Building. Clause 4.3 states:

- (1) *The objectives of this clause are as follows:*
  - (a) *to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties,*
  - (b) *to increase development capacity within the Bondi Junction Centre to accommodate future retail and commercial floor space growth,*
  - (c) *to accommodate taller buildings on land in Zone B3 Commercial Core of the Bondi Junction Centre and provide an appropriate transition in building heights surrounding that land,*
  - (d) *to ensure that buildings are compatible with the height, bulk and scale of the existing character of the locality and positively complement and contribute to the physical definition of the street network and public space.*
- (2) *The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

In addition, we note that the LEP defines 'building height (or height of building)' as follows:

*means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

## 2.4 Justification for development standard

Clause 4.6(4) of the LEP allows the consent authority to consider a contravention to a development standard providing the following can be demonstrated:

- » 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, and
- » the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and
- » the concurrence of the Secretary (formerly the Director-General) has been obtained. In May 2008 the Planning Circular PS08-003 advised councils that arrangements for the Director General's concurrence can be assumed. Notwithstanding this following matters outlined in Clause 4.6(5) have been given consideration in the justification:
  - > whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and
  - > the public benefit of maintaining the development standard, and
  - > any other matters required to be taken into consideration by the Director-General before granting concurrence.

The following section provides a justification for the proposed exceedance of the height of building limit, based on the above mentioned matters.

### **How is strict compliance with the development standard unreasonable or unnecessary in the circumstances of the case?**

The subject site is located within the heart of Bondi Junction within a mixed use zone.

The proposal provides for a high quality development that recognises the sites proximity and accessibility to public transport, educational establishments and nearby recreational opportunities without detrimentally impacting on the amenity of surrounding development. The quality of the built form will make a positive contribution to the visual amenity and character of the streetscape, making appropriate use of this accessible site and utilising existing infrastructure.

#### Building heights

An extract of the maximum permissible heights of buildings map is illustrated in **Figure 2**.

The map shows that the development site and adjacent land is affected by the maximum building height of 38m. Building height limitations increase up to 60m toward the south east and north of the site.

It is noted that recent development approvals granted by Council support variations to both the Height of Building development standards and floor space ratio to facilitate development that compliments the established character in this locality.

The proposed development has been designed to complement both the existing and anticipated future built form of this locality.

Examples include:

- » Mirvac Towers on Grafton Street
- » Eastgate Towers on Spring Street
- » Forum building on Oxford Street
- » Meriton Apartments above the railway station.

It is noted that the already approved development was supported and approved above the permissible height control and was assessed under these same principles and found to be satisfactory. The proposed additional height is further considered acceptable under the same principles.

**Figure 2 Maximum building height map and relationship to adjoining development**



(legislation.nsw.gov.au)

#### Streetscape

The scale of the proposed building is to be consistent with the existing and emerging scale of buildings in the Bondi Junction Town Centre.

The project architects, Daryl Jackson Robyn Dyke have prepared 3D views and a photomontage to indicate how the proposed building will appear within the existing streetscape.

**The emerging character of the precinct tends to follow Council's prescribed massing principles for a 6 storey podium and setback tower along Spring Street and 2 storey podium along Oxford Street.**

**The Oxford Street retail frontage is expressed as a two storey elevation in line with Council's desire to recall the terrace scaled buildings that once lined the street. The façade has subtle divisions that draw on the residential façade above while approximating the nominal 6 metre rhythm of the original streetscape. To Spring Street, the podium form is brought down to Level 1 and separated from the Ground Floor retail by a continuous awning. The through site connection is one bay of this rhythm and is announced with a skylight in the awning.**

The podium is expressed as a six storey element that includes the retail components described above. It draws its alignment from the neighbouring Quest building that has **adopted the Council's model for the emerging character of the precinct**. The texture and colour variance is intended to break down the perceived building mass.

The tower form is in line with the existing and future desired character of Bondi Junction which generally varies between 32m – 60m and in some instances up to 75m.

The tower form achieves good separation, visual and acoustic privacy, no impact on views, nominal overshadow, good cross ventilation and solar access, and compliance with SEPP 65 and the Apartment Design Guide. The proposal will continue maintain the approved character of the tower form and overall building.

Figure 3 - Figure 6 demonstrate the relationship of the proposed development with neighbouring sites.

**Figure 3 View toward Oxford Street elevation**



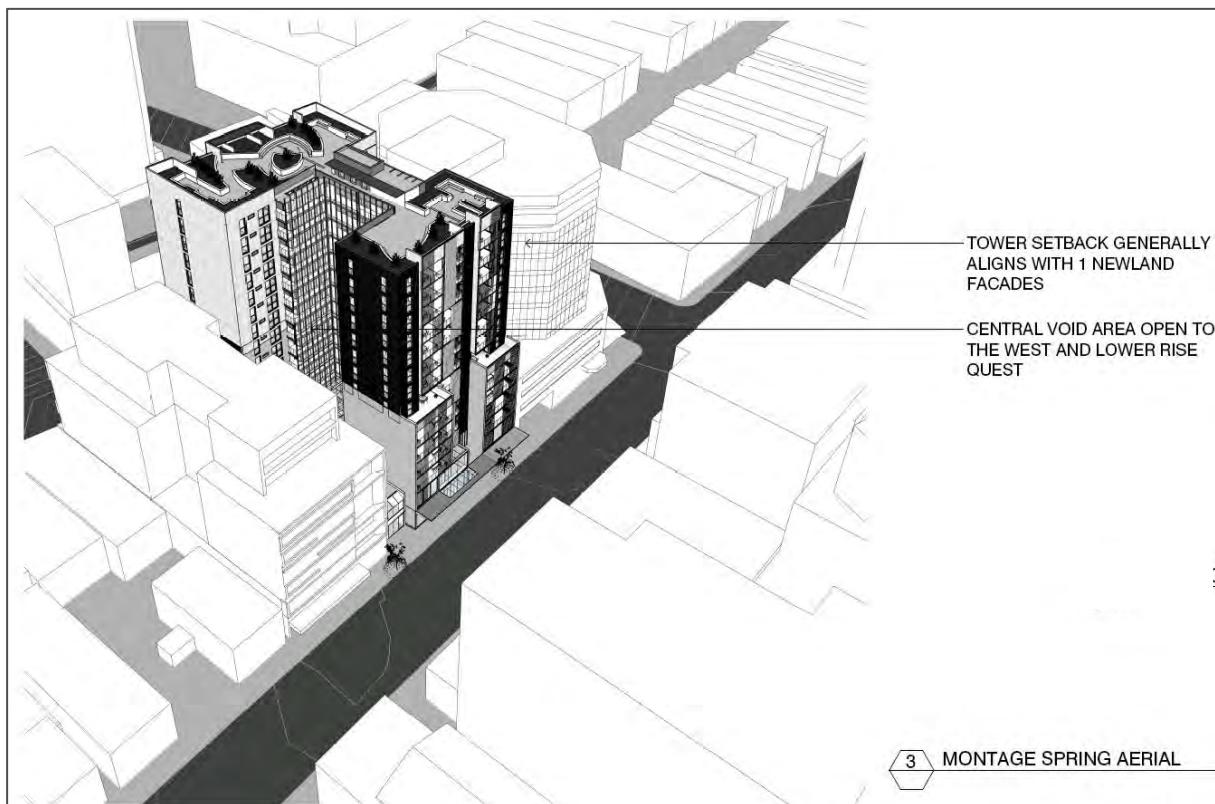
Daryl Jackson Robyn Dyke

**Figure 4 View toward Spring Street elevation**



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**Figure 5 Aerial View - Spring Street**



Daryl Jackson Robyn Dyke

**Figure 6 Aerial view – Oxford Street**



Daryl Jackson Robyn Dyke

### Solar analysis

Detailed solar analysis studies have been undertaken and form part of the architectural drawings prepared by Daryl Jackson Robyn Dyke. These studies highlight the proposed overshadowing resulting from the proposed variation. These figures, included within Attachment A, clearly indicate that there is an acceptable impact from any additional overshadowing onto neighbouring properties.

### **Is the proposed development consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out?**

The proposal meets the objectives of Clause 4.3 Height of Buildings, in that it:

#### Objective (a)

- » to establish limits on the overall height of development to preserve the environmental amenity of neighbouring properties

The proposed development is of a height that is compatible with neighbouring development and other recent approvals in Bondi Junction and forms an appropriate transition between the adjoining buildings. The design preserves the amenity of neighbouring development through the minimisation of shadow and acoustic impacts.

There are no view losses that will result from the proposal.

#### Objective (b)

- » to increase development capacity within the Bondi Junction Centre to accommodate future retail and commercial floor space growth

The Draft Central District Plan recently released by the Greater Sydney Commission identifies Bondi Junction as a District Centre with relatively high levels of economic activity and anticipates substantial growth in employment in this locality leading up to 2036, accommodating both retail and local services for communities.

A Plan for Growing Sydney identifies Bondi Junction as a Strategic Centre. Priorities of this strategic centre are to work with local council to:

- » retain a commercial core in Bondi Junction, as required, for long-term employment growth.
- » provide capacity for additional mixed-use development in Bondi Junction including offices, retail, services and higher density housing.

The proposed floor space will provide a positive contribution in the form of a high quality mixed use development to meet the increased demand envisaged within the above plans.

The area is highly sought after due to its proximity to public transport, retail, commercial and community facilities. The proposal provides 18 additional residential apartments (12 x 1 bedroom and 6 x 2 bedroom) that are capable of meeting anticipated housing demand and therefore supporting the revitalising of the western end of Bondi Junction.

The proposed quantity of retail and commercial floor space positively contributes to the ability of the site to accommodate future retail and commercial floor space growth within the struggling western end of Bondi Junction. An injection of population will also facilitate this as a result of the proposed two additional residential levels.

The proposed reconfiguration of the first floor commercial units will provide opportunity for a future child care centre, providing a positive contribution toward the meeting of increased requirements for child care in this locality.

### Objective (c)

- » to accommodate taller buildings on land in Zone B3 Commercial Core of the Bondi Junction Centre and provide an appropriate transition in building heights surrounding that land.

The proposed development provides a high quality, well-articulated building form that is suitable for mixed use development, with retail at ground level, commercial uses at Level 1 and residential uses above.

The proposed modifications allow for a development that is of a height that is compatible with neighbouring development and forms an appropriate transition between the adjoining buildings. The design preserves the amenity of neighbouring development through the minimisation of shadow and acoustic impacts. It is noted that development along the southern side of Spring Street is predominately occupied by commercial / retail development with some residential towers toward the western end of Spring Street and corner of Newland Street.

### Objective (d)

- » to ensure that buildings are compatible with the height, bulk and scale of the existing character of the locality and positively complement and contribute to the physical definition of the street network and public space

The approved building provides a built form with a podium structure which is built to the boundaries and activates the street frontages through the provision of ground level retail and a through site link, contributing to the street network and public realm.

The proposal provides a high quality, well-articulated building form that is suitable for mixed use development, with retail at ground level, commercial use at Level 1 and residential uses above. This is consistent with the existing and approved built form established in the locality.

The upper residential levels have setbacks that are consistent with neighbouring development. The modified design ensures that the overall presentation of the development is of a suitable scale that is compatible with the existing streetscape in terms of both bulk and scale.

The potential amenity impacts on the neighbouring properties are addressed as follows: -

#### *Streetscape*

The proposed additional levels to the approved building will provide a positive contribution to the streetscape providing a continuation of the high quality building façade. The proposed variation to the FSR and height development standard is minor and the resulting building form is in keeping with the bulk and scale of both existing and approved neighbouring development.

#### *Building separation*

The additional residential levels proposed maintain the approved setbacks to the street frontages and side boundaries and meets the standards set out SEPP 65 and the Apartment Design Guide.

#### *View corridors*

View corridors from the adjacent building at No. 1 Newland Street remain unaffected by the proposed amendment, given that the approved development is already above the highest habitable floor level of No. 1 Newland Street. In this regard, the approved parapet for the development is at RL116.80. The overall height of the adjacent building at No. 1 Newland Street has been surveyed at RL117.16 and the highest door or window head at RL115.2.

Existing view corridors from other premises in the surrounding locality are unlikely to be impacted.

#### *Solar Access*

71% of the proposed residential apartments achieve good solar access to living areas and comply with the required 2 hours access to sunlight as prescribed within the Apartment Design Guide.

#### *Acoustic amenity*

The proposed apartment design meets required acoustic standards and sufficient separation to the neighbouring occupants is provided. The design ensures appropriate noise attenuation is achieved and includes suitably located and sized balconies and windows and all side boundary openings are to be fixed with translucent glazing, in accordance with Condition 8 of DA-569/2015.

#### *Visual Amenity*

The proposed residential levels provide appropriate physical separation to the neighbouring buildings as well as contained balconies and windows to ensure that the risk of direct overlooking is minimised.

#### *Servicing*

Site servicing will be accommodated within the Basement levels.

#### *Car parking*

Car parking to accommodate the proposed additional residential levels is proposed within an additional basement level and maintains the approved vehicular access onto Spring Street.

This approach ensures effective access and servicing to the site is maintained, adverse impacts to local amenity.

### **How would strict compliance with the development standard will hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979?**

The proposal meets the objects of Section 5(a)(i) and (ii) of the EP&A Act by:

- » Enabling the development of the site without affecting natural and artificial resources
- » Promoting the social and economic welfare of the community by offering opportunities to adaptively reuse the ground and first floors of the buildings if residential uses cease
- » Providing an opportunity to construct residential development in close proximity to public transport, employment prospects and health and community facilities
- » Promoting and co-ordinating the orderly and economic use and development of the site.

### **Does the contravention of the development standard raise any matter of significance for State or regional environmental planning?**

The proposal would not have any potential state or regional environmental impact.

### **What is the public benefit of maintaining the development standard?**

Building height controls are intended to ensure that a consistency of bulk and scale of development is maintained in a locality in accordance with the existing and desired future character of the area. The proposal is consistent with this objective.

In this instance, this is achieved by varying the development standard, for the proposal to be in line with other existing development in Bondi Junction and the desired future character of the area.

Variation to the development standard in this instance results in a public benefit and achieves the following objectives:

- » the provision of additional housing with sufficient access to public transport, employment, an emerging commercial centre and quality recreational facilities.
- » ensuring that Level 1 is appropriately designed to accommodate a future child care centre
- » securing employment opportunities during both the construction and ongoing operational phases
- » contributing toward the revitalisation of the western end of Bondi Junction.

### **Are there any additional matters to support the variation to the development standard?**

There is an established precedent in Bondi Junction for exceedance in building height, consistent with that proposed. This is demonstrated in recent development consents such as:

- » 310-330 Oxford St, BJ (Forum)
- » 241 Oxford St, BJ (Aqua)
- » 253-255 Oxford St, BJ (Capitol)
- » 370-380 Oxford St, BJ (Vue).

## **2.5 LEC 'five part test'**

The following table sets out a response to the questions in the five part test.

**Table 2 LEC Five Part Test**

<b>LEC five part test</b>	<b>Response</b>
Objectives of the standard are achieved notwithstanding non-compliance with the standard	Yes, refer to discussion above
The underlying objective or purpose of the standard is not relevant to the development and therefore compliance is not necessary	N/A
The underlying objective of the purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable	N/A
The development standard has been virtually <b>abandoned or destroyed by the council's own</b> actions in granting consents departing from the standard and hence compliance with the standard is not unnecessary and unreasonable	<p>Whilst Council has not abandoned the standard, the adjoining building to the east, constructed approximately 30 years ago exceeds current building height controls.</p> <p>The proposed development will provide an acceptable transition to this adjoining building.</p> <p>It is also noted that there are a number of examples of developments that have been approved with two extra floors above permissible height (with a voluntary planning agreement). These include, amongst others, developments at:</p> <ul style="list-style-type: none"> <li>» 310-330 Oxford St, BJ (Forum)</li> <li>» 241 Oxford St, BJ (Aqua)</li> <li>» 253-255 Oxford St, BJ (Capitol)</li> <li>» 370-380 Oxford St, BJ (Vue).</li> </ul>

LEC five part test	Response
<p>The compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land that is, the particular parcel of land should not have been included in the zone</p>	<p>N/A</p>

# 3 Conclusion

This objection to the development standards satisfies the matters of consideration under clause 4.6 of Waverley LEP 2012. While the proposed development does not strictly comply with the height of building control in Clause 4.3, it does:

- » satisfy the stated and underlying objectives of that development standard
- » attain the objects of the EP&A Act and the LEP
- » meet the LEC five part test.

Furthermore, this document has demonstrated that the variation to the height control is appropriate in the circumstance of the site.

The approved development was supported exceeding the maximum building height and was considered acceptable within this framework and found to have negligible environmental impacts. The proposal maintains these same principles.

The proposal provides for a high quality development that recognises the sites proximity and accessibility to public transport, educational establishments and nearby recreational opportunities without detrimentally impacting on the amenity of surrounding residential development. The quality of the built form will make a positive contribution to the visual amenity and character of the streetscape, making appropriate use of this accessible site and utilising existing infrastructure.

The departure from the development standard is relatively minor and Clause 4.6 of the LEP provides for a degree of flexibility in applying certain development standards to particular development; and to achieve better outcomes for design and from development by allowing flexibility in particular circumstances. This has been considered in many recent precedents supporting variations to building height in Bondi Junction.

It is reinforced that the development achieves the following:

- » contributes toward
  - > the meeting of high housing demand in the locality
  - > the meeting of employment targets in the locality
  - > the revitalisation and renewed viability of the western Oxford Street precinct
- » is in the public interest as it provides an accessible communal rooftop open space, a ground level through site linkage connecting Oxford Street with Spring Street and provides opportunity for a future child care use at Level 1
- » impacts arising on residential properties with regard to overshadowing and privacy are considered acceptable.

Compliance with the development standards is, therefore, unnecessary and unreasonable in the circumstances of the case.

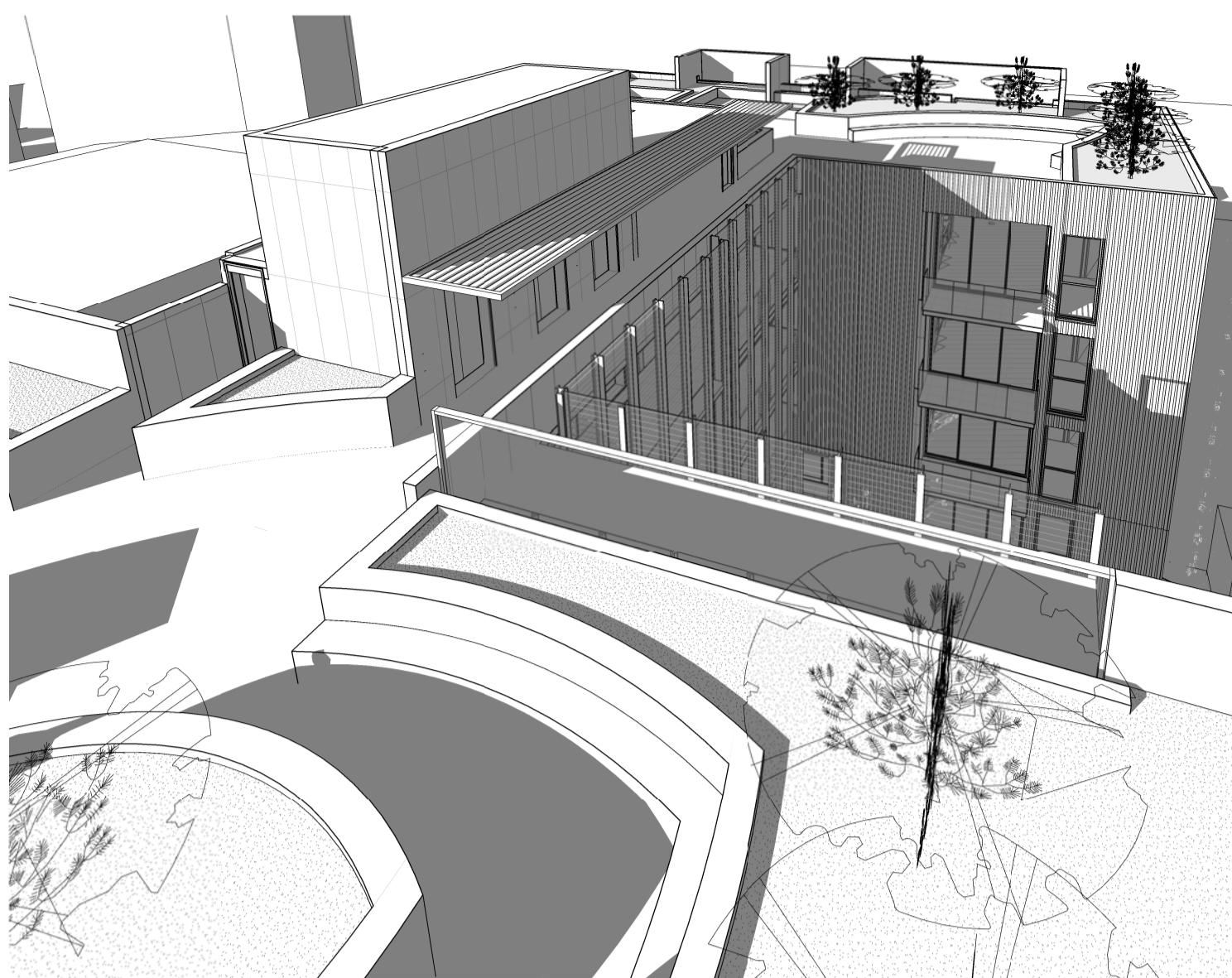
As the objection is well founded, it is recommended that pursuant to Clause 4.6 (2) Waverley LEP 2012, that the proposed variation to the development standard be supported.

# Attachments

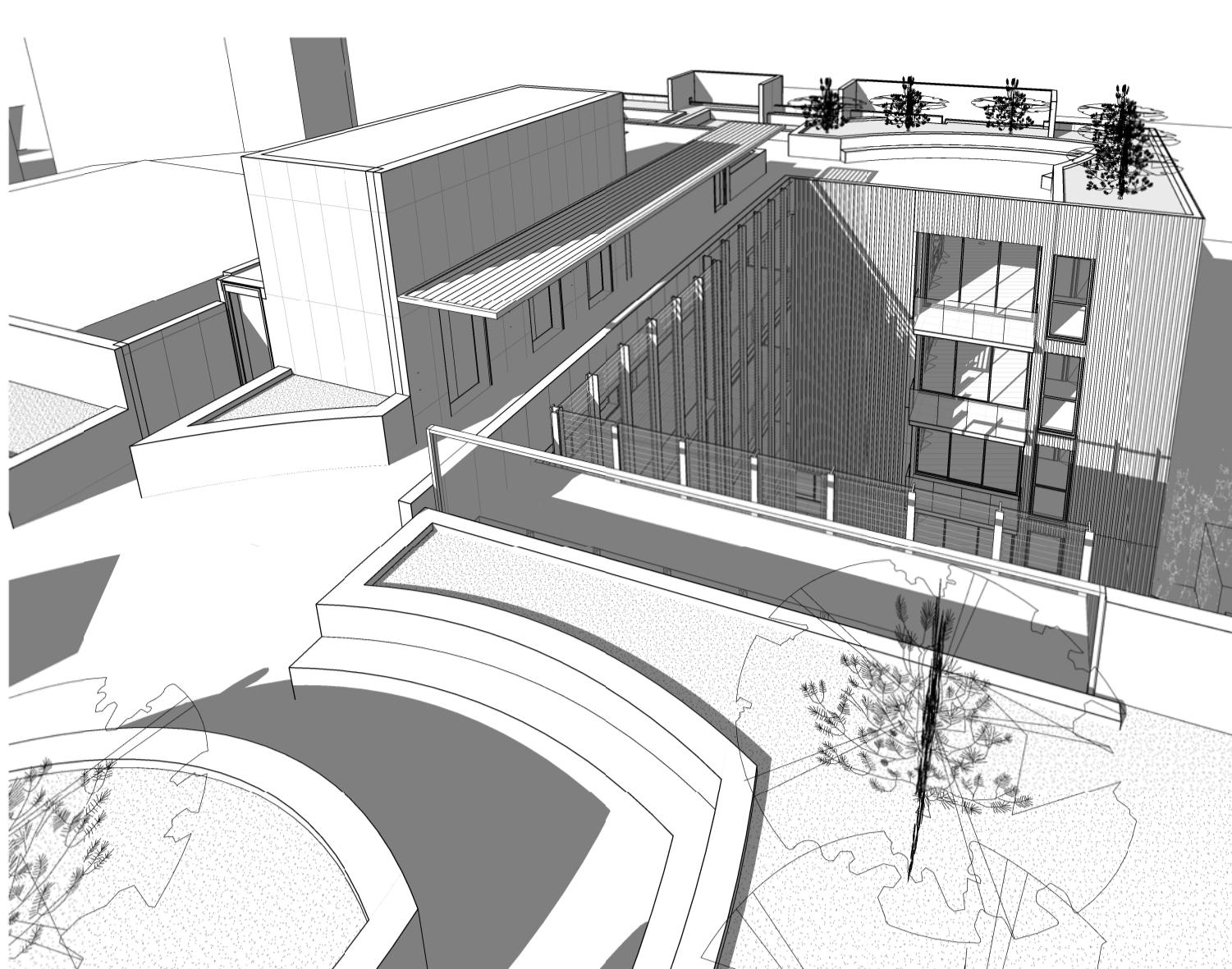
A Solar analysis

# 1. Solar analysis

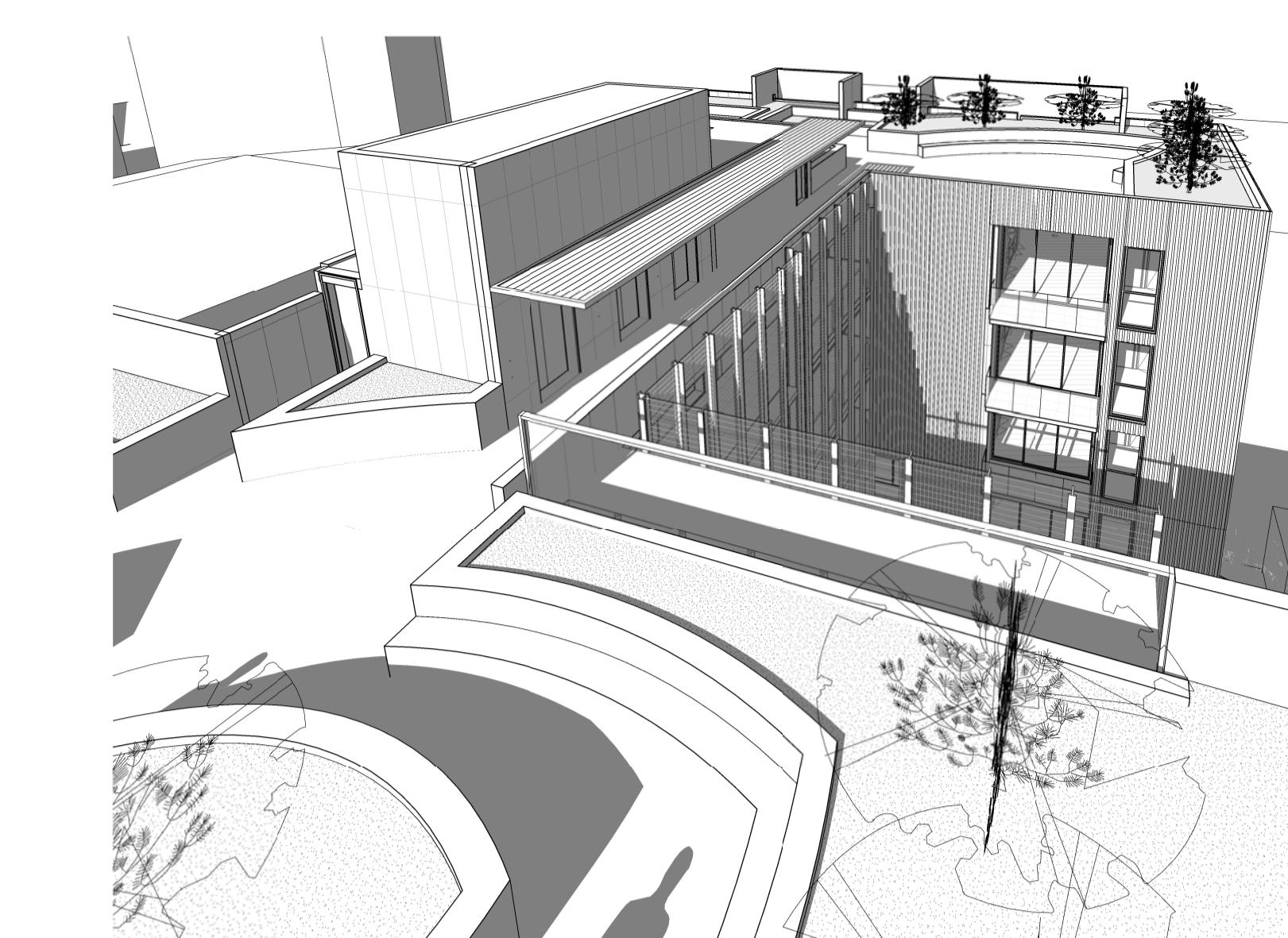
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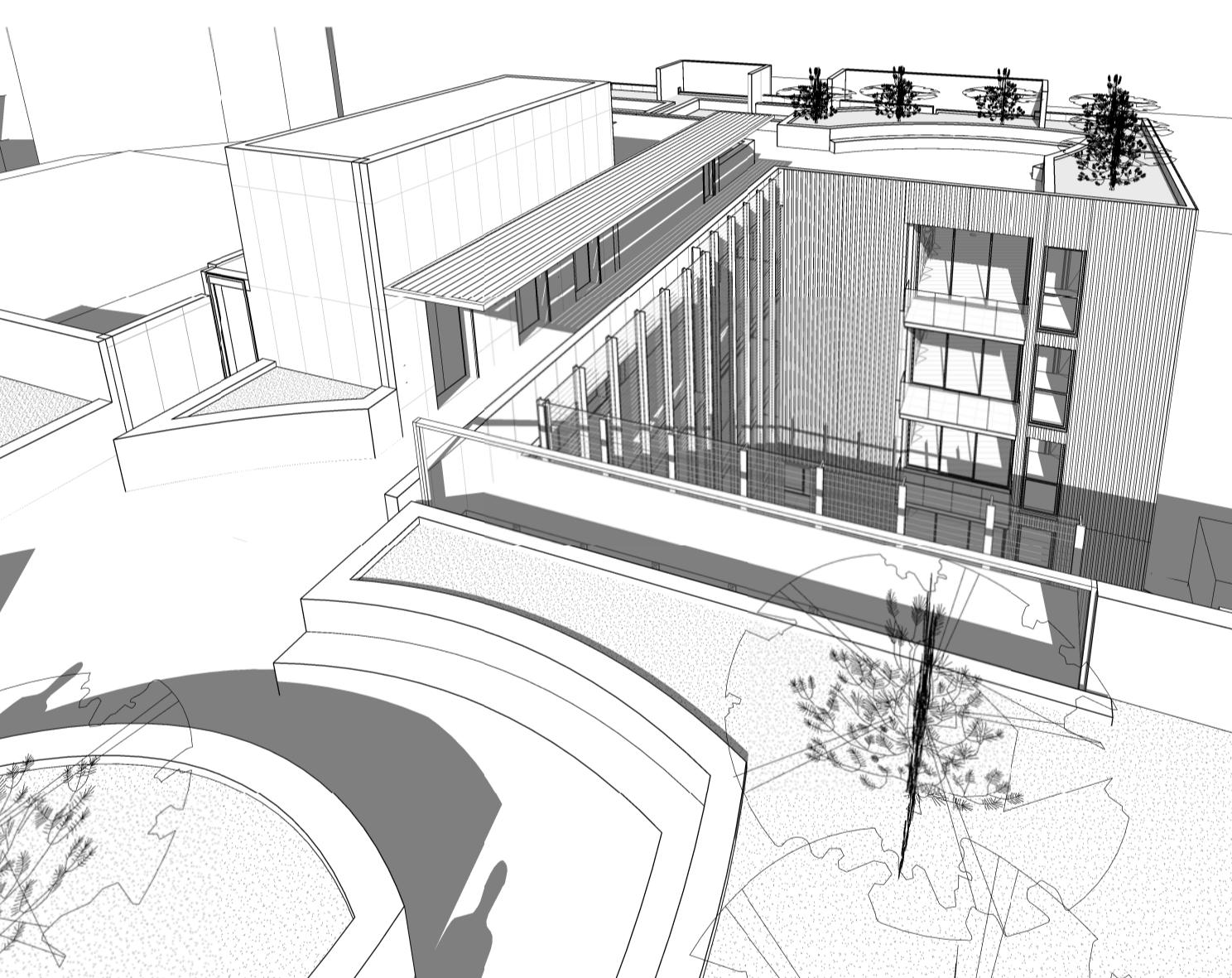
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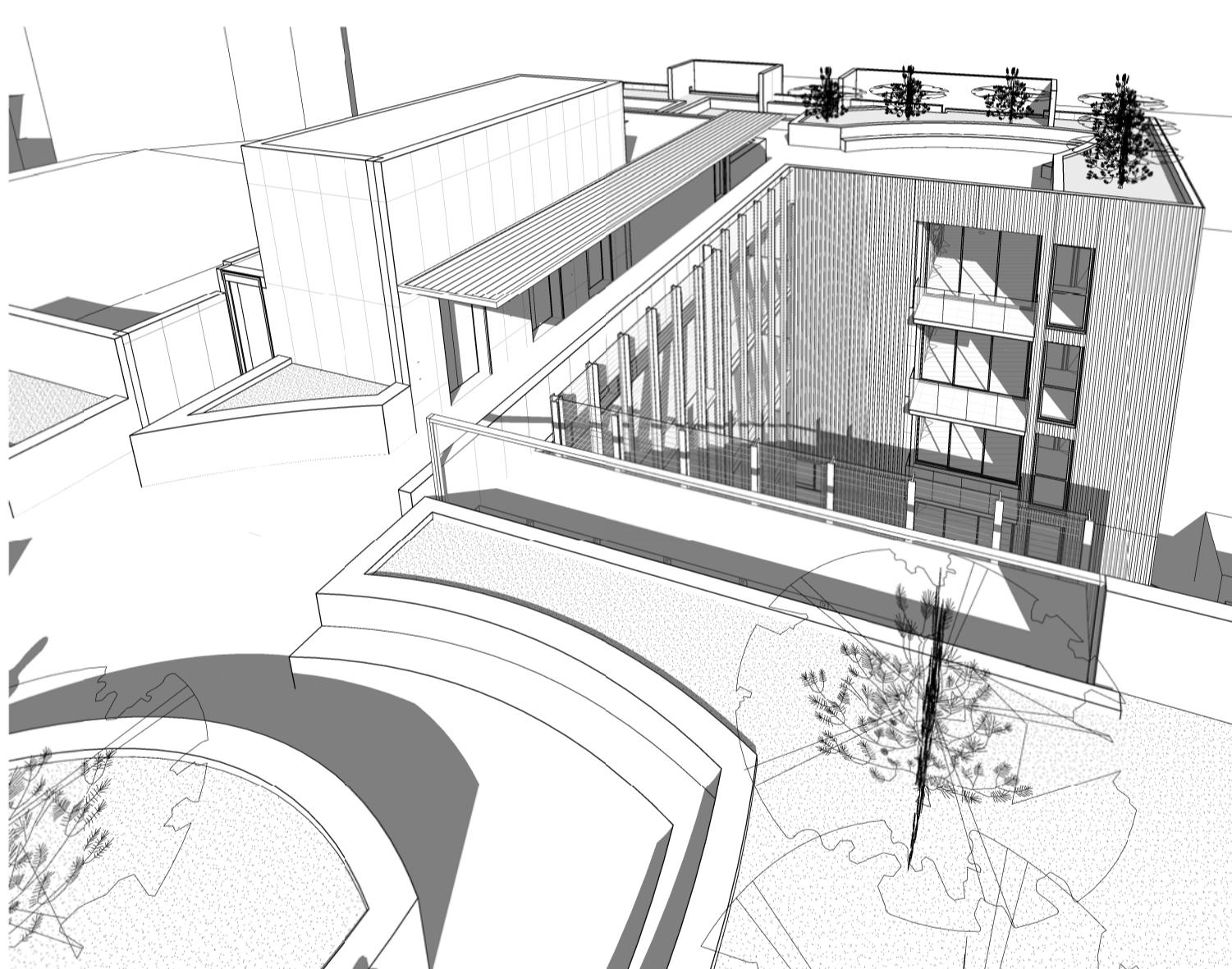
2 SHADOW TEST 10am



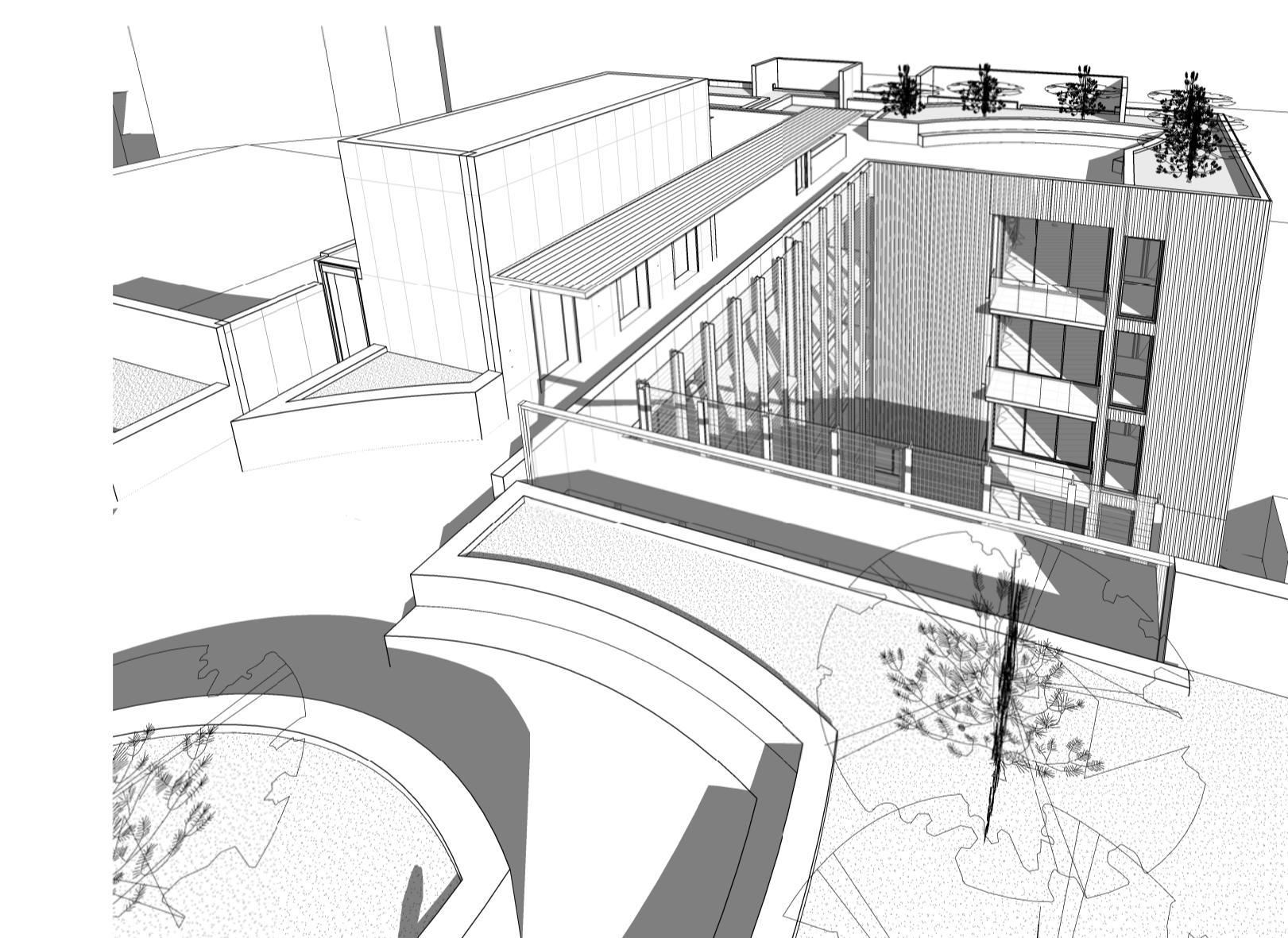
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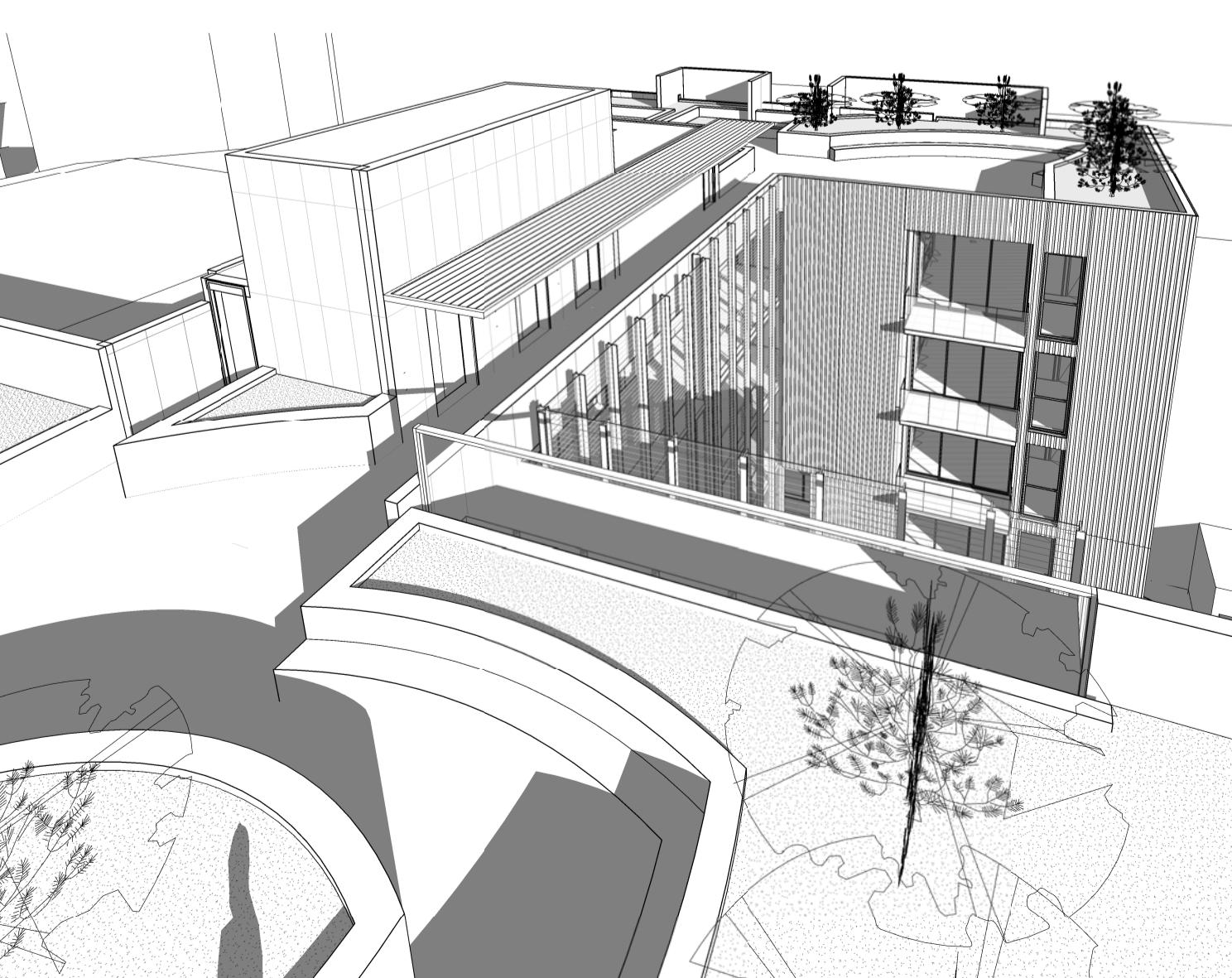
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5 SHADOW TEST 1pm



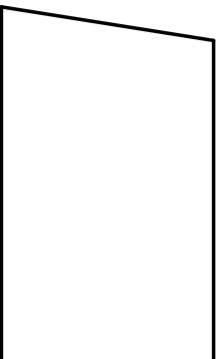
6 SHADOW TEST 2pm



7 SHADOW TEST 3pm

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

N



6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
C	28.04.16	FOR REVIEW	GM
B	27.04.16	SCHEME UPDATE	ARH
A	05.04.16	REDESIGN CONCEPT	ARH

ISSUE DATE SUBJECT VALIDON

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PROJECT  
MIXED USE DEVELOPMENT

109-119 OXFORD / 34-42 SPRING STREET  
BONDI JUNCTION, NSW 2022

PHASE  
VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN SCALE AT A1 ORIGIN DATE

Author 04/06/16

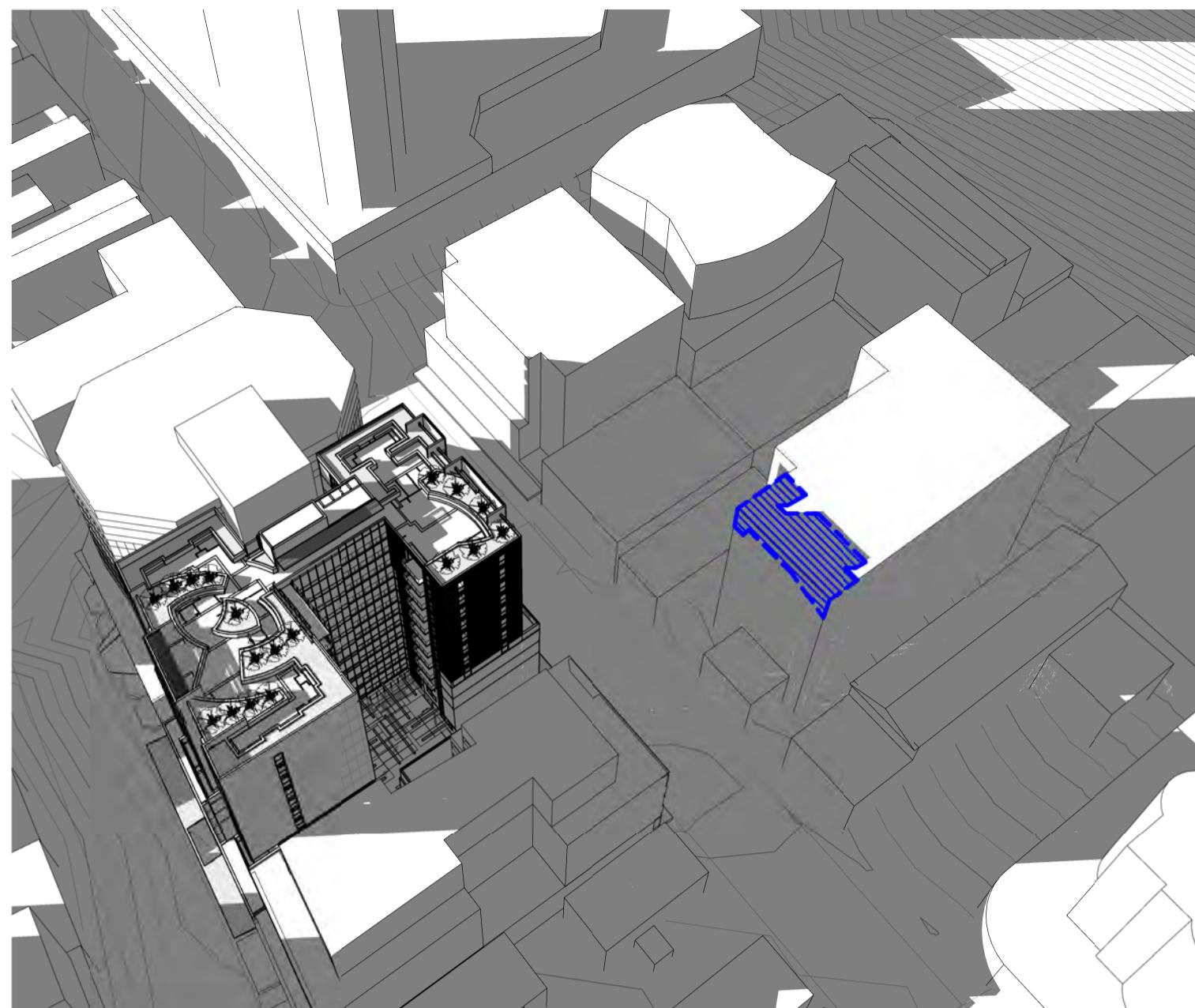
DESCRIPTION

SPRING STREET NORTH  
FAÇADE SHADOW TEST

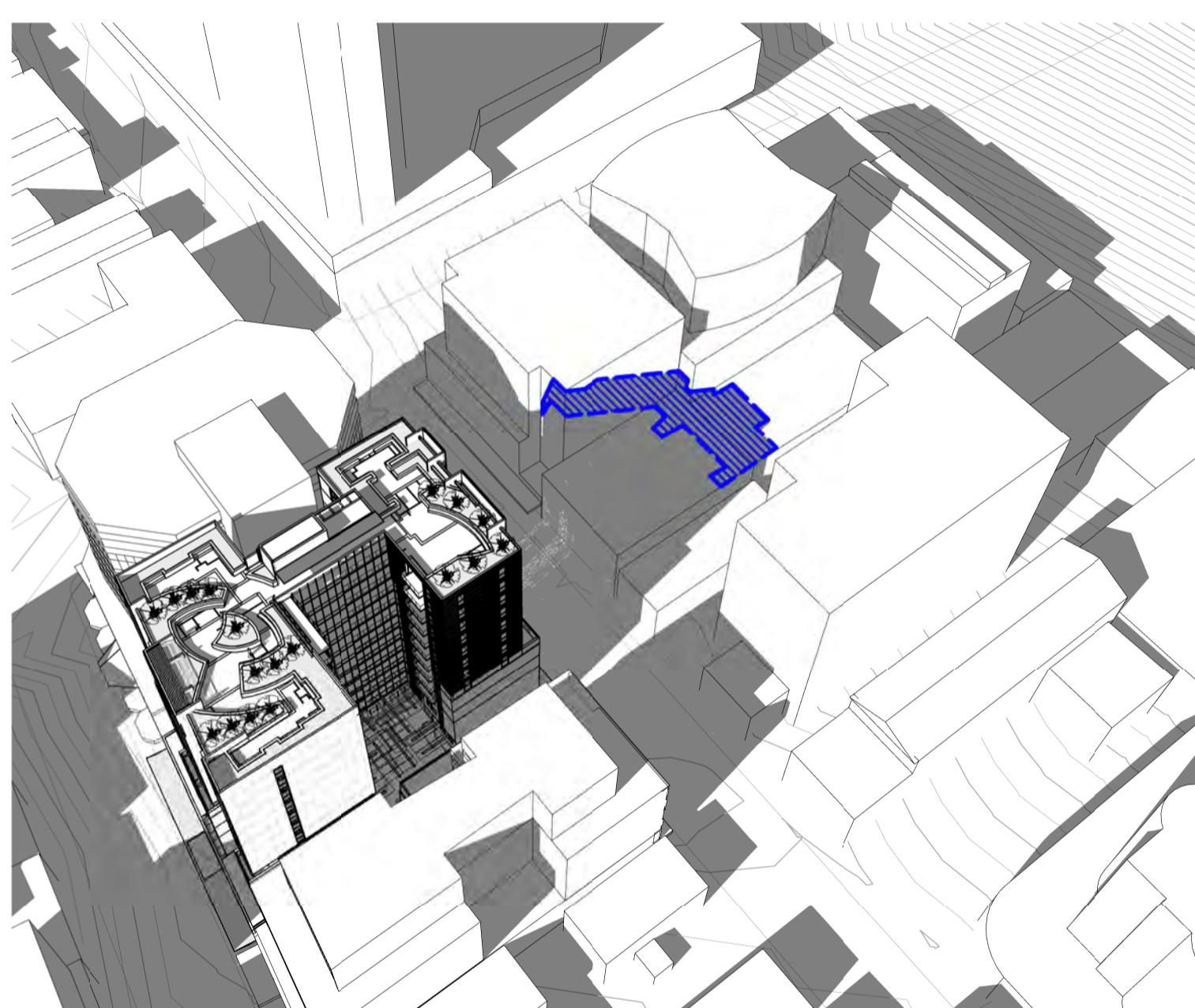
PROJECT No DRAWING No REVISION

15 407 DA3.205 6

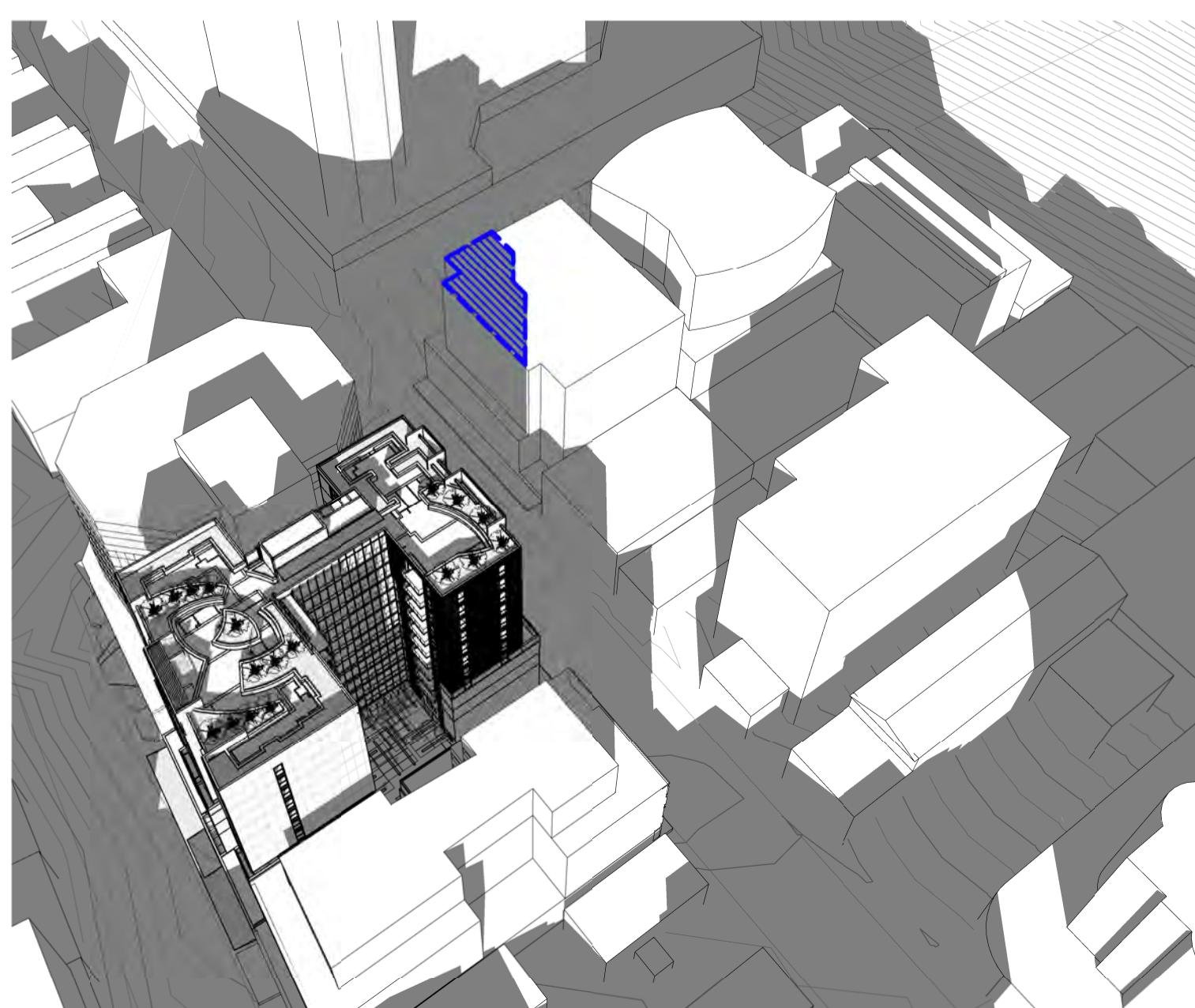
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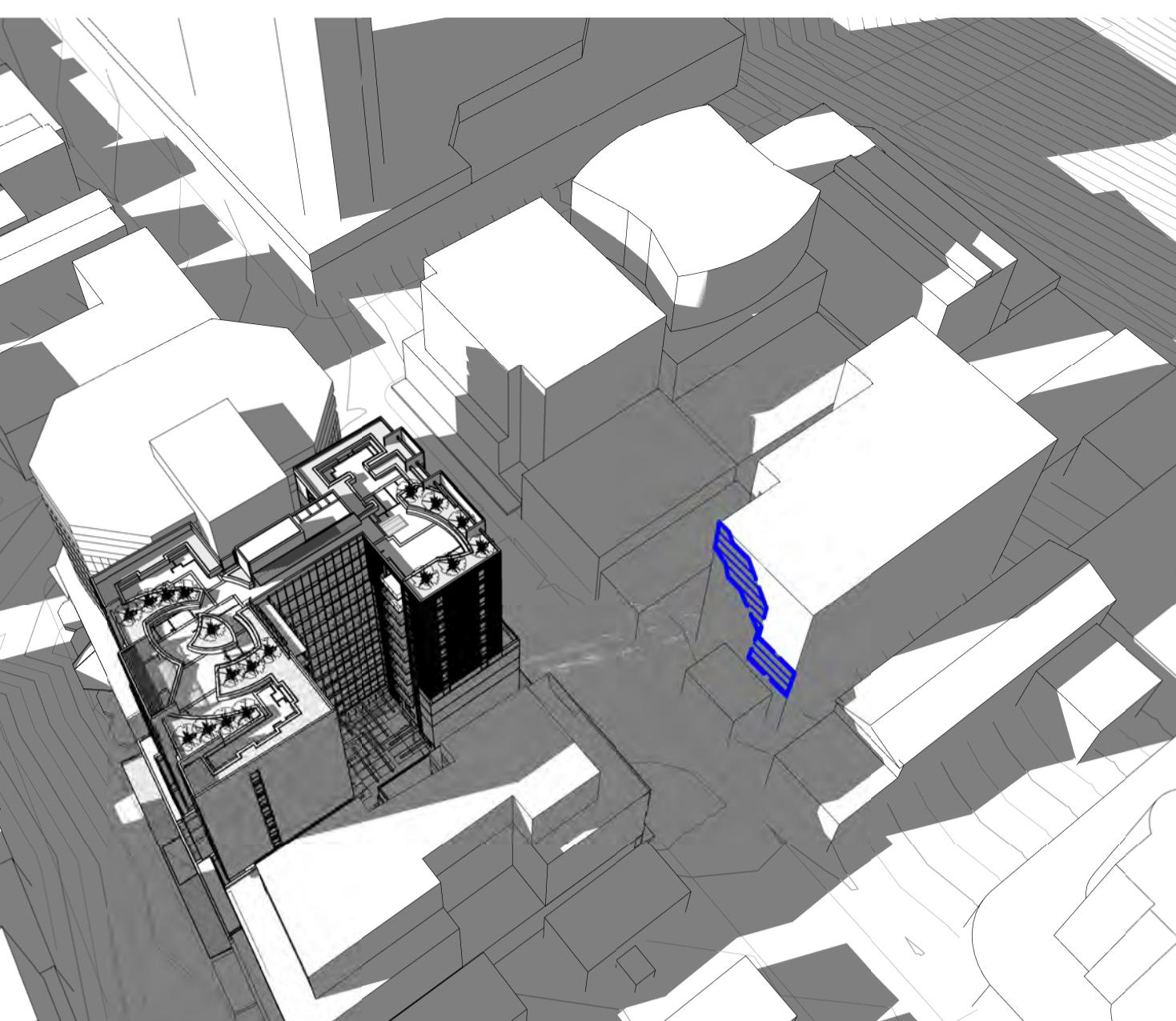
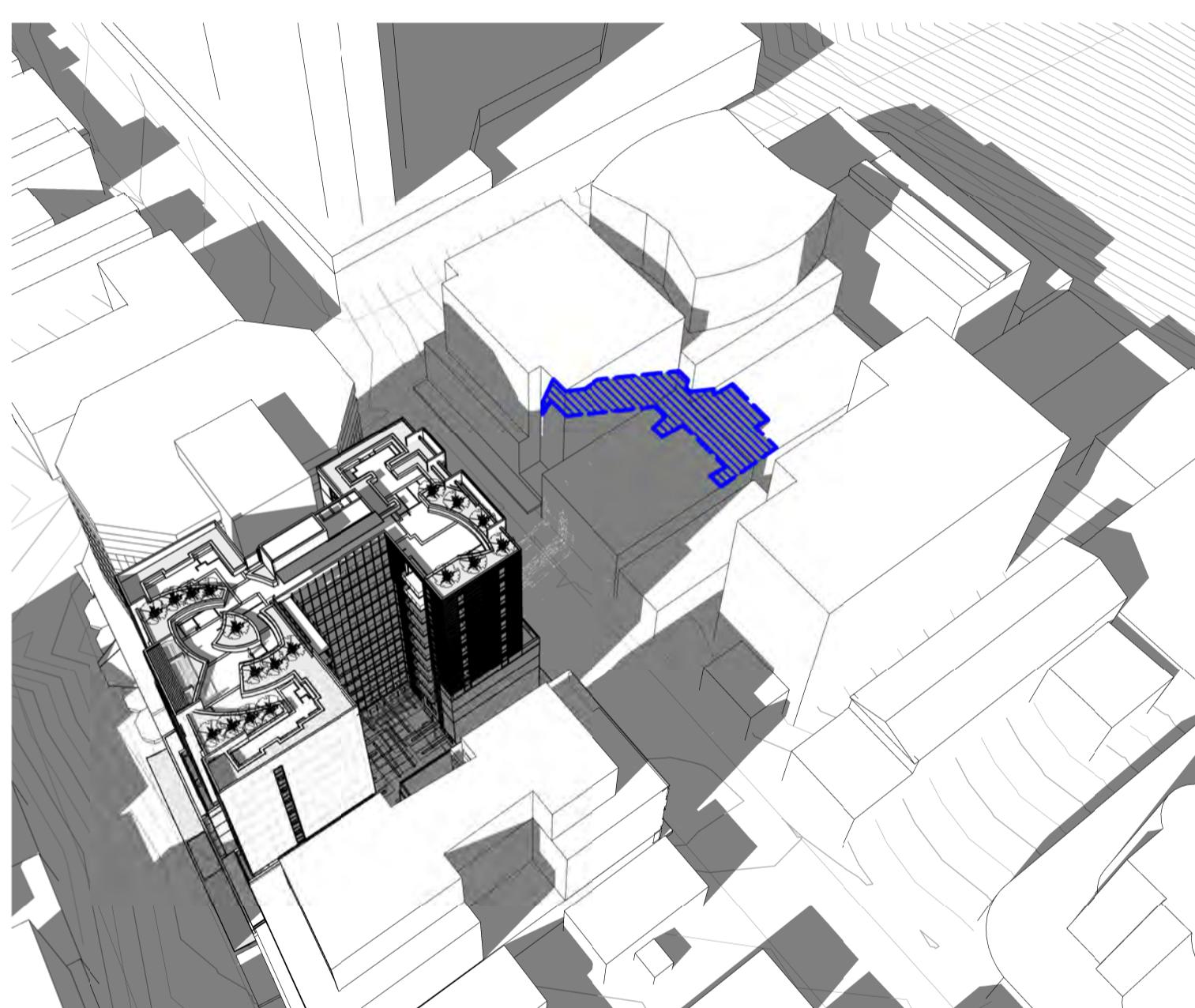
1 SHADOW SPRING ST 9am



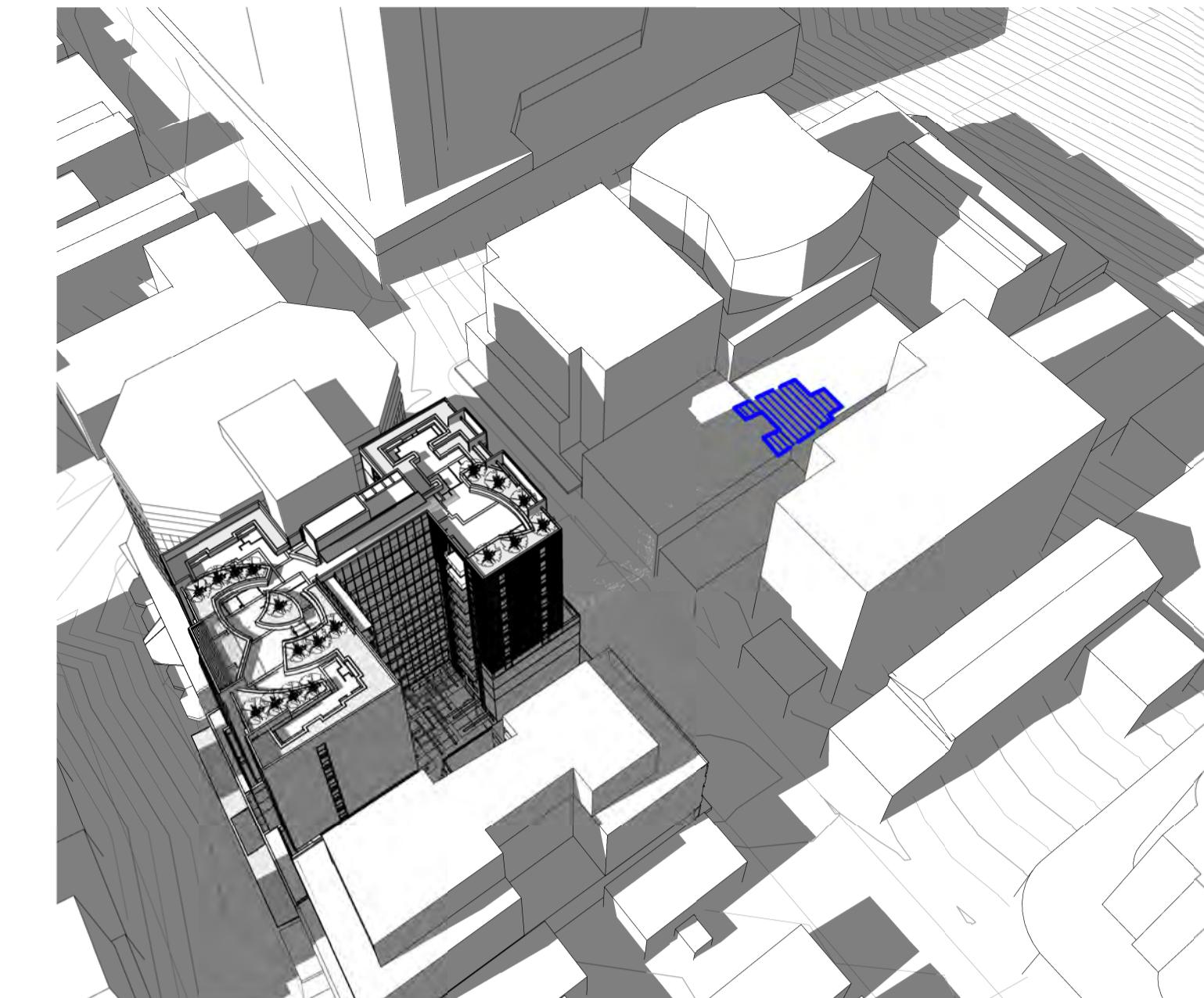
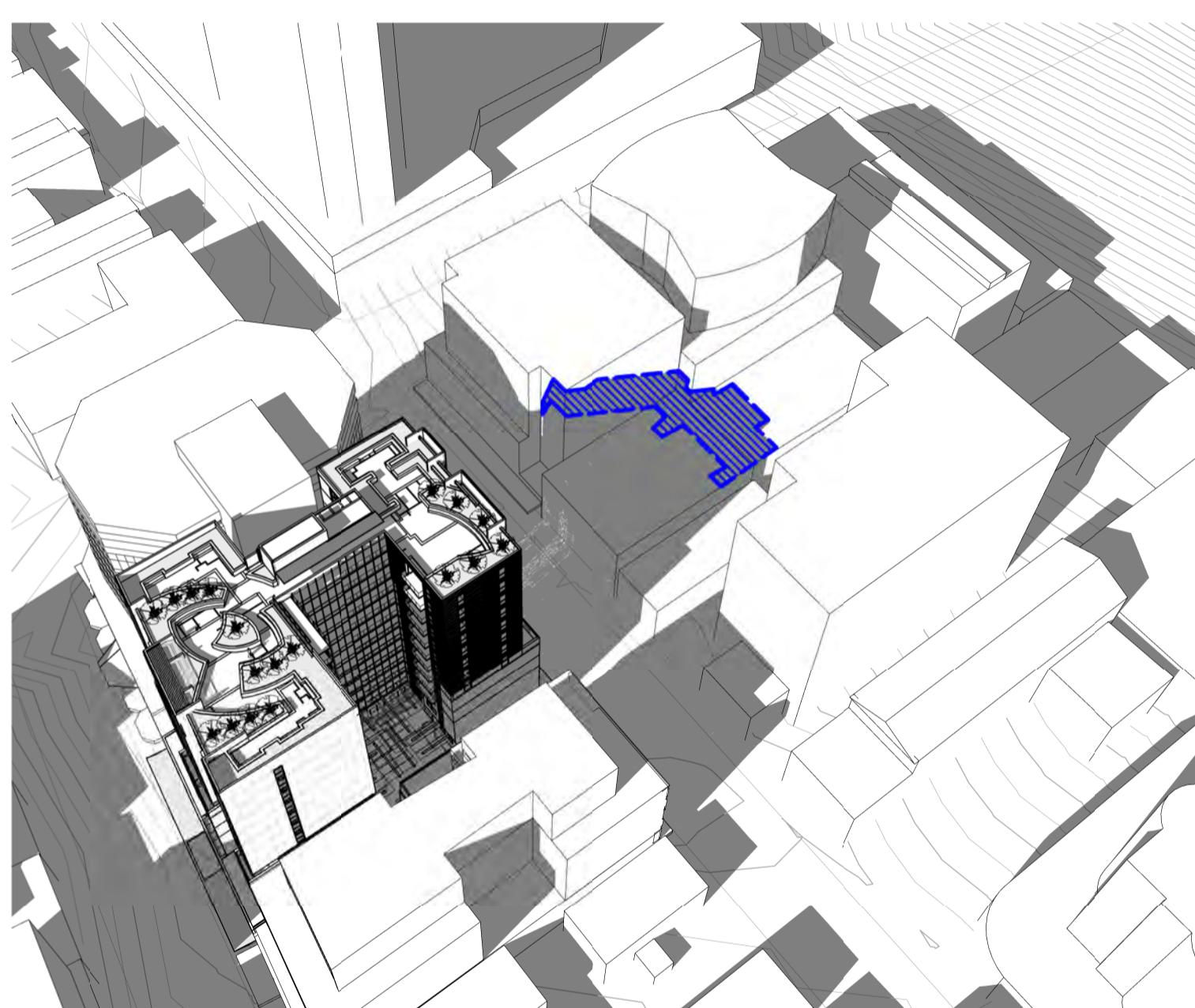
2 SHADOW SPRING ST 12pm



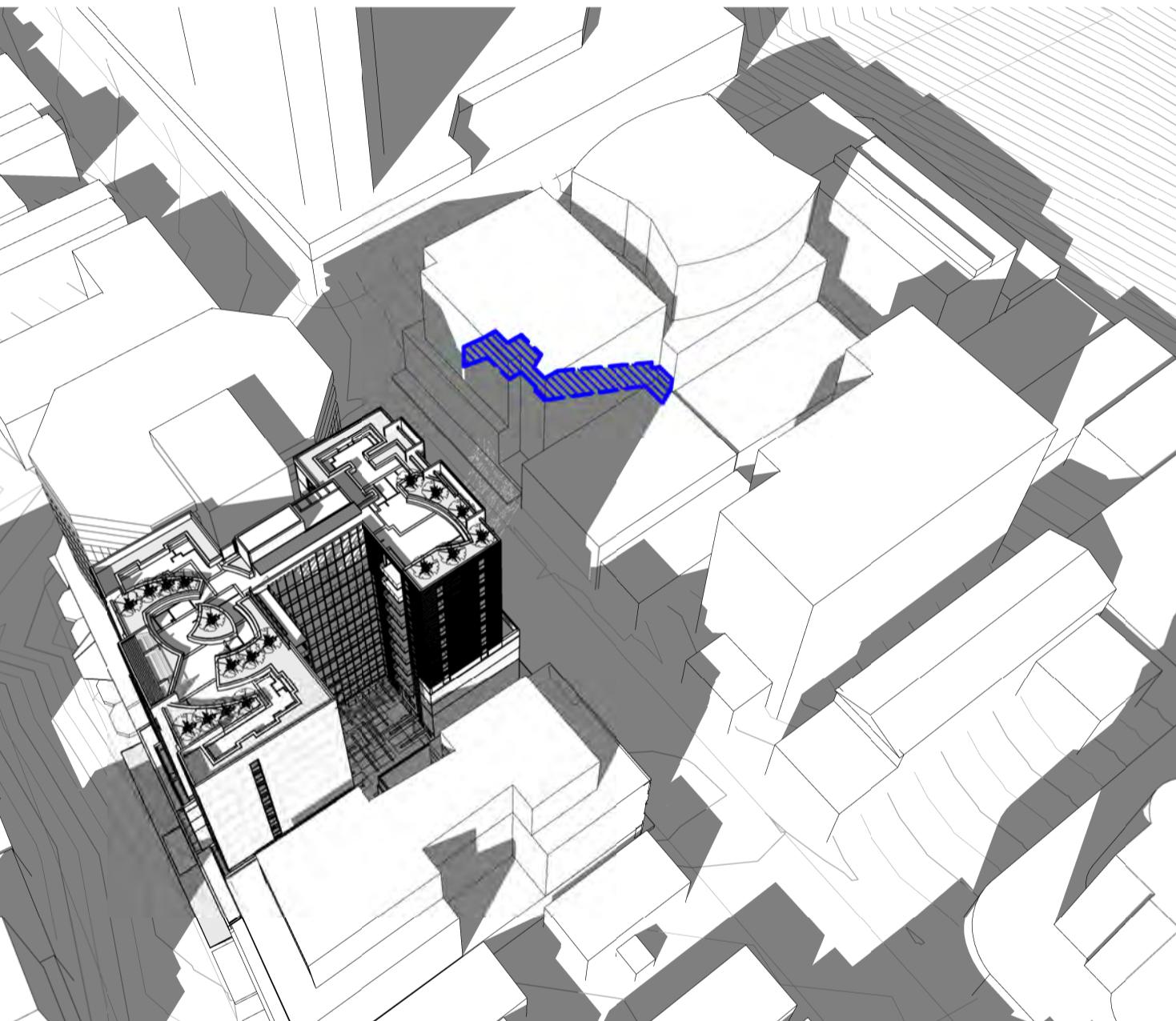
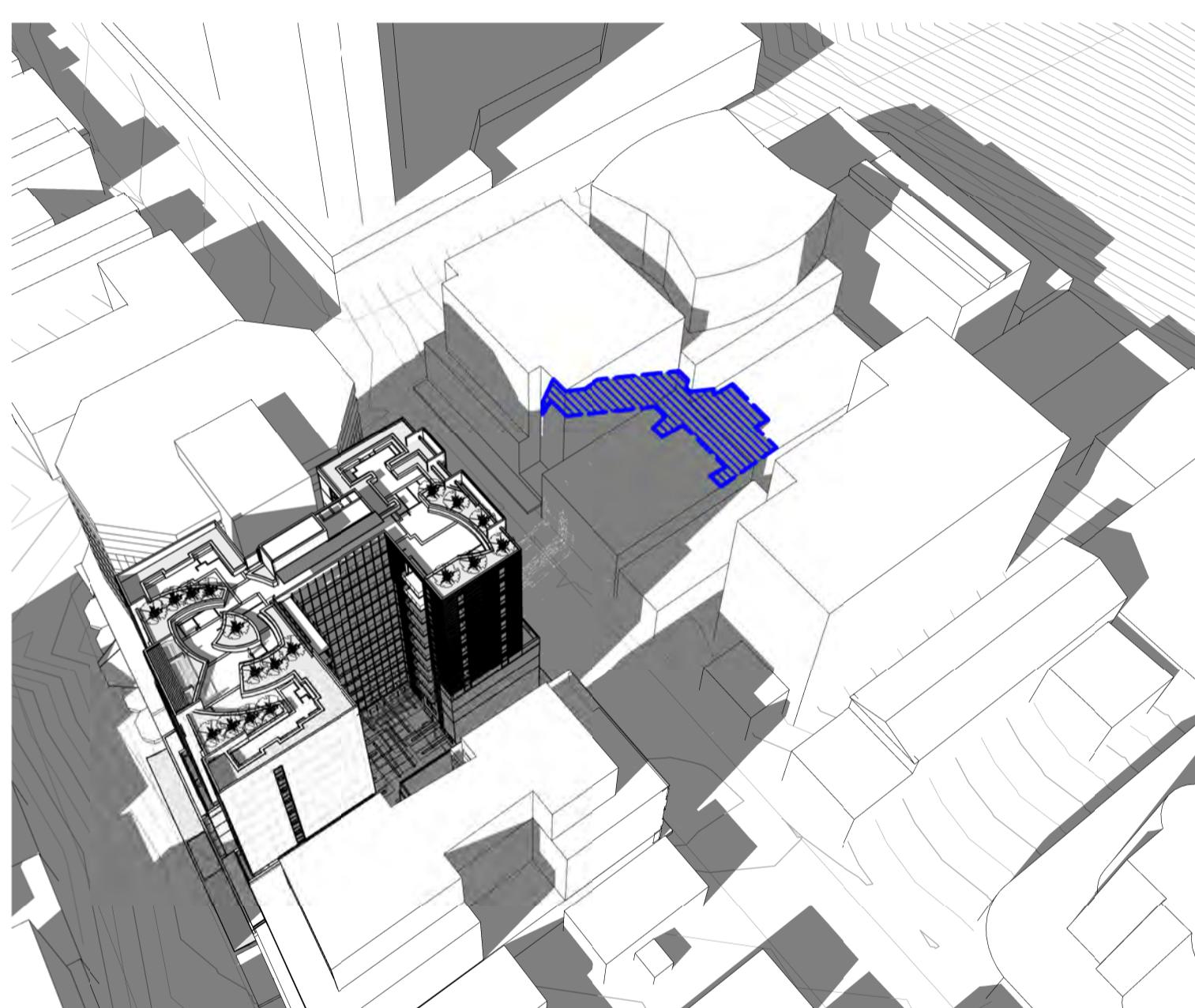
3 SHADOW SPRING ST 3pm



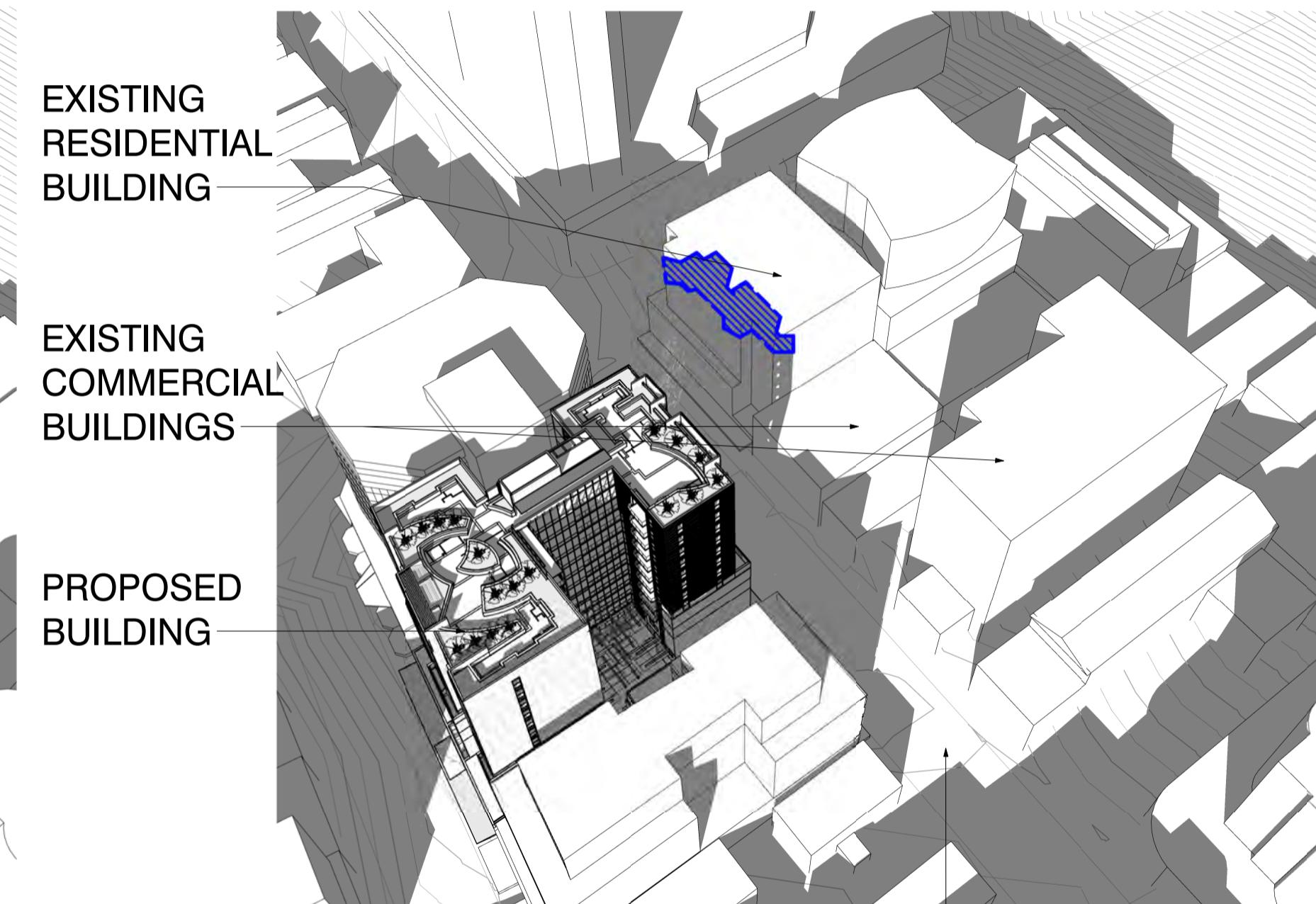
4 SHADOW SPRING ST 10am



5 SHADOW SPRING ST 11am



6 SHADOW SPRING ST 1pm



7 SHADOW SPRING ST 2pm

EXISTING  
RESIDENTIAL  
BUILDING

EXISTING  
COMMERCIAL  
BUILDINGS

PROPOSED  
BUILDING

SPRING STREET

THIS SHEET INDICATES THE SHADOW CAST BY THE PROPOSED AND EXISTING BUILDINGS ON THE BUILDINGS ON THE SOUTH SIDE OF SPRING STREET

THE BUILDING ON THE CORNER OF SPRING AND NEWLAND IS RESIDENTIAL AND WILL RECEIVE ADDITIONAL SHADOW IN THE AFTERNOON.

INDICATES SHADOW CAST BY ADDITIONAL 2 STOREYS OVER AND ABOVE THE APPROVED BUILDING ENVELOPE



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N



6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	ISSUE TO CONSULTANTS	GM
C	28.04.16	FOR REVIEW	GM
B	27.04.16	SCHEME UPDATE	ARH
A	22.04.16	SCHEME UPDATE	ARH

ISSUE DATE SUBJECT VALIDON

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Nominated Architects:  
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Daniel Beekwilder 6192  
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Chippendale NSW 2008  
Sydney Australia  
djrd.com.au

PROJECT  
MIXED USE DEVELOPMENT

109-119 OXFORD / 34-42 SPRING STREET  
BONDI JUNCTION, NSW 2022

PHASE

VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN SCALE AT A1 ORIGIN DATE

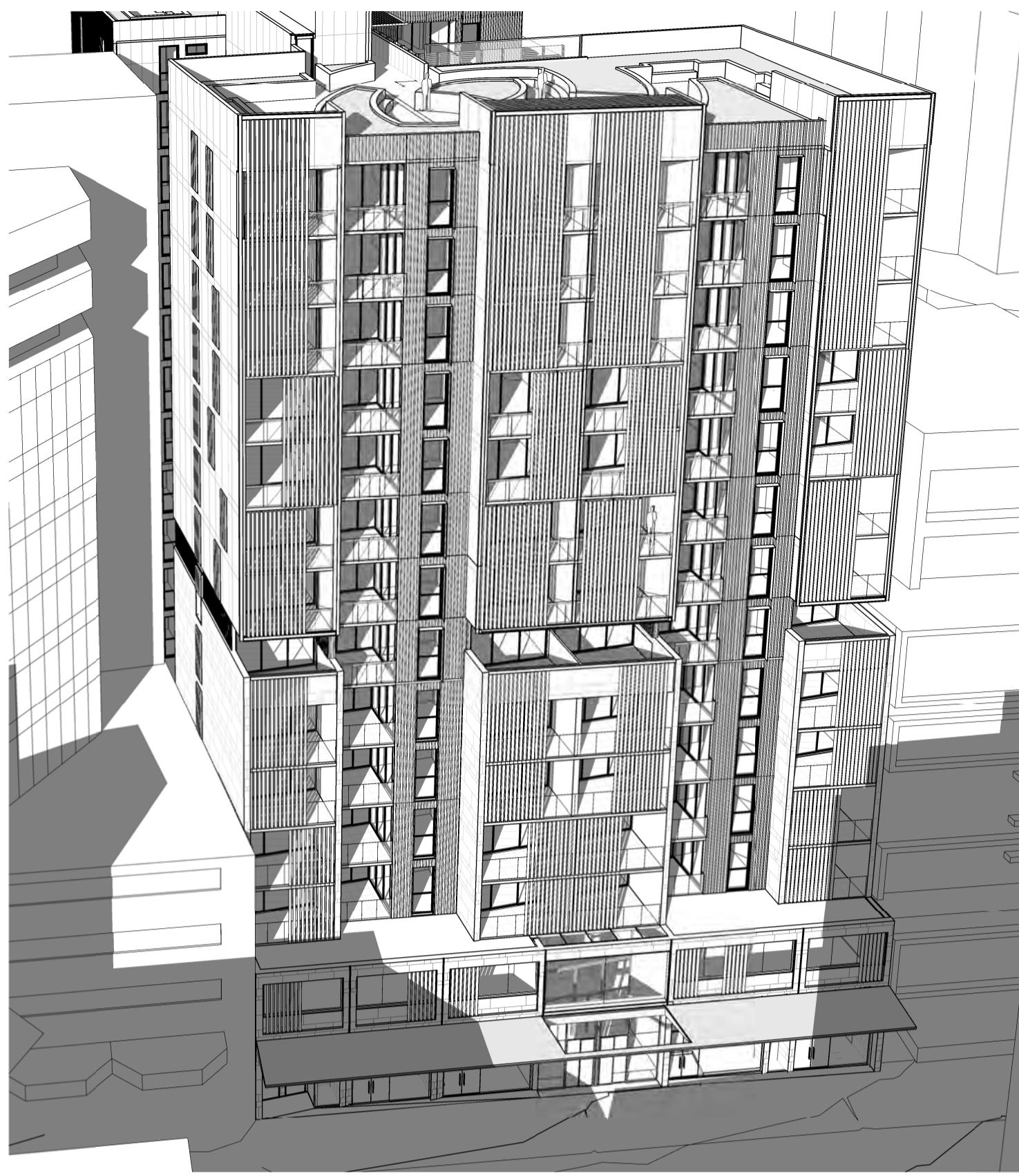
Author 1:1 04/12/16

DESCRIPTION  
SPRING STREET SOUTH  
SHADOW STUDY

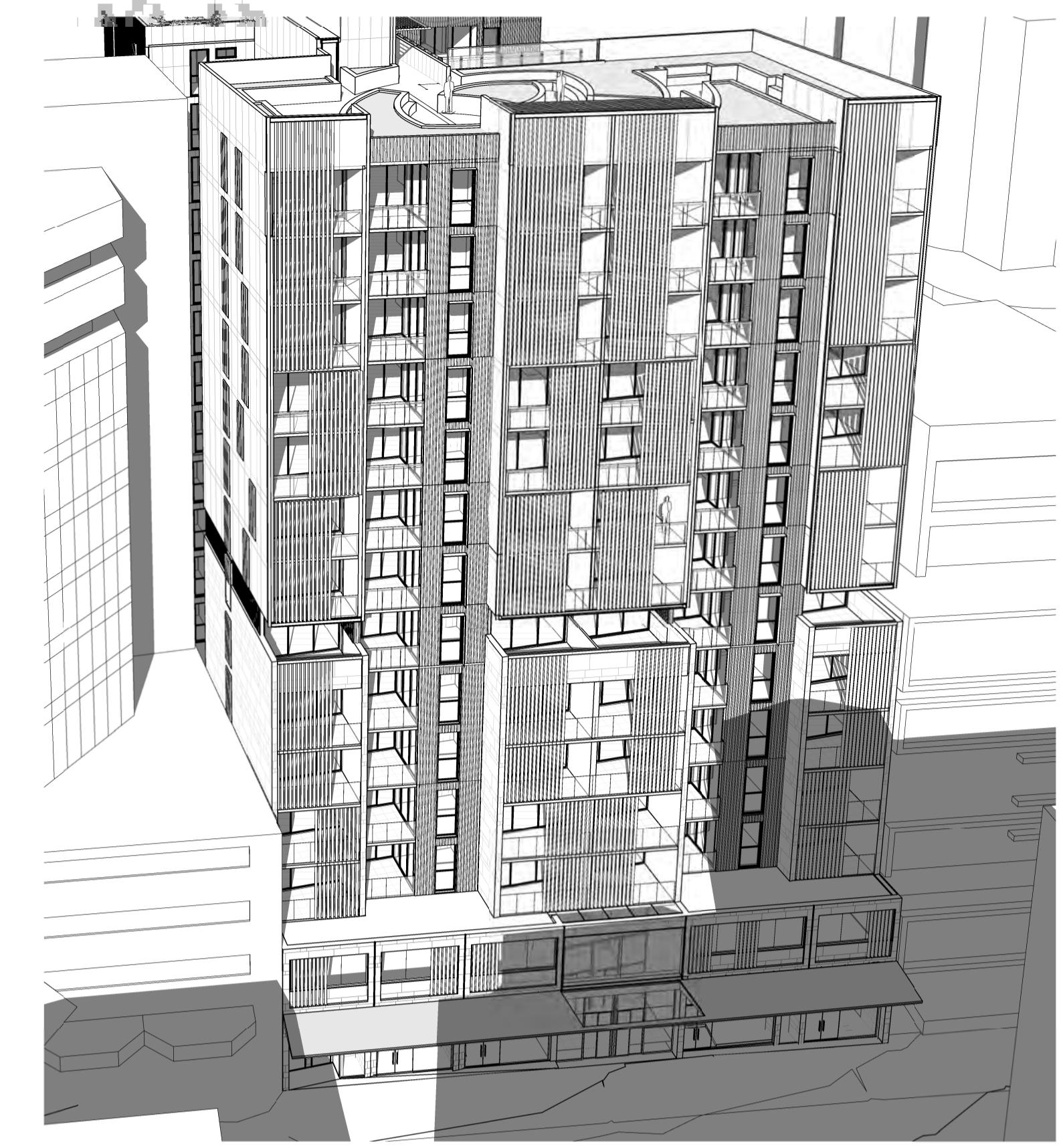
PROJECT No DRAWING No REVISION

15 407 DA3.202 6

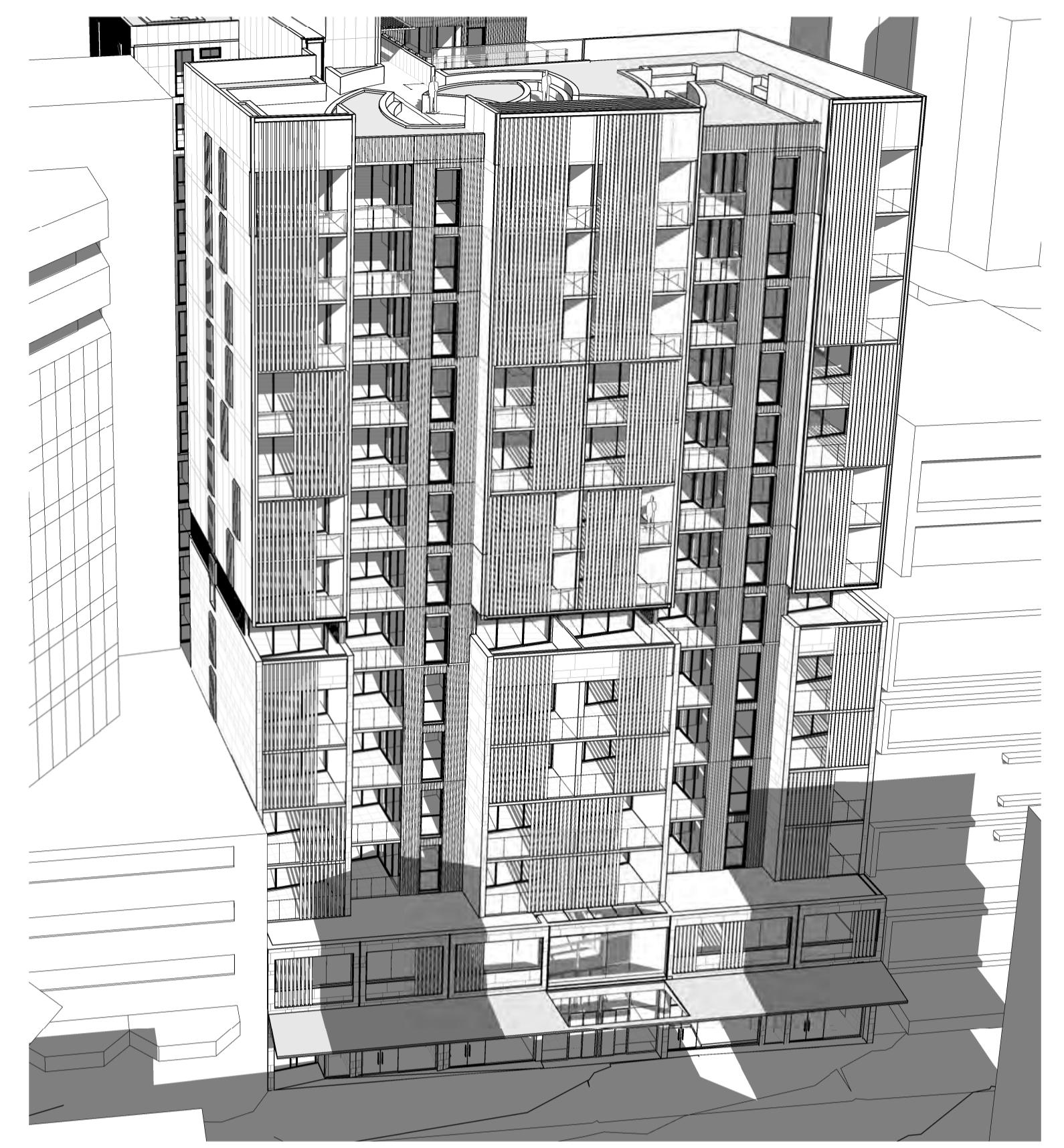
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1 3D SHADOW 9AM



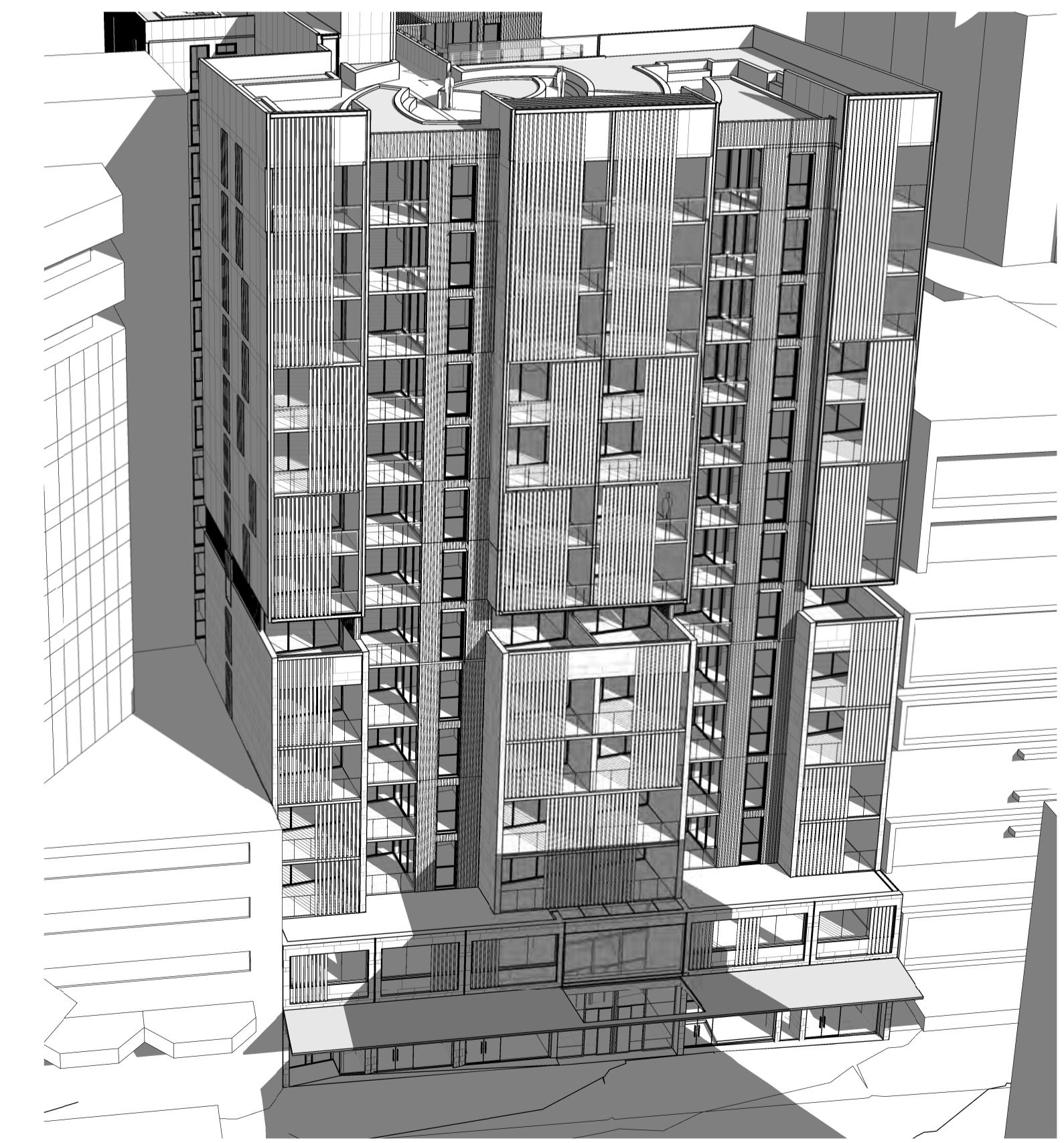
2 3D SHADOW 10AM



3 3D SHADOW 11AM



4 3D SHADOW 12PM



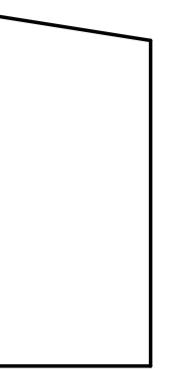
5 3D SHADOW 1PM



6 3D SHADOW 2PM

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N



6	06.12.16	SECTION 96 VPA SUBMISSION	ARH
5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	DA FOR REVIEW TO CONSULTANTS	GM
E	28.04.16	FOR REVIEW	GM
D	27.04.16	SCHEME UPDATE	ARH
C	10.12.15	DA ISSUE	GM
B	04.12.15	DA ISSUE REVIEW	GM
A	23.11.15	DA ISSUE REVIEW	GM

ISSUE DATE SUBJECT VALIDN

PLANNER  
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CLIENT

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PROJECT  
**MIXED USE DEVELOPMENT**

109-119 OXFORD / 34-42 SPRING STREET  
BONDI JUNCTION, NSW 2022

PHASE

**VPA SUBMISSION - 2 EXTRA FLOORS**

DRAWN SCALE AT A1 ORIGIN DATE

Author 11/17/15

DESCRIPTION

**3D SHADOW STUDY - WINTER**

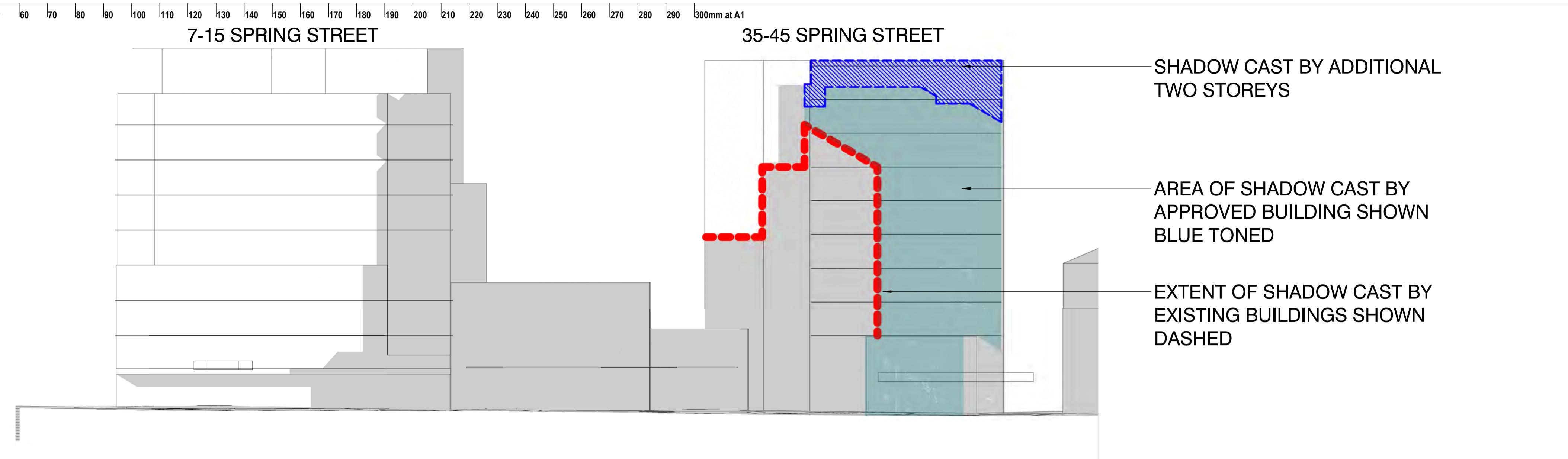
PROJECT No DRAWING No REVISION

15 407 DA3.201 6

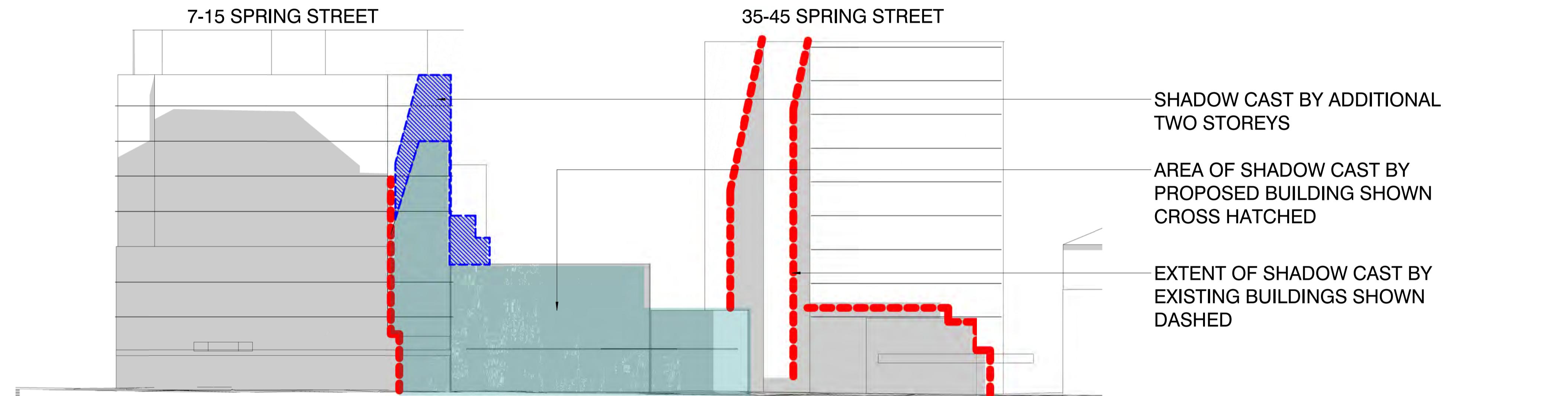
This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.

N

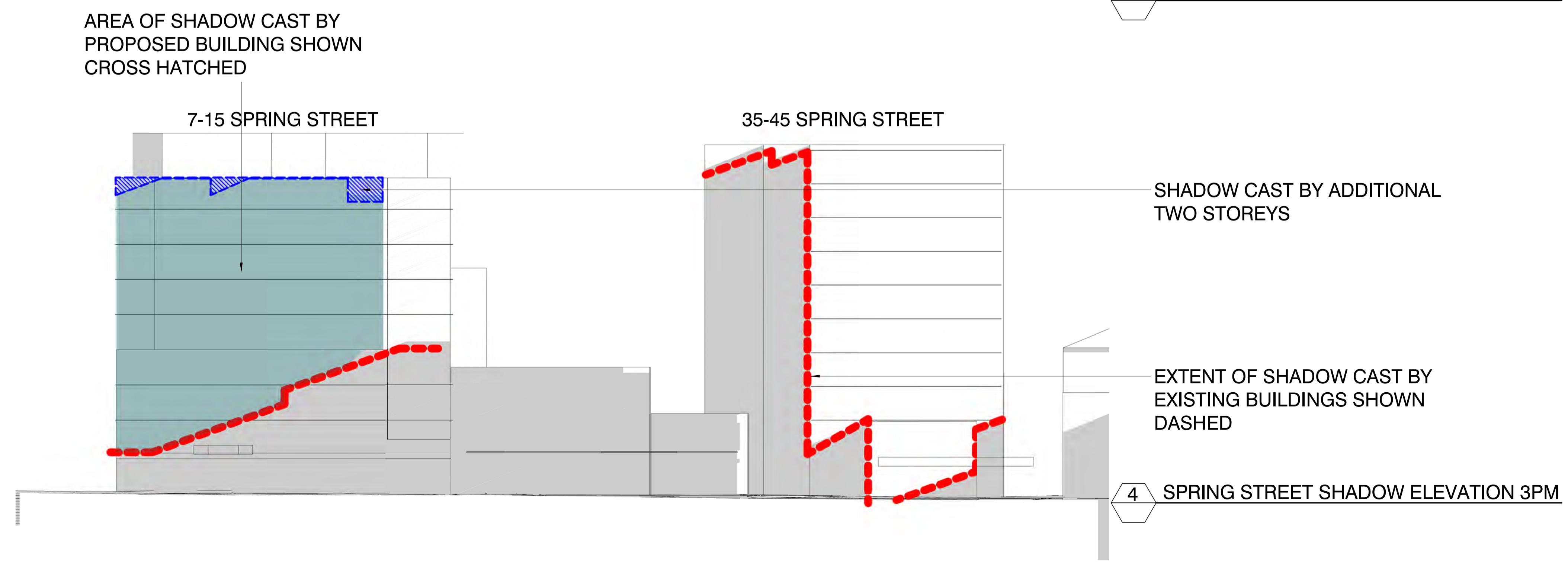
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5	08.11.16	SECTION 96 - 2 EXTRA FLOORS - REVIEW SET	GM
4	06.09.16	ISSUED FOR REVIEW	GM
3	02.09.16	DA REVIEW	GM
2	12.05.16	DA SUBMISSION	GM
1	06.05.16	DA SUBMISSION TO CONSULTANTS	GM
E	28.04.16	FOR REVIEW	GM
D	27.04.16	SCHEME UPDATE	ARH
C	10.12.15	DA ISSUE	GM
B	04.12.15	DA ISSUE REVIEW	GM
A	23.11.15	DA ISSUE REVIEW	GM



1 SPRING STREET SHADOW ELEVATION 9AM



2 SPRING STREET SHADOW ELEVATION 12PM



3 SPRING STREET SHADOW ELEVATION 3PM

ISSUE DATE SUBJECT VALIDN

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PROJECT

MIXED USE DEVELOPMENT

109-119 OXFORD / 34-42 SPRING STREET  
BONDI JUNCTION, NSW 2022

PHASE

VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN SCALE AT A1 ORIGIN DATE

Author 1:1 11/18/15

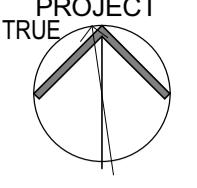
DESCRIPTION

SPRING STREET SHADOW ELEVATIONS - WINTER

PROJECT No DRAWING No REVISION

15 407 DA3.200 6

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KEY PLAN

AUTHORISED FOR ISSUE

DIRECTOR

SIGN OFF DATE

1	SHADOW SUMMER - 9AM EXISTING	1 : 1000	
2	SHADOW SUMMER - 12PM EXISTING	1 : 1000	
3	SHADOW SUMMER - 3PM EXISTING	1 : 1000	
A	29.05.15	PRE-DA REVIEW ISSUE	MS
B	02.06.15	PRE-DA SUBMISSION	MS
C	05.06.15	PRE-DA SUBMISSION	MS
D	19.06.15	PRE-DA REVIEW ISSUE	GM
E	23.11.15	DA ISSUE REVIEW	GM
F	04.12.15	DA ISSUE REVIEW	GM
G	10.12.15	DA ISSUE	GM
1	06.12.16	SECTION 96 VPA SUBMISSION	ARH
ISSU DAT	SUBJEC		
E	E	VALIDN.	

CLIENT  
MERCURY 21 PTY LTD

ARCHITECT  
**DARYL JACKSON**  
**ROBIN DYKE**  
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Robin Dyke NSW Registration No 3739  
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ABN:48 942 921 969

PROJECT

**MIXED USE DEVELOPMENT**  
109-119 OXFORD / 34-42 SPRING  
STREET BONDI  
JUNCTION, NSW 2022

**VPA SUBMISSION - 2 EXTRA**  
SCALE AT A1

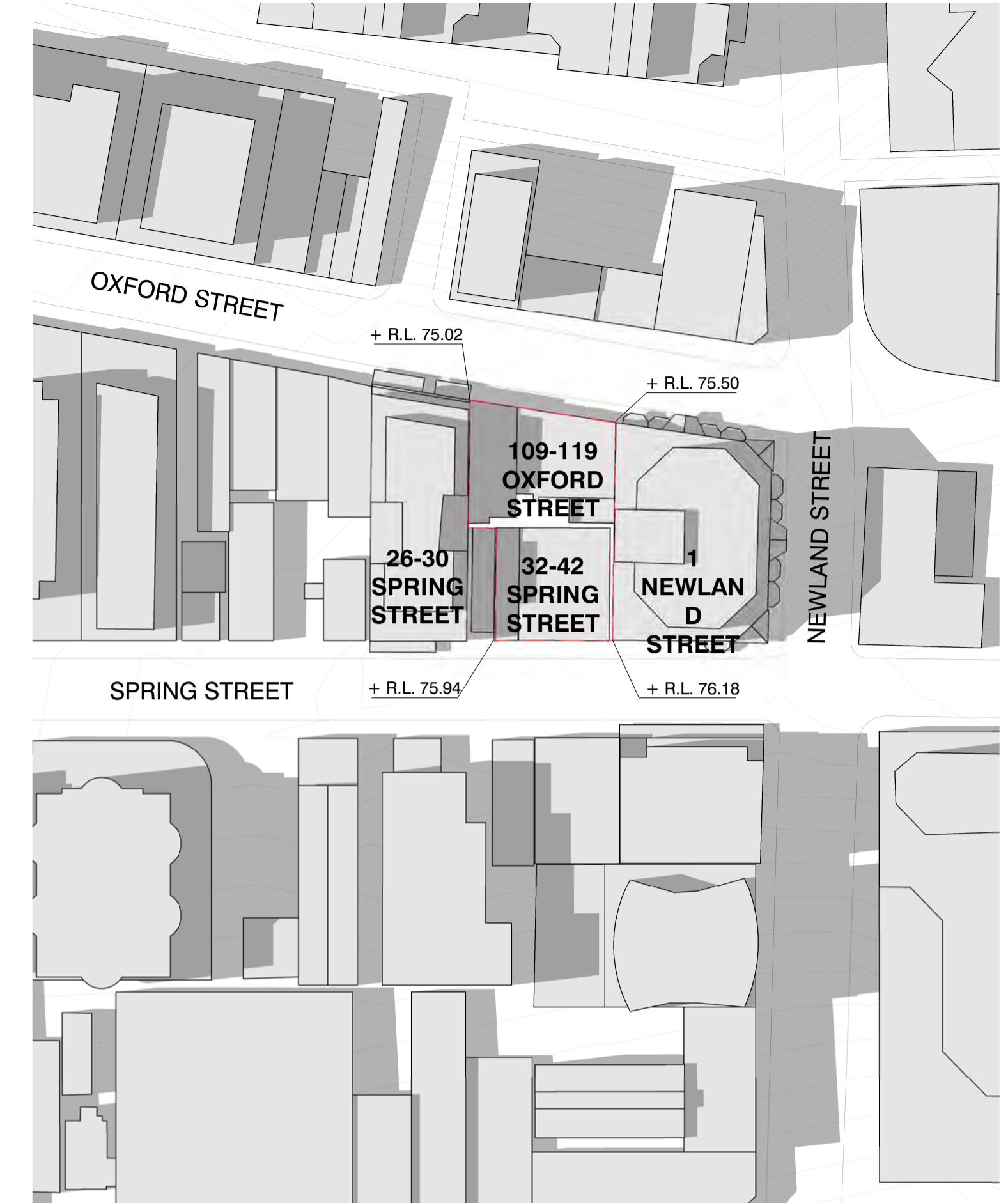
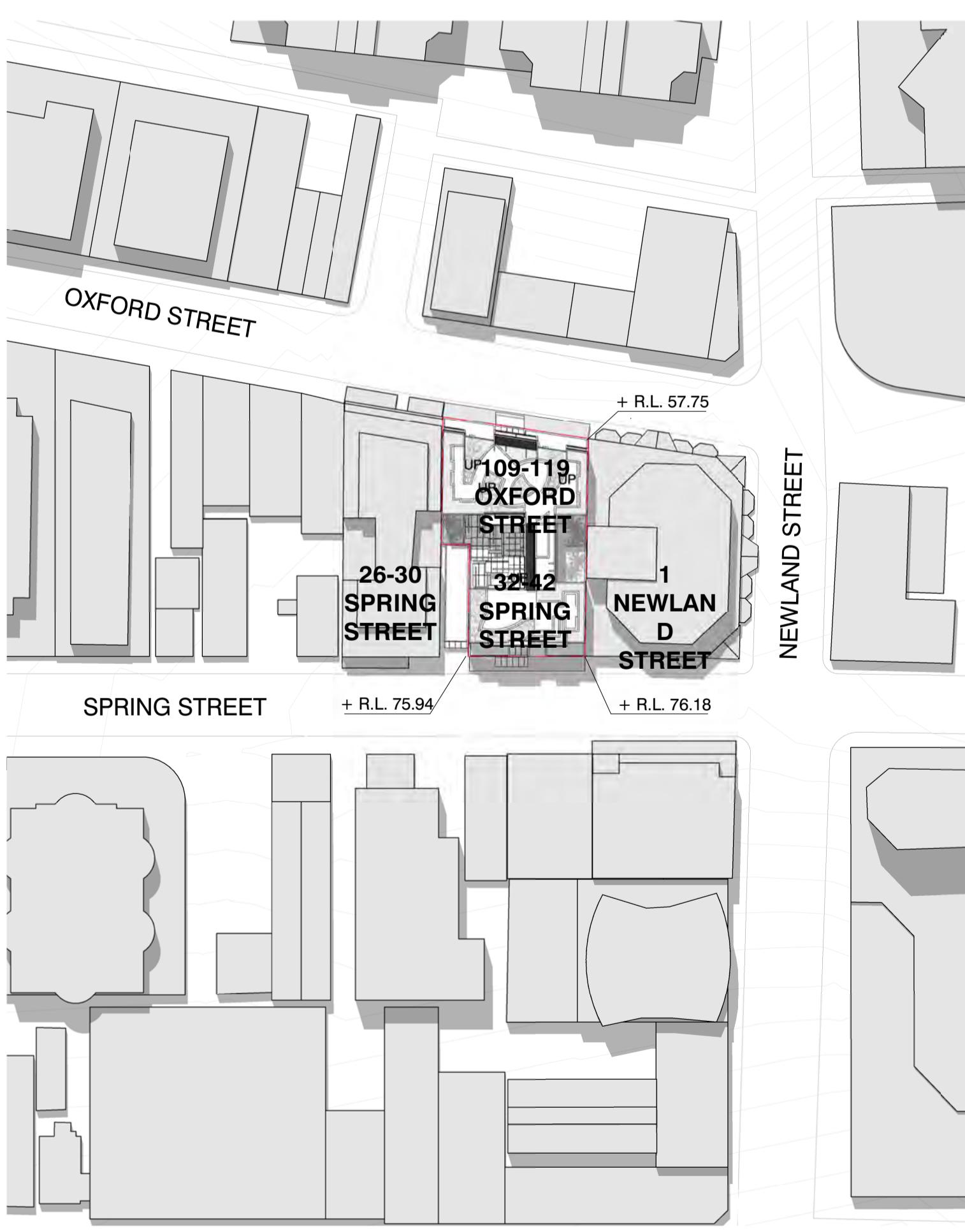
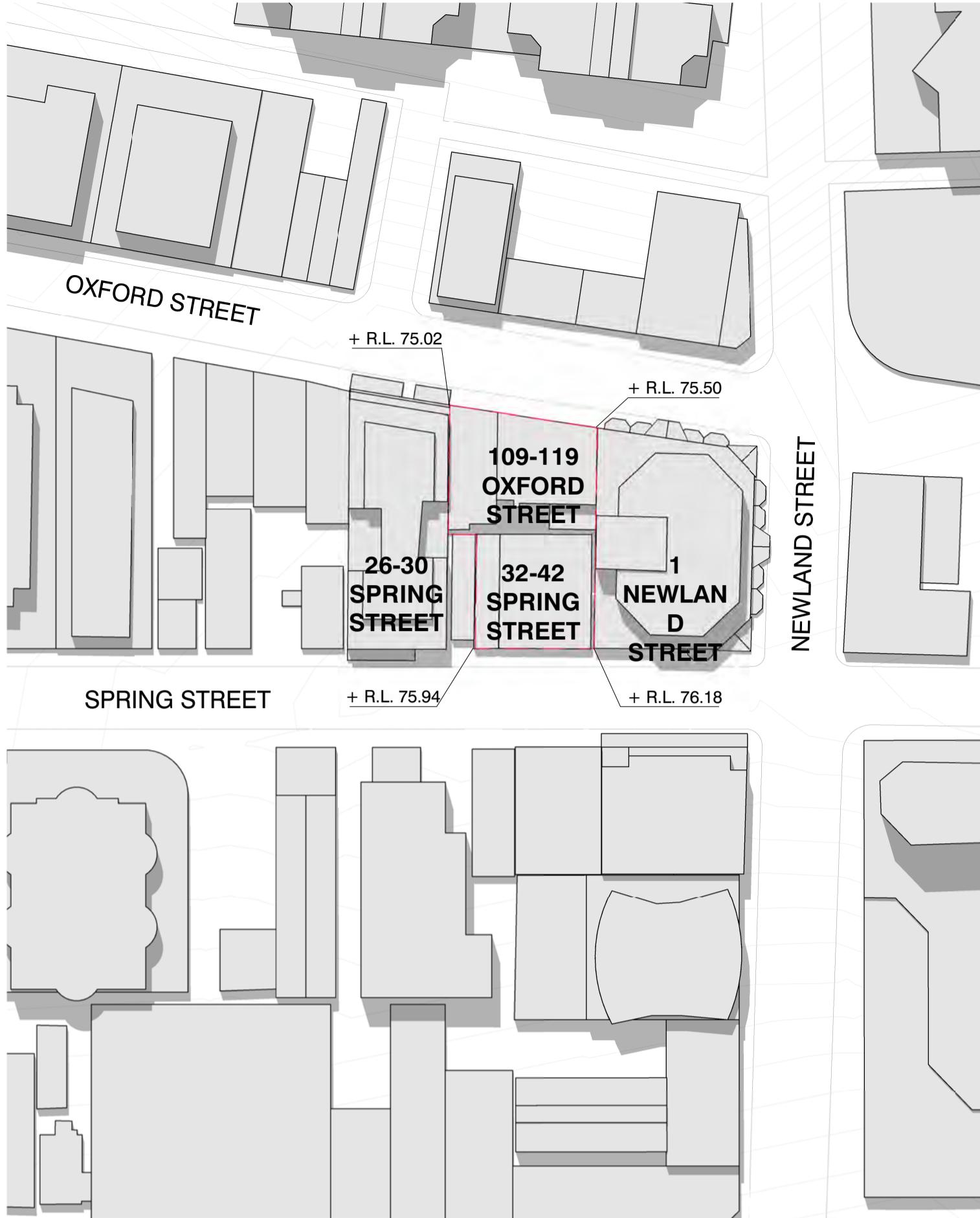
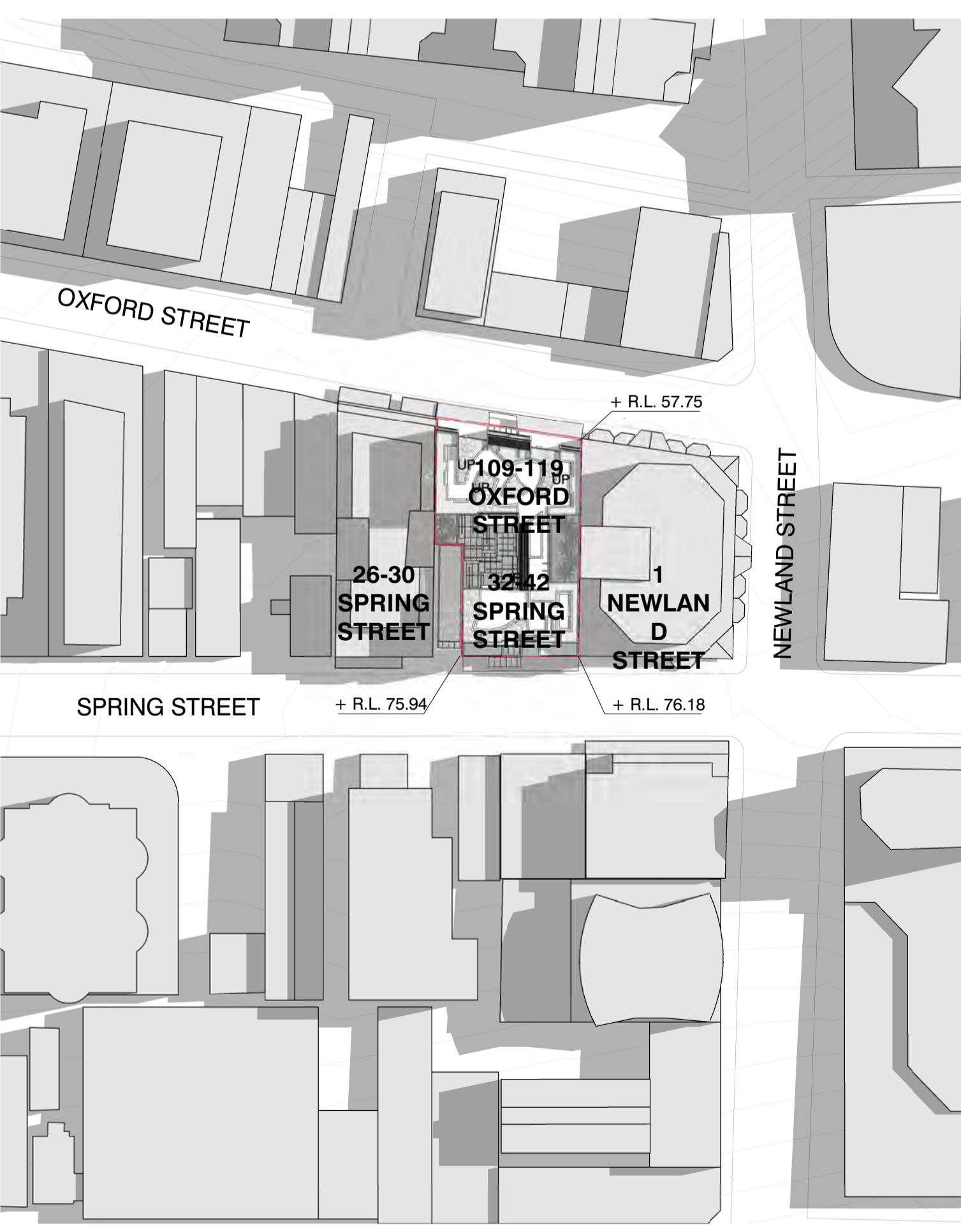
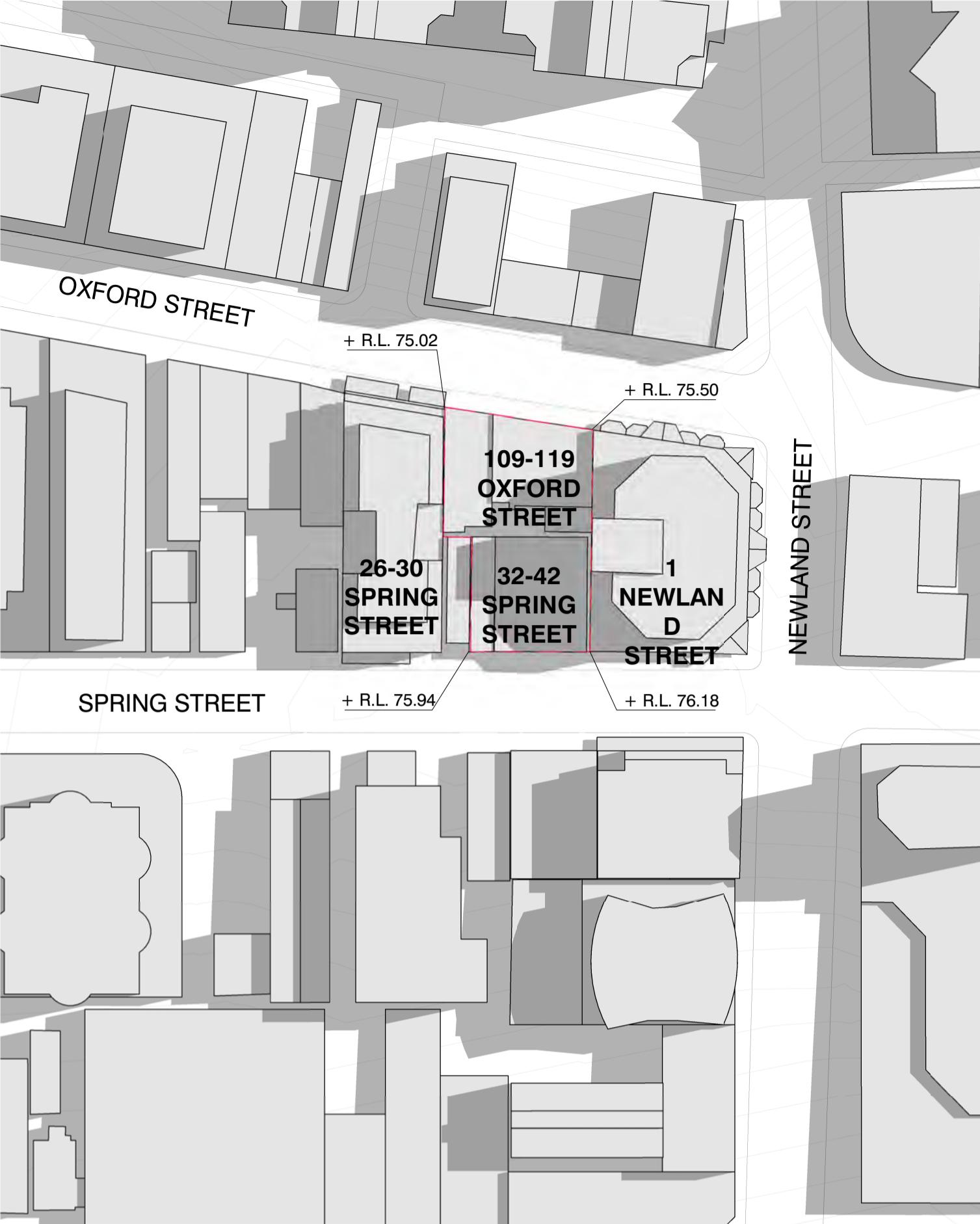
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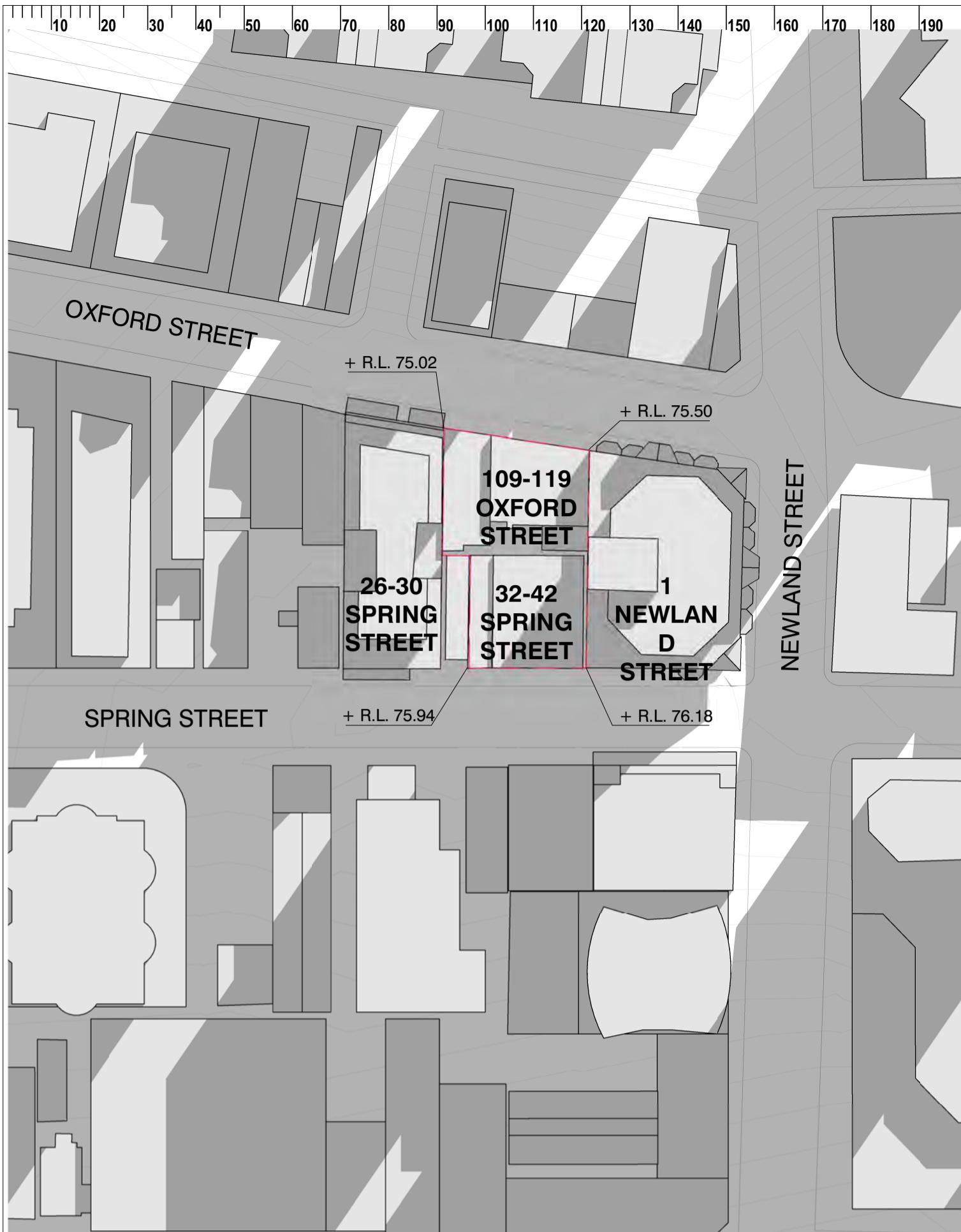
DESCRIPTION

**SHADOW DIAGRAM**  
**SUMMER SOLSTICE**

PROJECT No DRAWING No REVISION

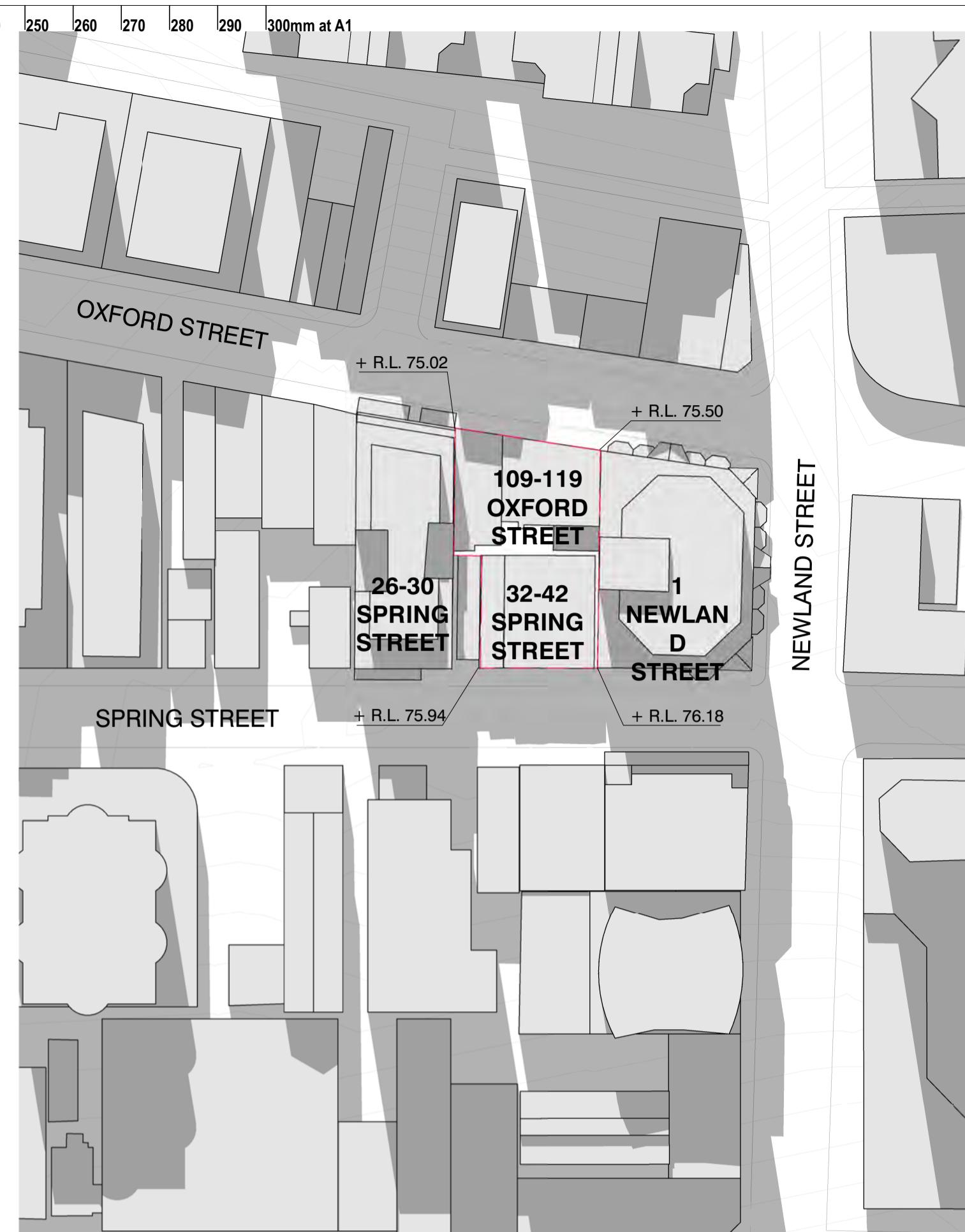
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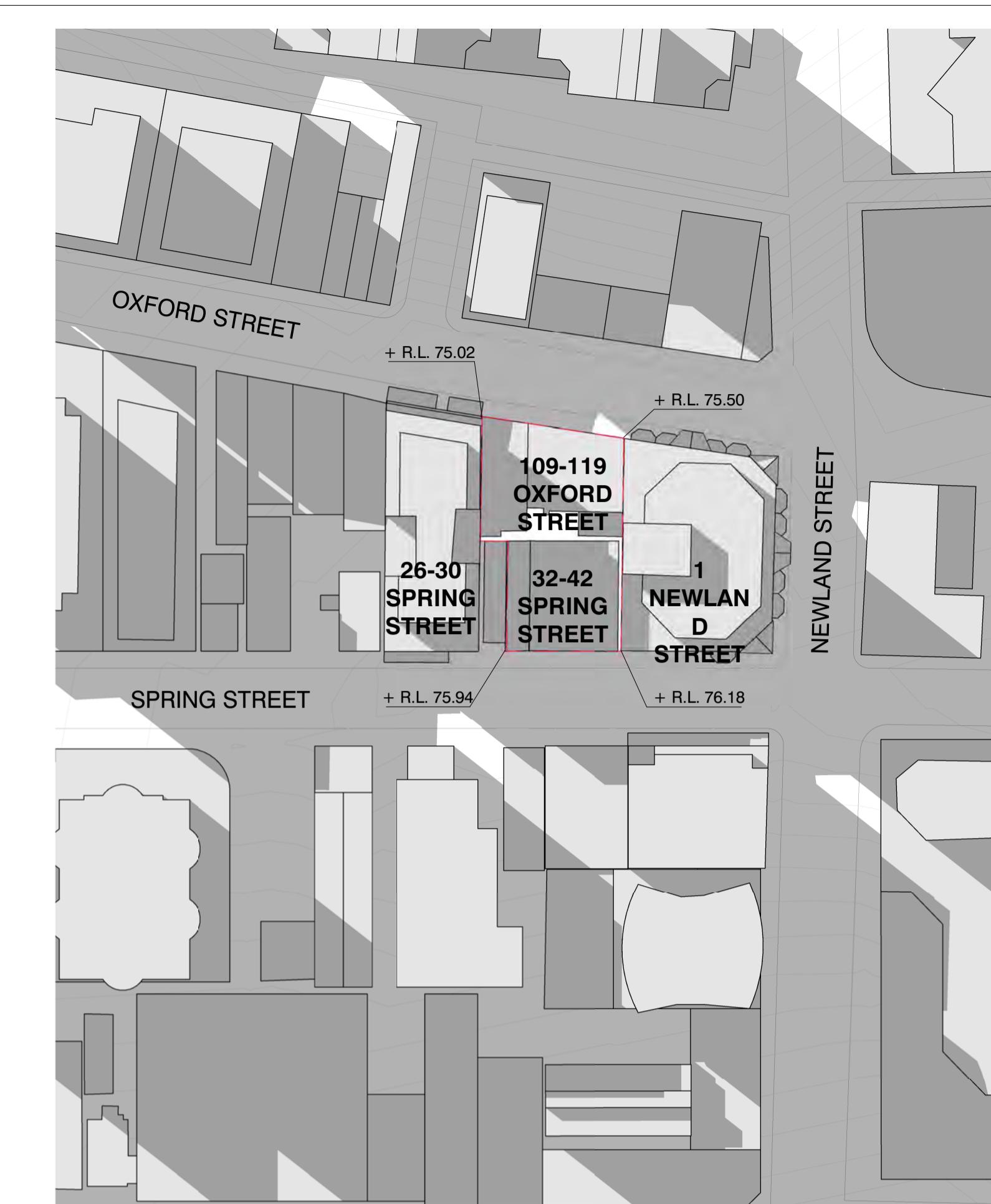
1 SHADOW WINTER - 9AM EXISTING

1 : 1000



2 SHADOW WINTER - 12 PM EXISTING

1 : 1000



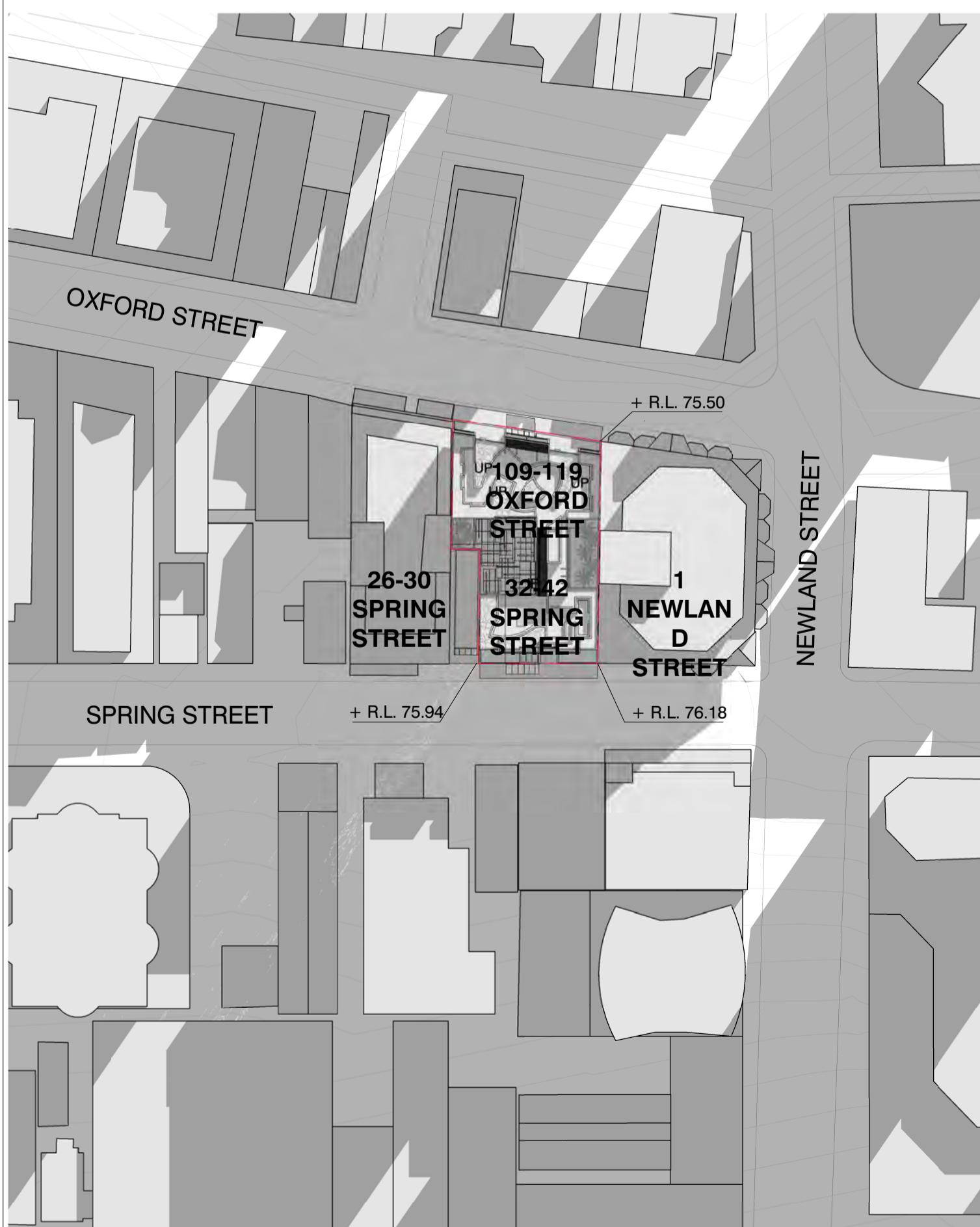
3 SHADOW WINTER - 3PM EXISTING

1 : 1000

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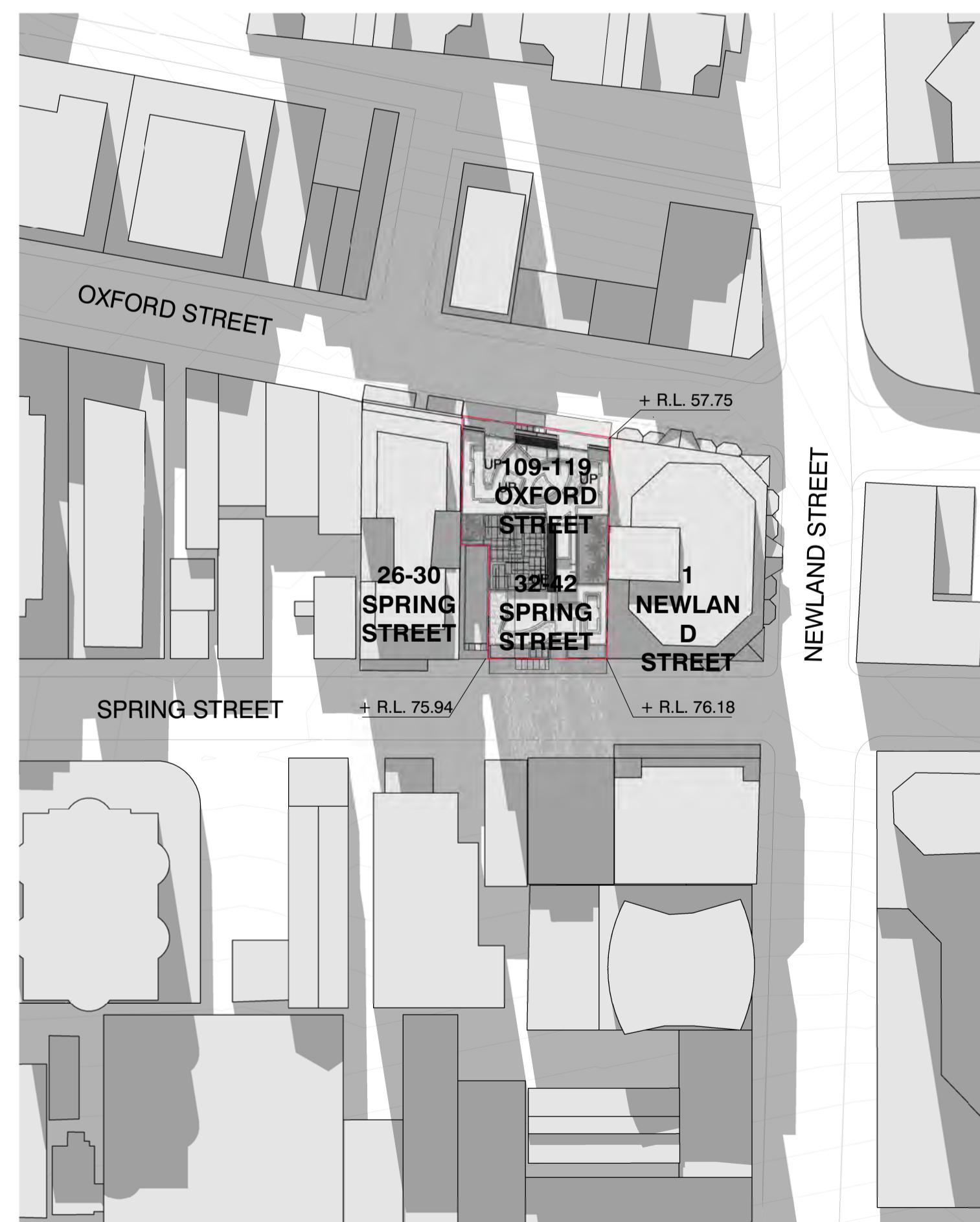
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1	06.12.16	SECTION 96 VPA SUBMISSION	ARH
G	10.12.15	DA ISSUE	GM
F	04.12.15	DA ISSUE REVIEW	GM
E	23.11.15	DA ISSUE REVIEW	GM
D	19.06.15	PRE-DA REVIEW ISSUE	GM
C	05.06.15	PRE-DA SUBMISSION	MS
B	02.06.15	PRE-DA SUBMISSION	MS
A	29.05.15	PRE-DA REVIEW ISSUE	MS



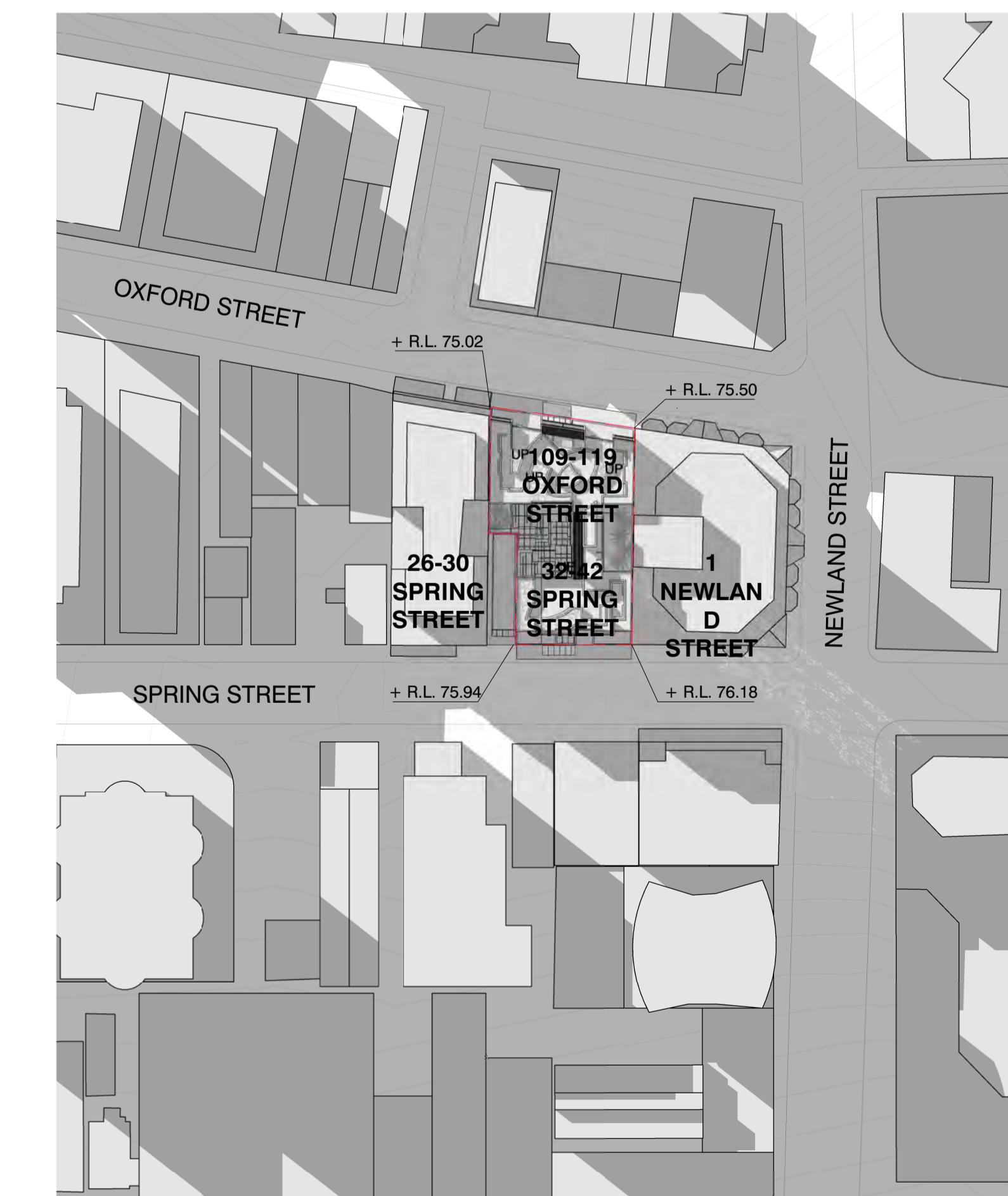
4 SHADOW WINTER - 9AM PROPOSED

1 : 1000



5 SHADOW WINTER - 12 PM PROPOSED

1 : 1000



6 SHADOW WINTER - 3PM PROPOSED

1 : 1000

ISSUE DATE SUBJECT VALIDON

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BONDI JUNCTION, NSW 2022

PHASE

VPA SUBMISSION - 2 EXTRA FLOORS

DRAWN SCALE AT A1 ORIGIN DATE

MS 1 : 1000 04/16/15

DESCRIPTION  
SHADOW DIAGRAM WINTER  
SOLSTICE

PROJECT No DRAWING No REVISION  
15 407 DA3.100 1



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