

# **Clause 4.6 Request for Variation to Development Standard (Clause 4.4 Floor Space Ratio)**

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

**Client:**

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**Date:**

12 December 2016

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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 4.4 Floor Space Ratio (FSR) 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.

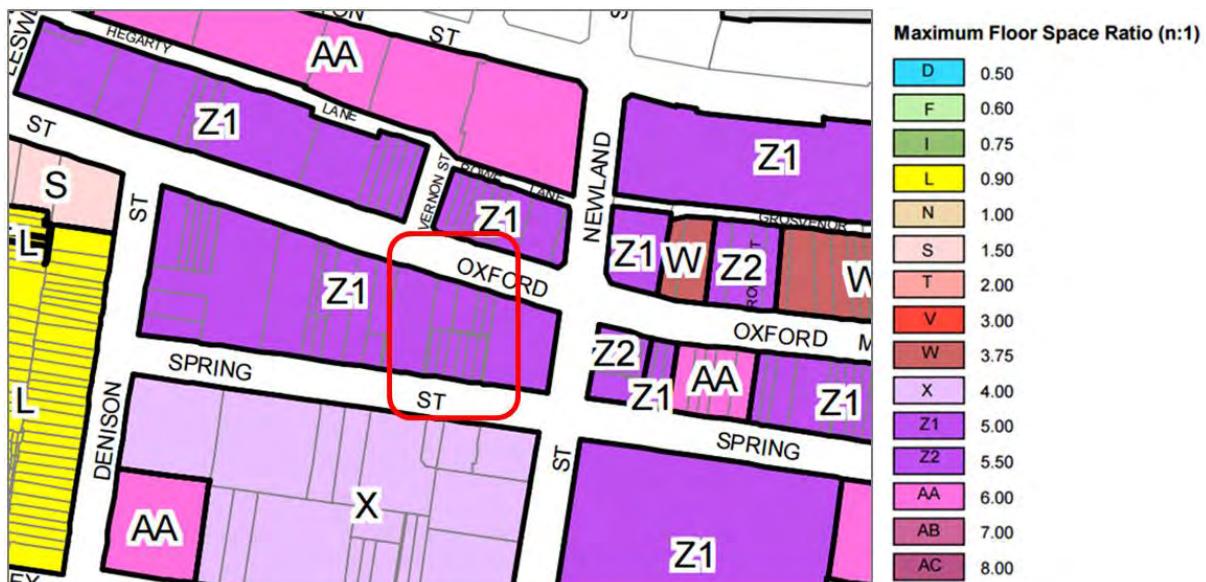
## 2 Variation to the controls relating to floor space ratio

### 2.1 Background

This application seeks to vary the controls relating to Clause 4.4 Floor Space Ratio of the Waverley LEP 2012 which applies to the site. The applicable floor space ratio is 5:1.

Clause 4.4 of the LEP requires that floor space ratio on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map. An extract of the map is shown in Figure 1.

**Figure 1 Maximum floor space ratio**



(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 GFA development standard**

<b>GFA permitted in Clause 4.4</b>	<b>Approved GFA</b>	<b>Variation</b>
5:1	5:1	5.75:1

## 2.3 Relevant clauses and definitions

Clause 4.4 in the LEP contains the controls for Floor Space Ratio. Clause 4.4 states:

*4.4 Floor space ratio*

- (1) *The objectives of this clause are as follows:*
  - (a) *to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs,*
  - (b) *to provide an appropriate correlation between maximum building heights and density controls,*
  - (c) *to ensure that buildings are compatible with the bulk, scale, streetscape and existing character of the locality,*
  - (d) *to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.*
- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

In addition, we note that the LEP defines 'floor space ratio' as follows:

*The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.*

## 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 FSR, 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 western end 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.

#### Bulk and scale

Excerpts of the floor space ratio and maximum height of buildings maps are illustrated in Figure 2 and Figure 3.

The maps show that a higher density of development is supported directly toward the north and east. Additionally, the neighbouring building at No. 1 Newland Street also achieves a higher density of development.

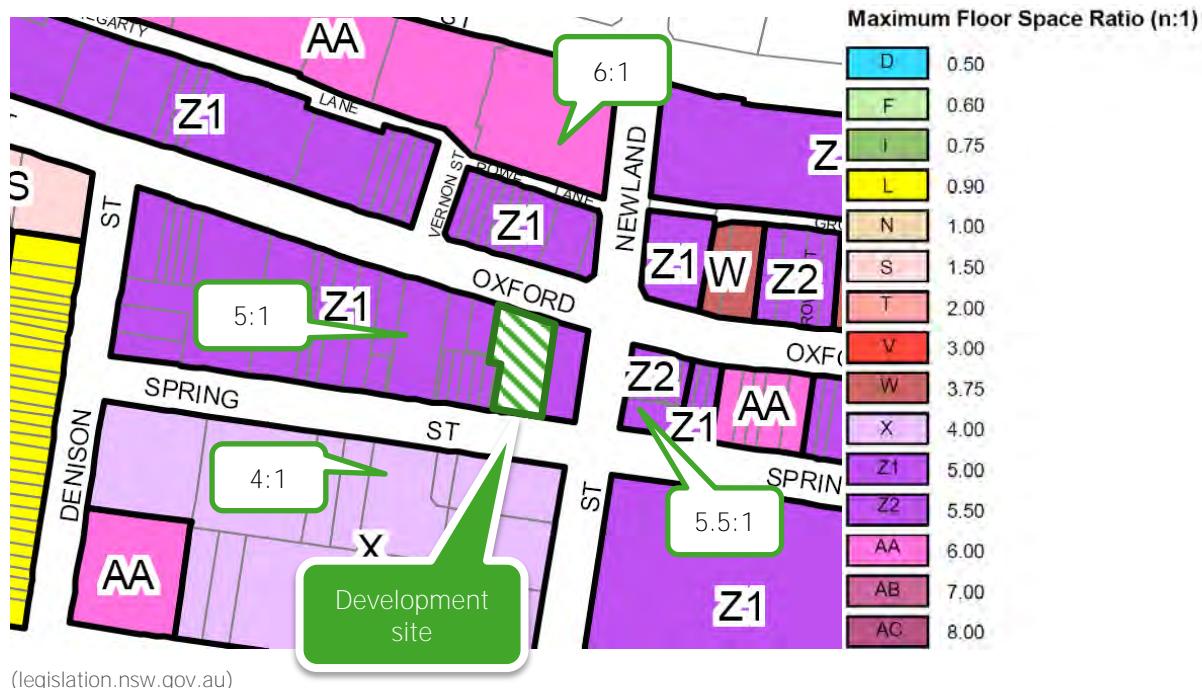
It is noted that recent development approvals granted by Council support variations to both the FSR and Height of Building development standards, to facilitate development that complements the established character in this locality.

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

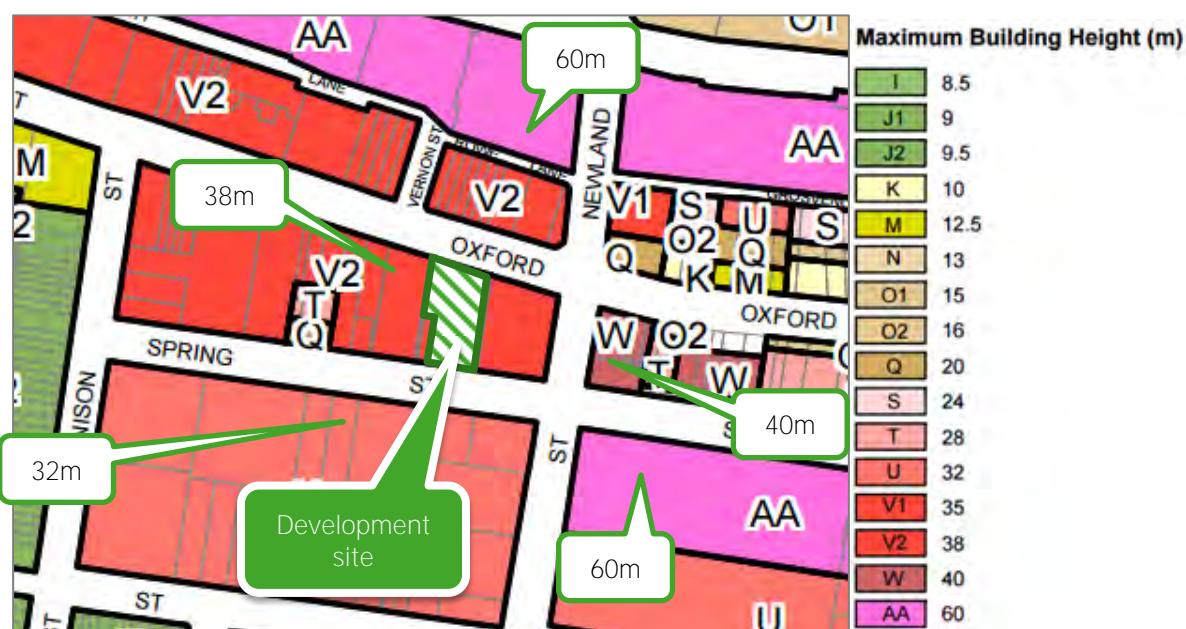
Examples include:

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

**Figure 2 Maximum floor space ratio and relationship to adjoining development**



**Figure 3 Maximum building height map and relationship to adjoining development**



#### 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.

Figure 4 - Figure 7 demonstrate the relationship of the proposed development with neighbouring sites.

**Figure 4 View toward Oxford Street elevation**



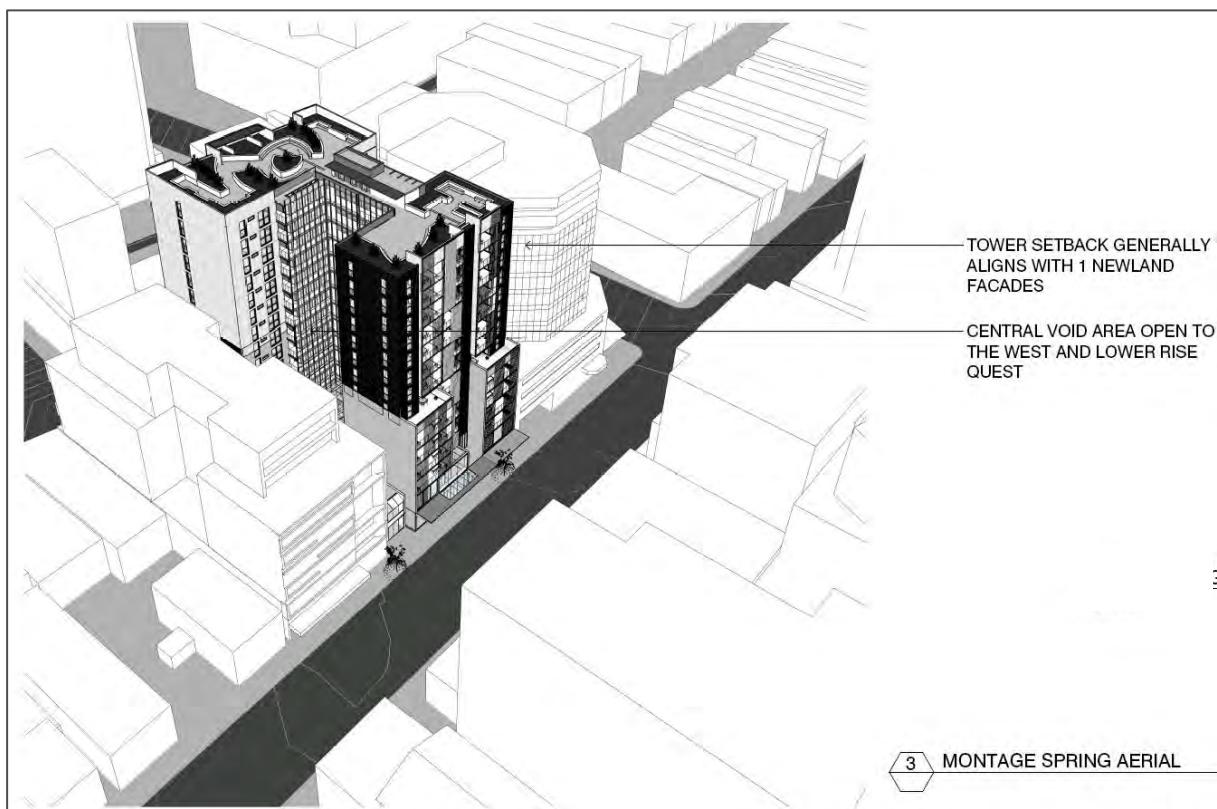
Daryl Jackson Robyn Dyke

**Figure 5 View toward Spring Street elevation**



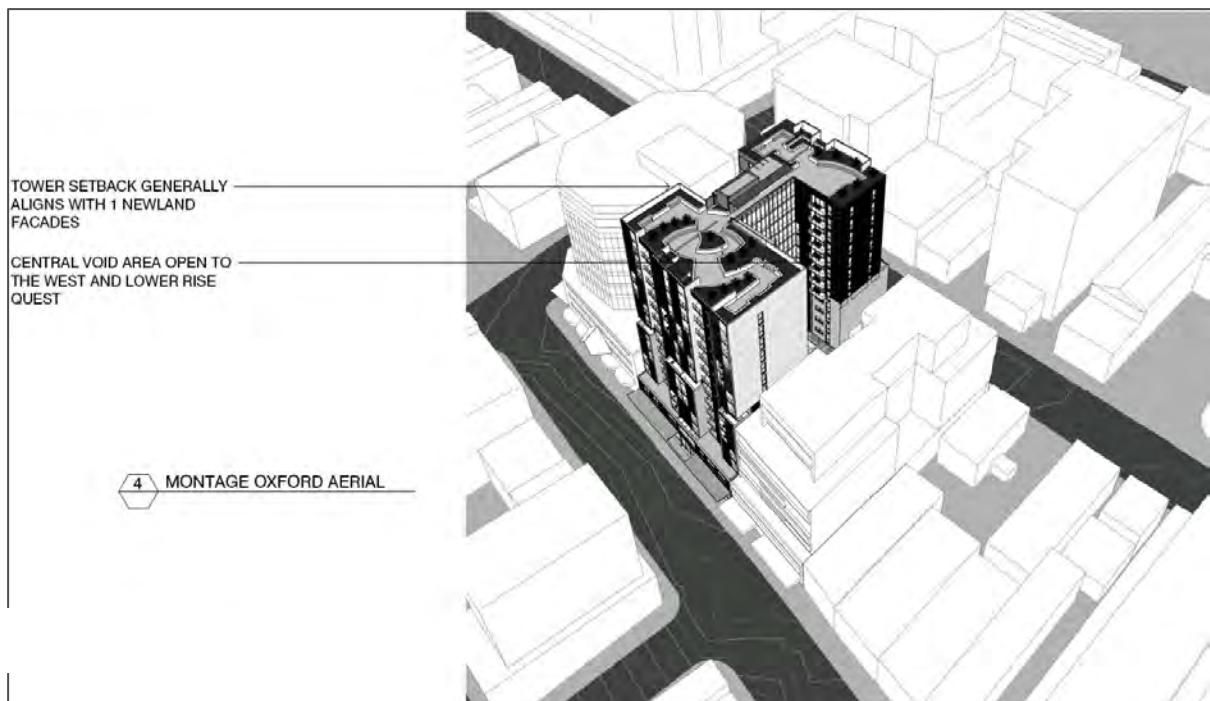
Daryl Jackson Robyn Dyke

**Figure 6 Aerial View - Spring Street**



Daryl Jackson Robyn Dyke

**Figure 7 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 minor 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 4.4 Floor Space Ratio, in that it:

##### Objective (a)

- » to ensure sufficient floor space can be accommodated within the Bondi Junction Centre to meet foreseeable future needs

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 floor space positively contributes to the ability of the site to offer residential accommodation to the Bondi Junction Centre.

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 (b)

- » to provide an appropriate correlation between maximum building heights and density controls

The proposal provides a building with a built form and FSR that is responsive to the scale and density of adjoining buildings within the context of the site.

The proposal is of a height and form that is compatible with neighbouring development and forms an appropriate transition between the adjoining buildings. Further, it 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

In this regard, the proposal provides a building which provides correlation between building height and density controls.

Objective (c)

- » to ensure that buildings are compatible with the bulk, scale, streetscape and existing character of the locality

The existing streetscape and character of the locality comprises mixed use developments fronting Oxford Street dominated by commercial uses at the street and podium levels, with residential units above. The proposed building is compatible with the bulk and scale of the existing locality, and is a positive contribution to the streetscape. This is demonstrated in Figure 4 to Figure 7.

Objective (d)

- » to establish limitations on the overall scale of development to preserve the environmental amenity of neighbouring properties and minimise the adverse impacts on the amenity of the locality.

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

The proposed floor space ratio will not result in additional environmental impacts or impacts on local amenity.

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.

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.

### *View corridors*

View corridors from the adjacent building at No. 1 Newland Street remain unaffected by the proposed amendment.

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 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 for a future child care centre to be accommodated at Level 1.
- » 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?**

Density 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.

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 minor exceedance in FSR, 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 abandoned or destroyed by the council's own	Whilst Council has not abandoned the standard, the adjoining building to the east, constructed

LEC five part test	Response
actions in granting consents departing from the stand and hence compliance with the standard is not unnecessary and unreasonable	<p>approximately 30 years ago exceeds the current floor space ratio.</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 and up to 15% exceedance in FSR development standards (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>
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	N/A

## 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 floor space ratio control in Clause 4.4, 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 floor space ratio is appropriate in the circumstance of the site.

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 floor space ratios 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.

# Attachment

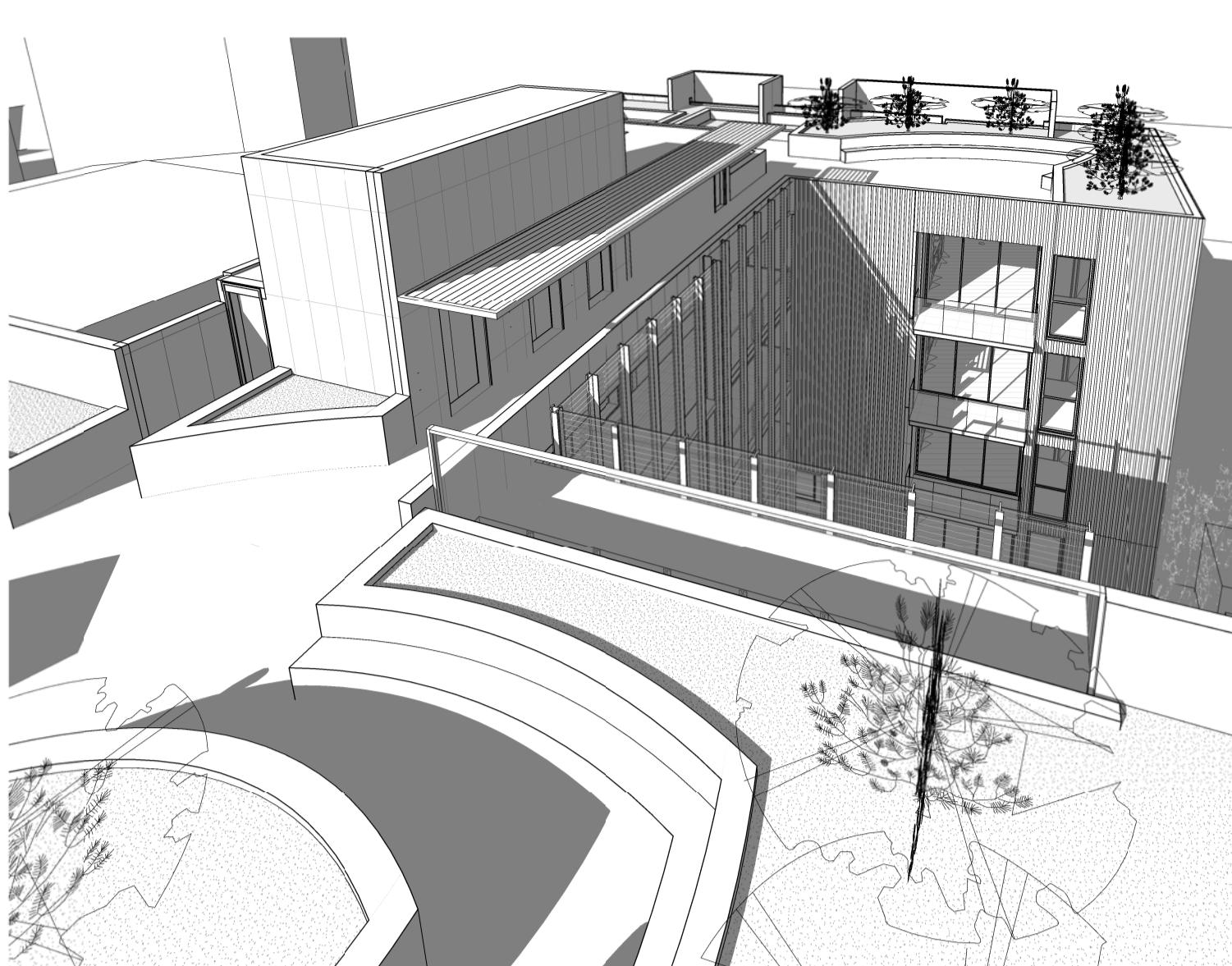
1. Solar analysis

# 1. Solar analysis

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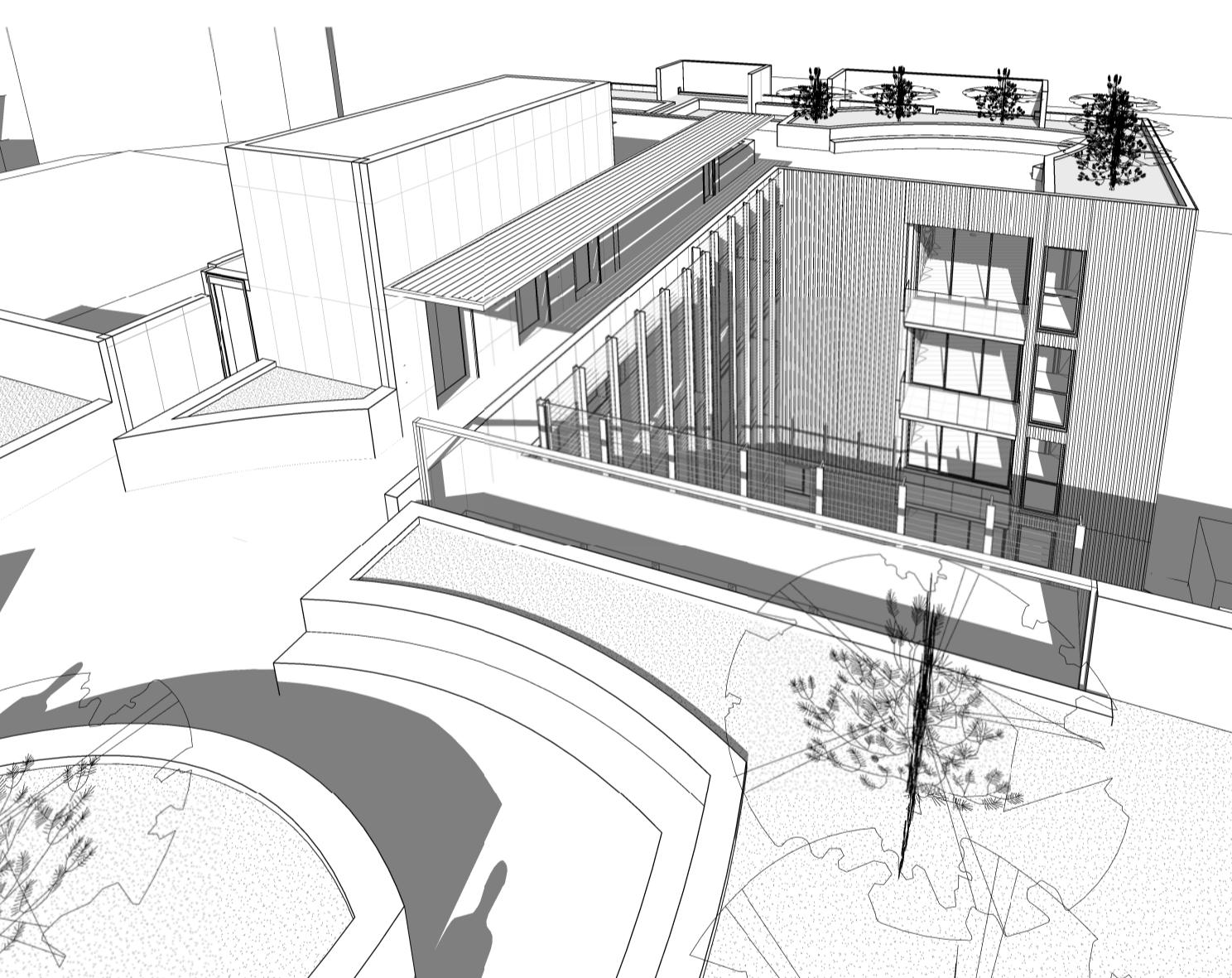
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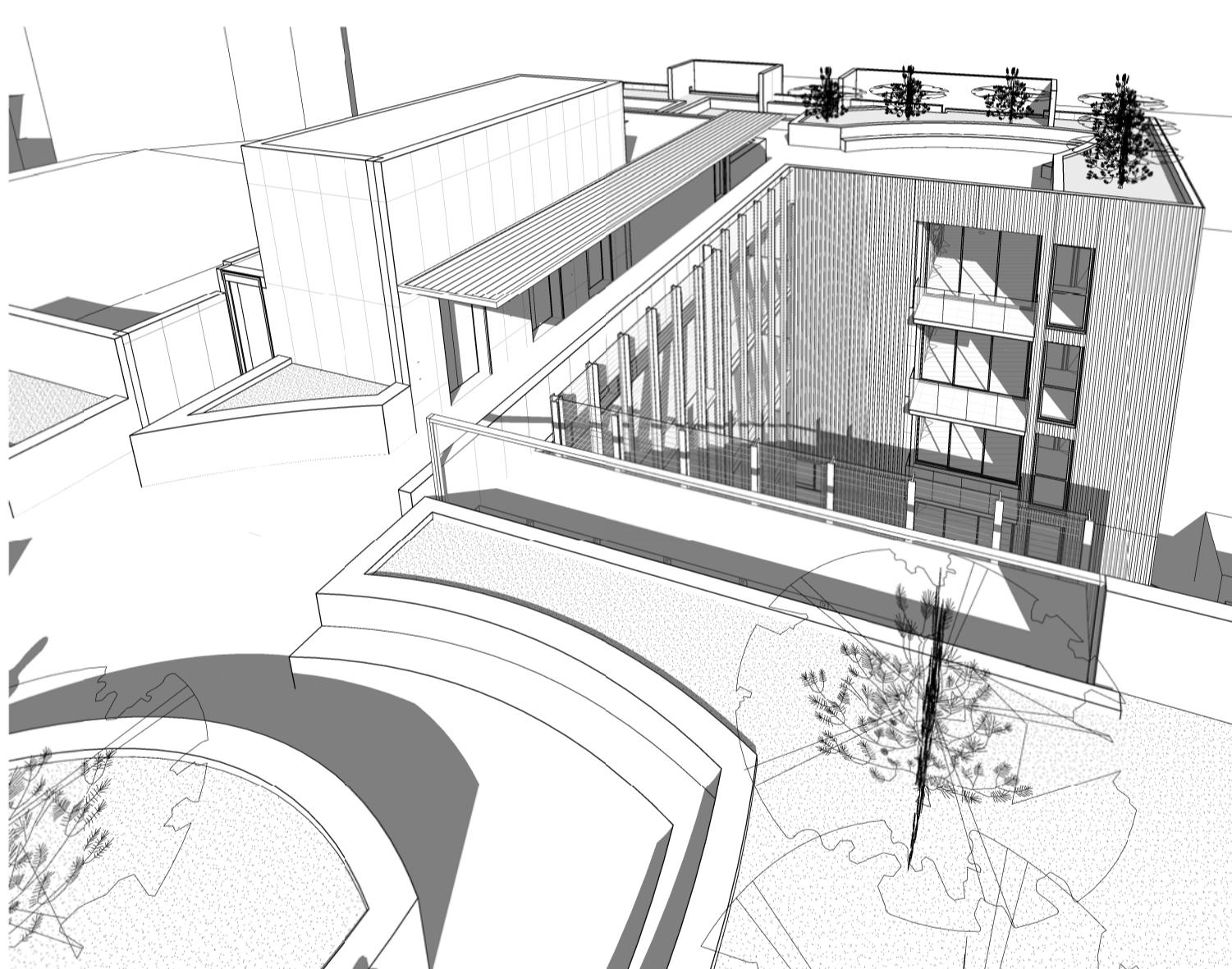
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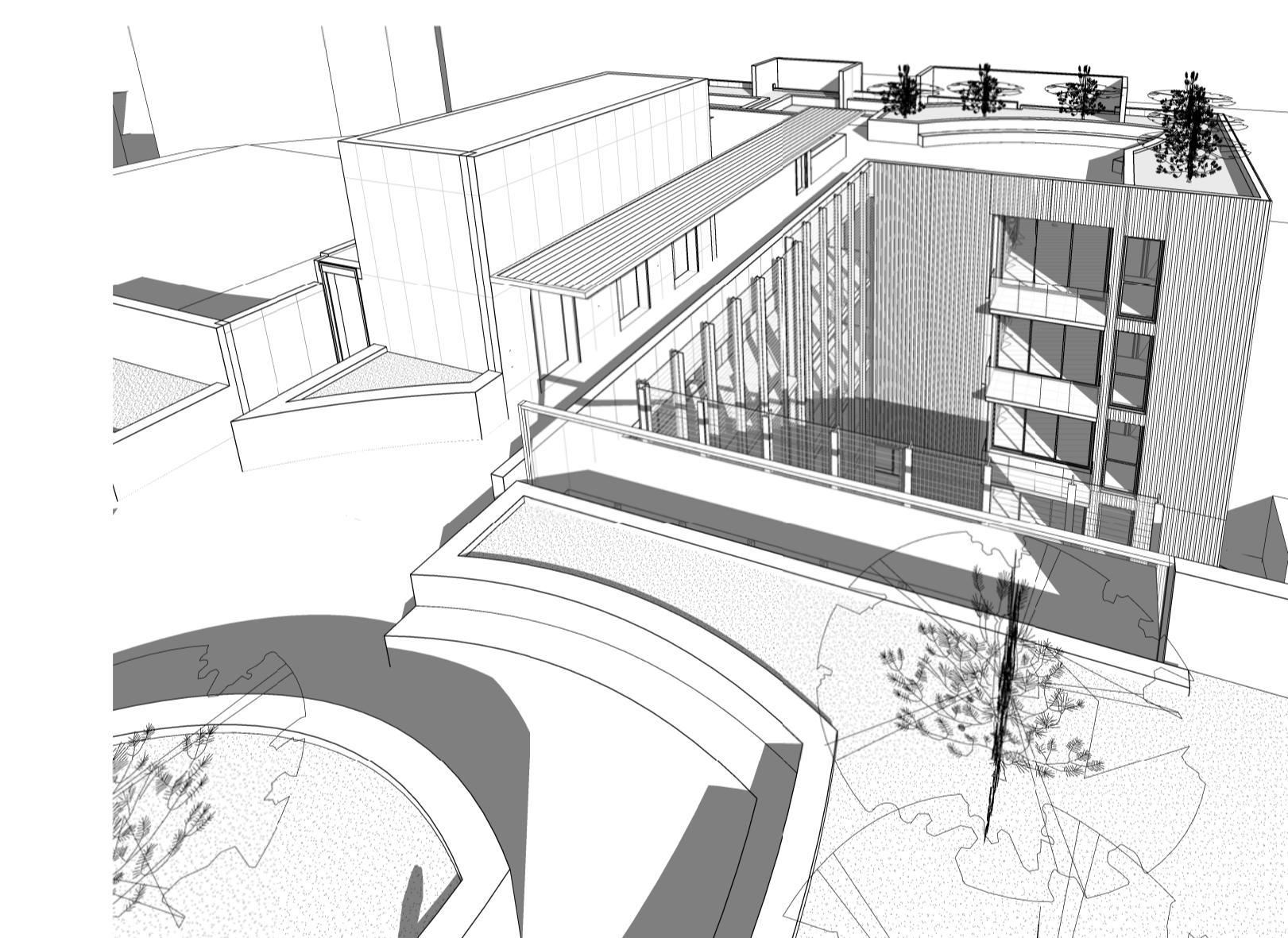
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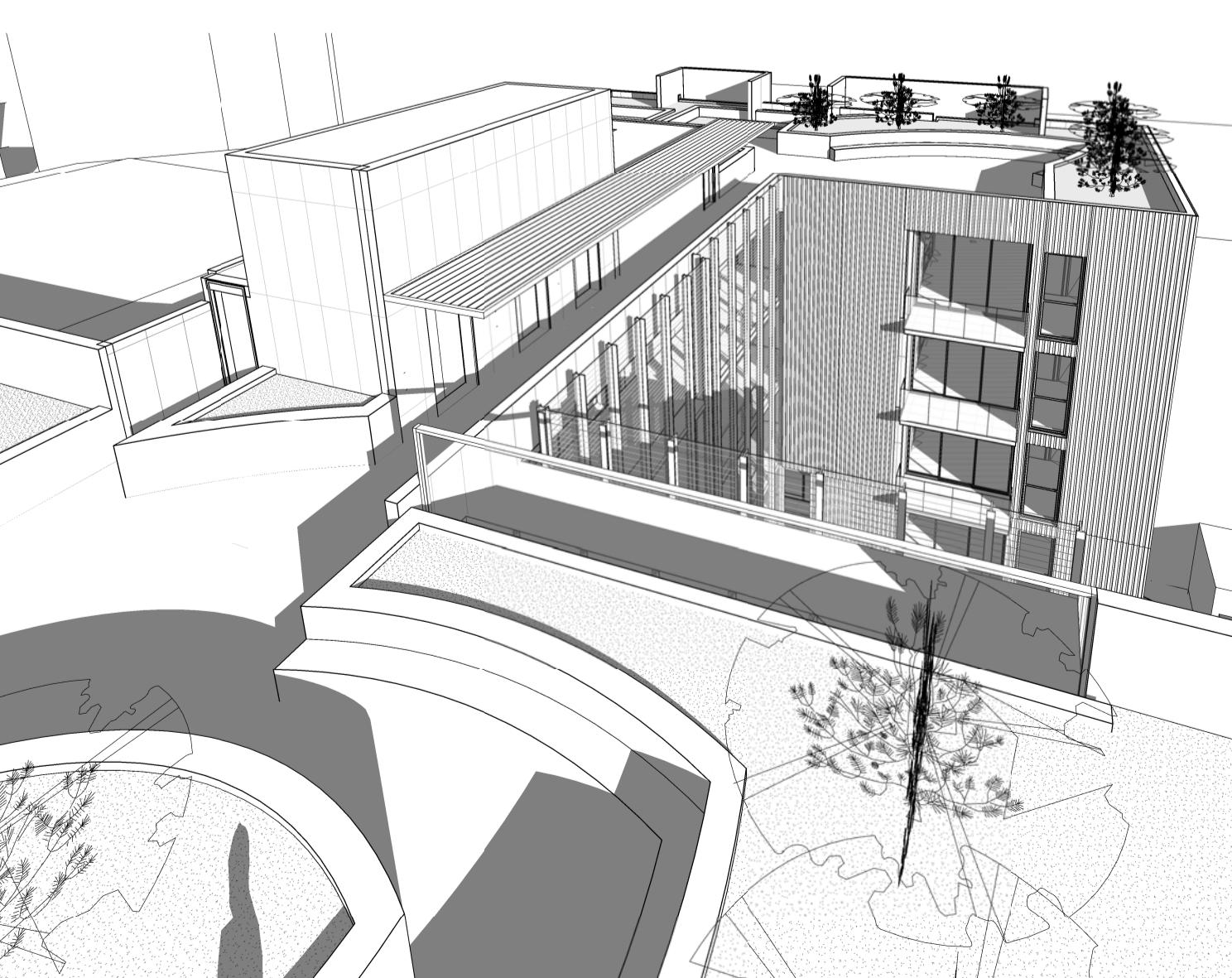
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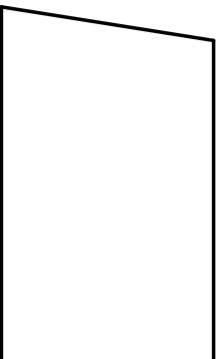
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7 SHADOW TEST 3pm

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.

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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

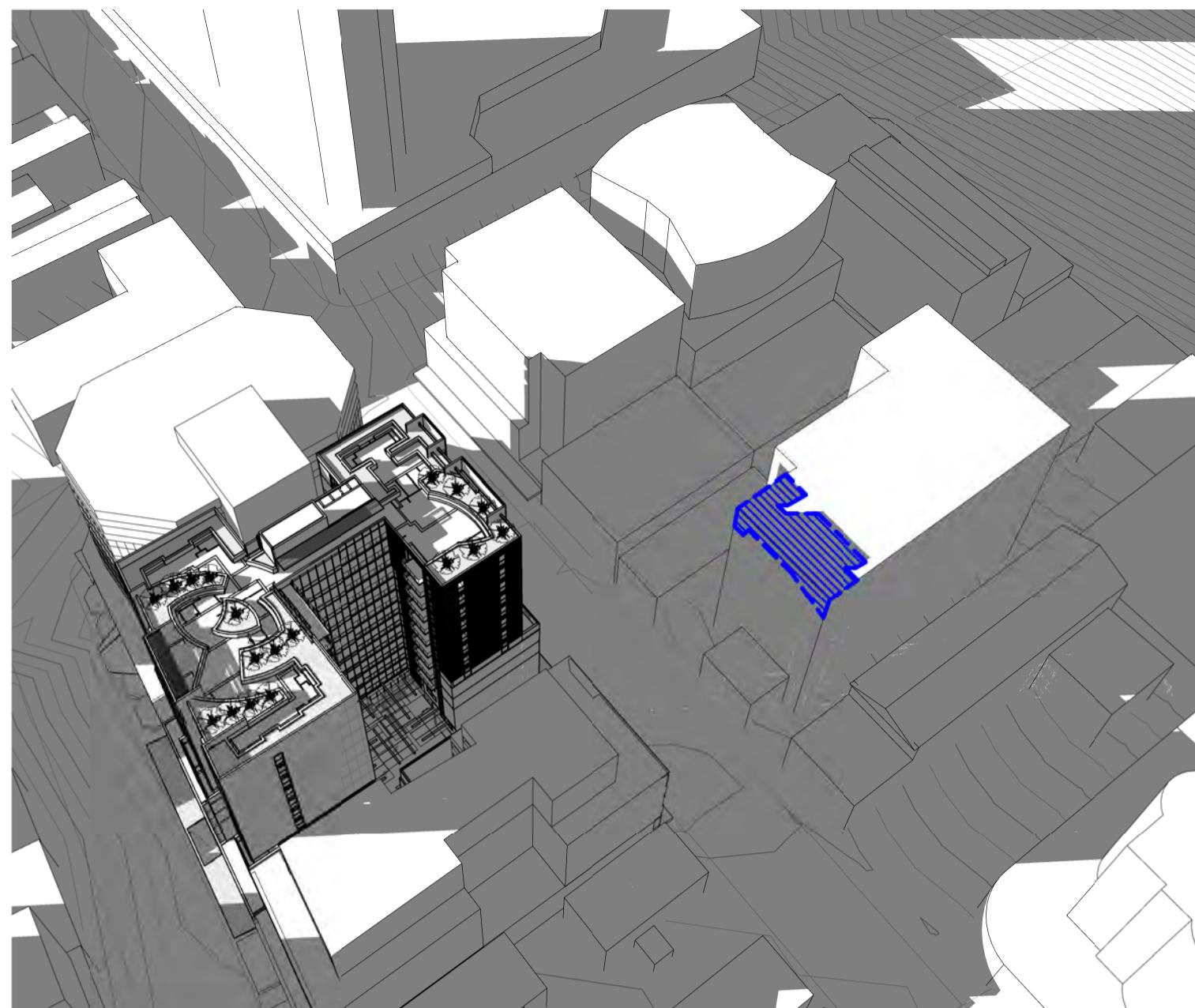
Author 04/06/16

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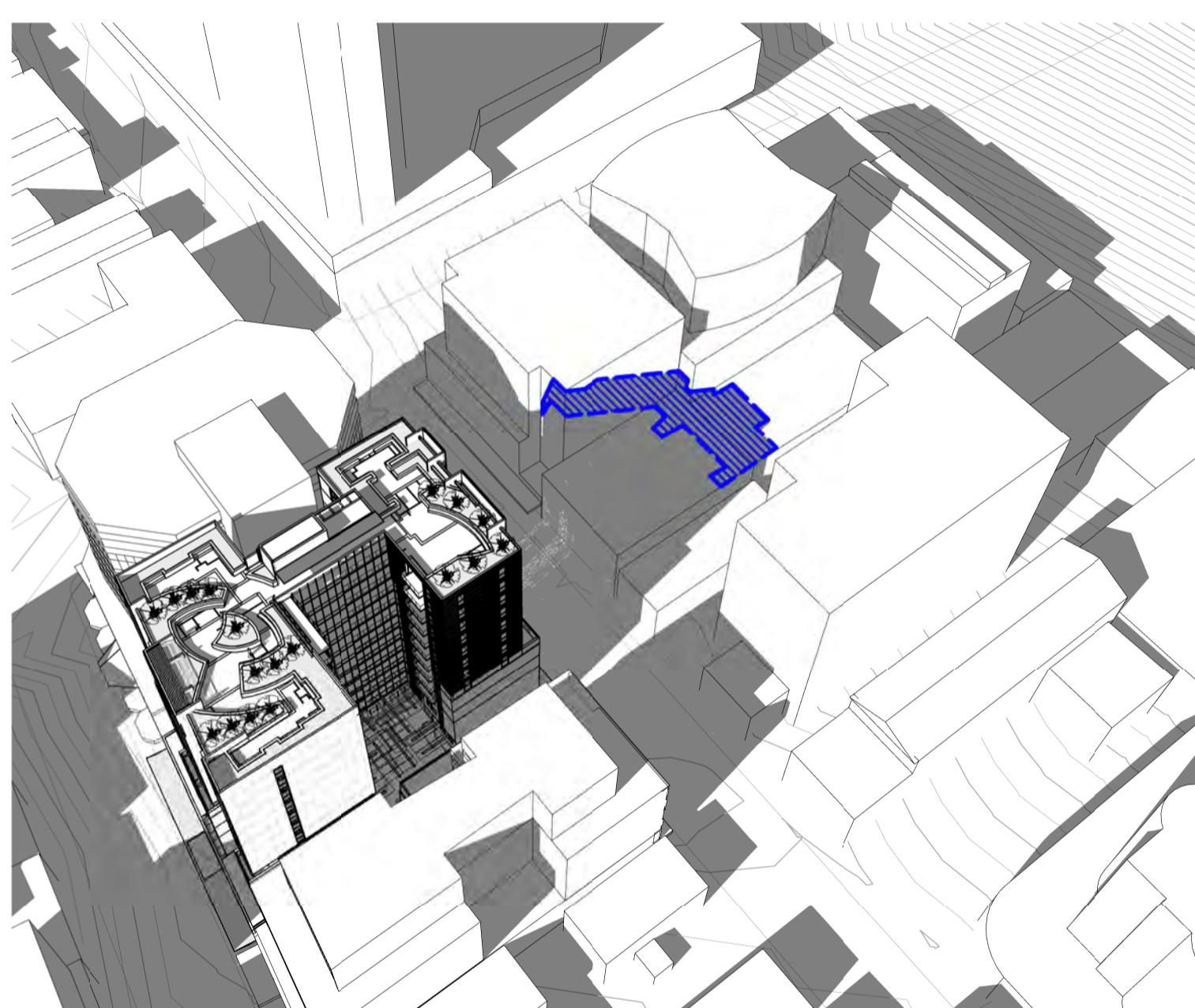
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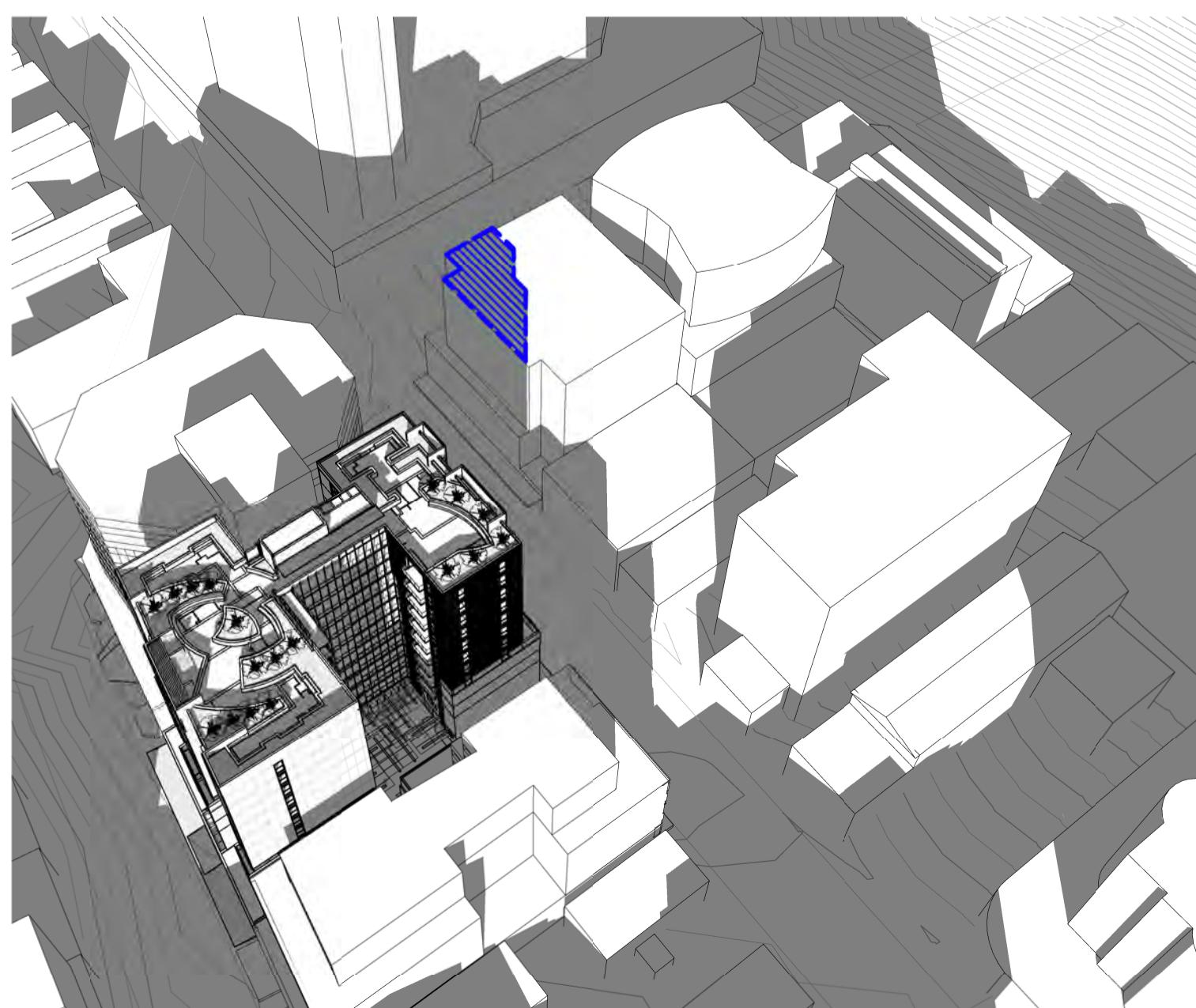
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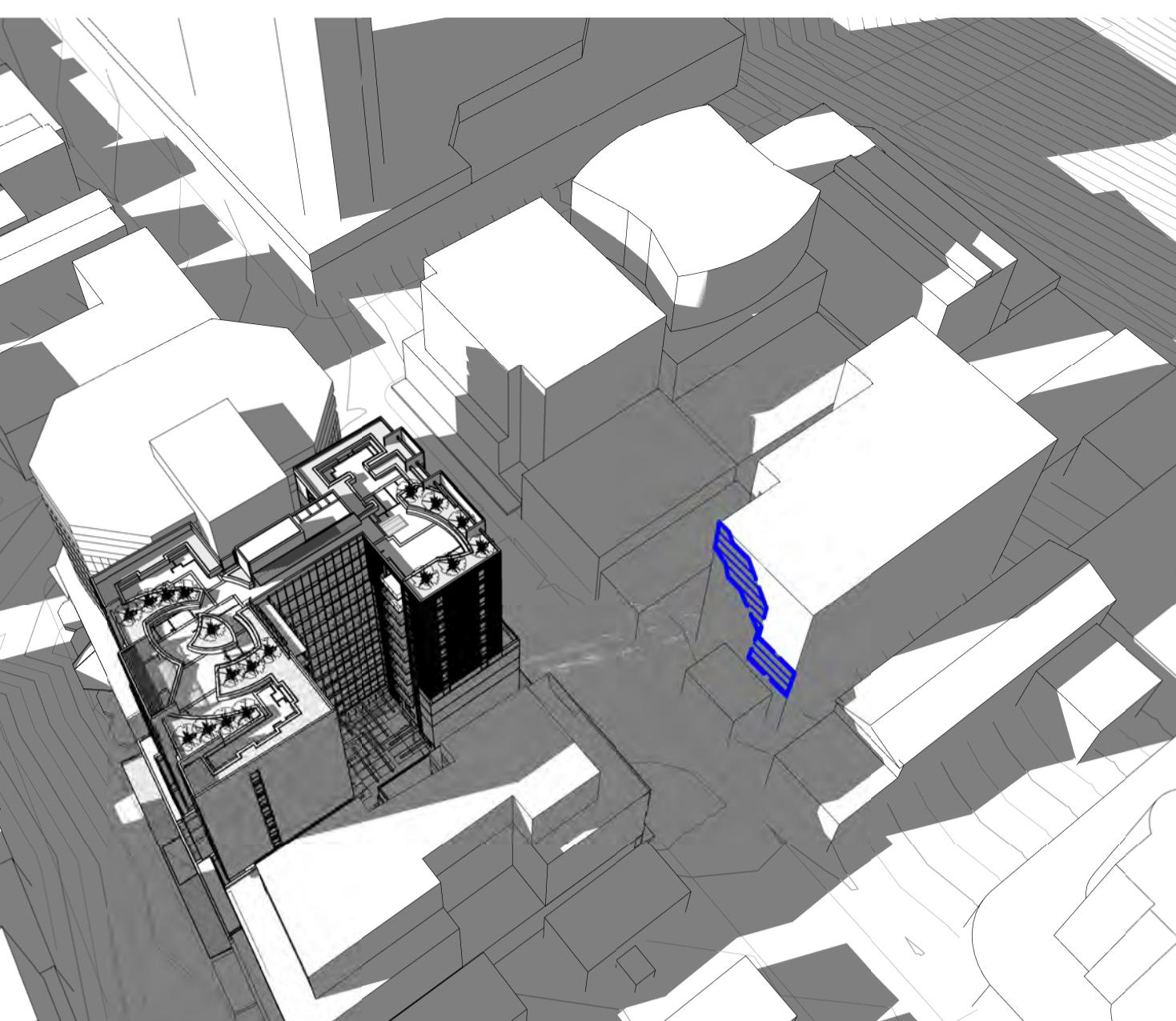
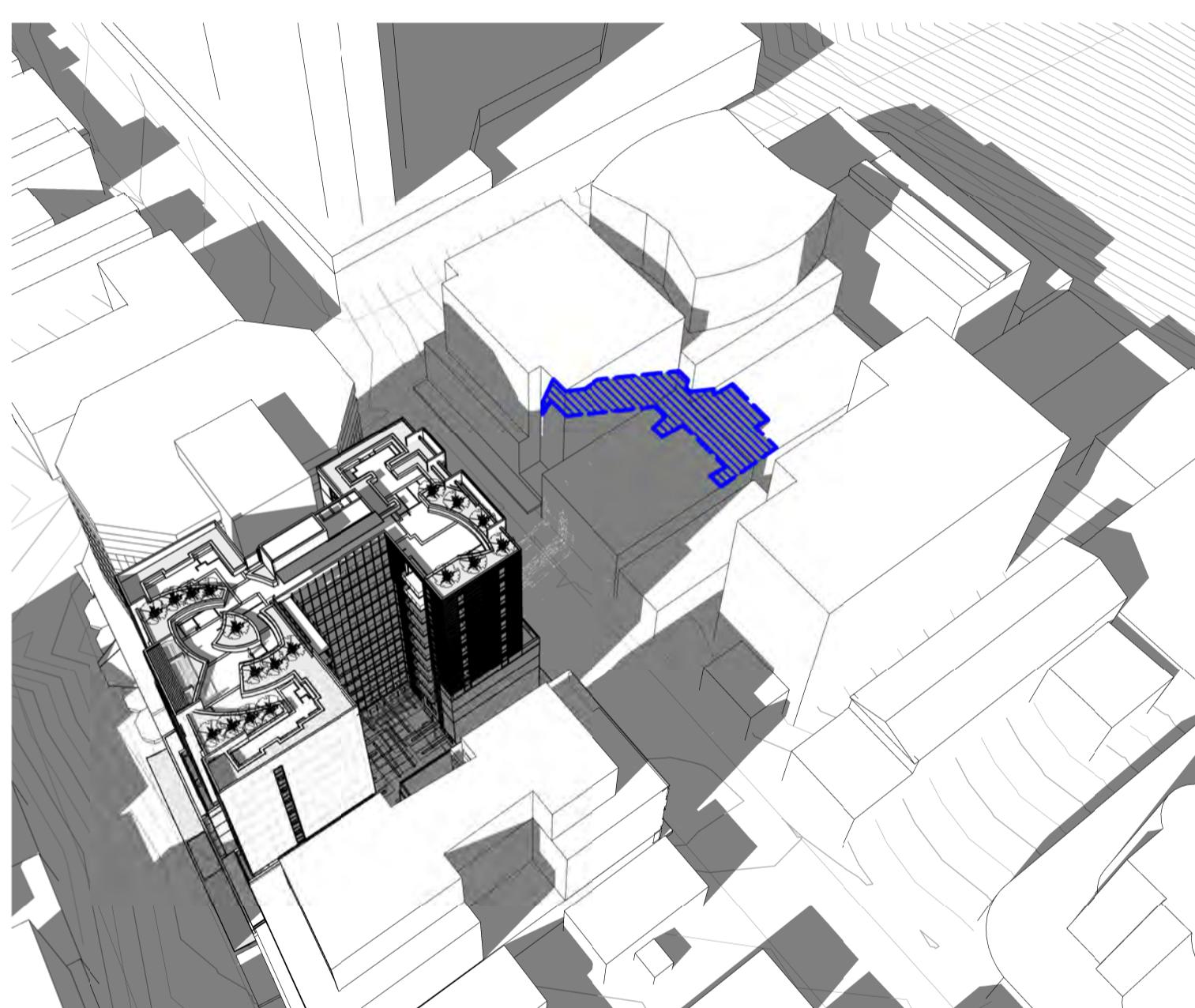
1 SHADOW SPRING ST 9am



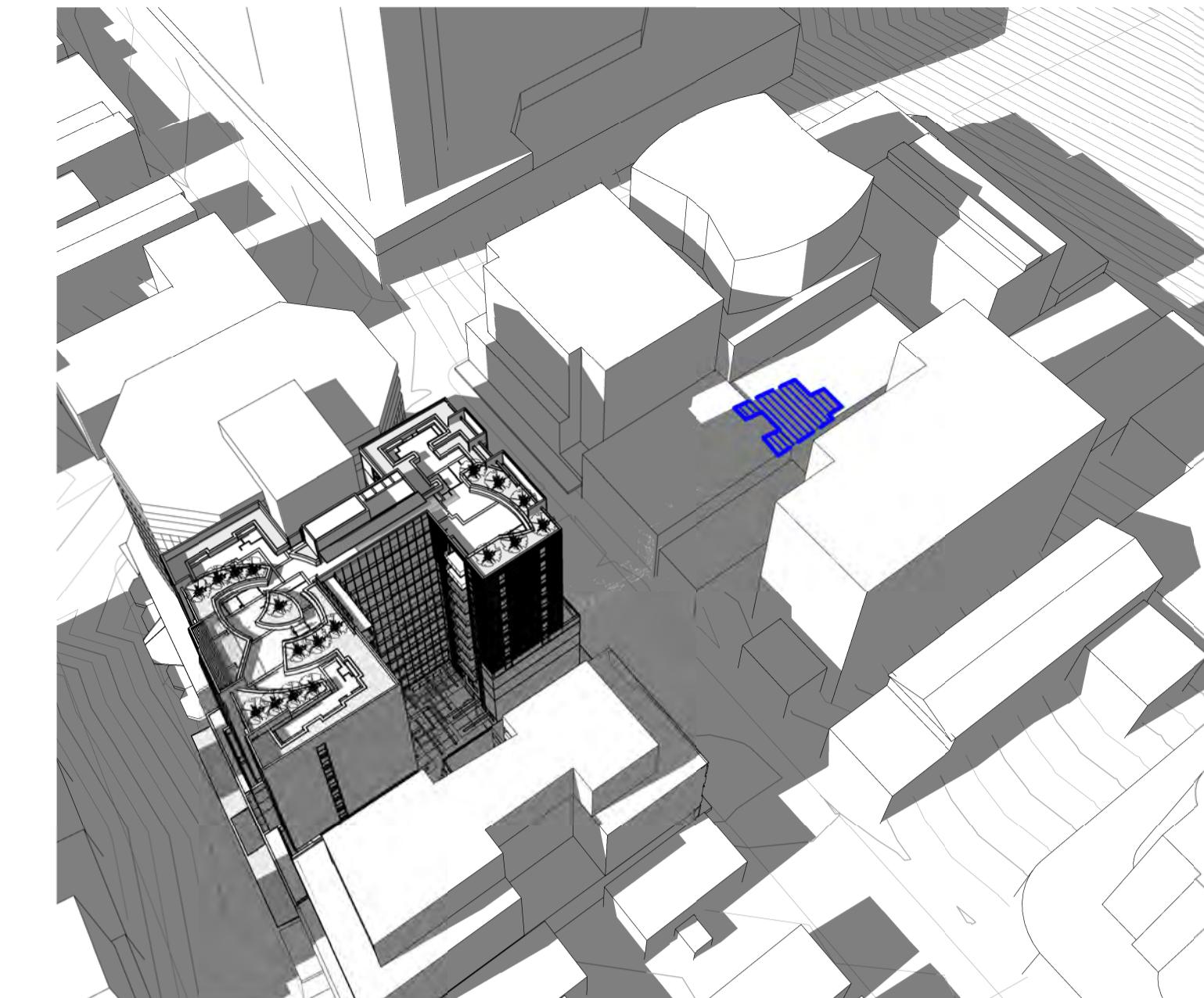
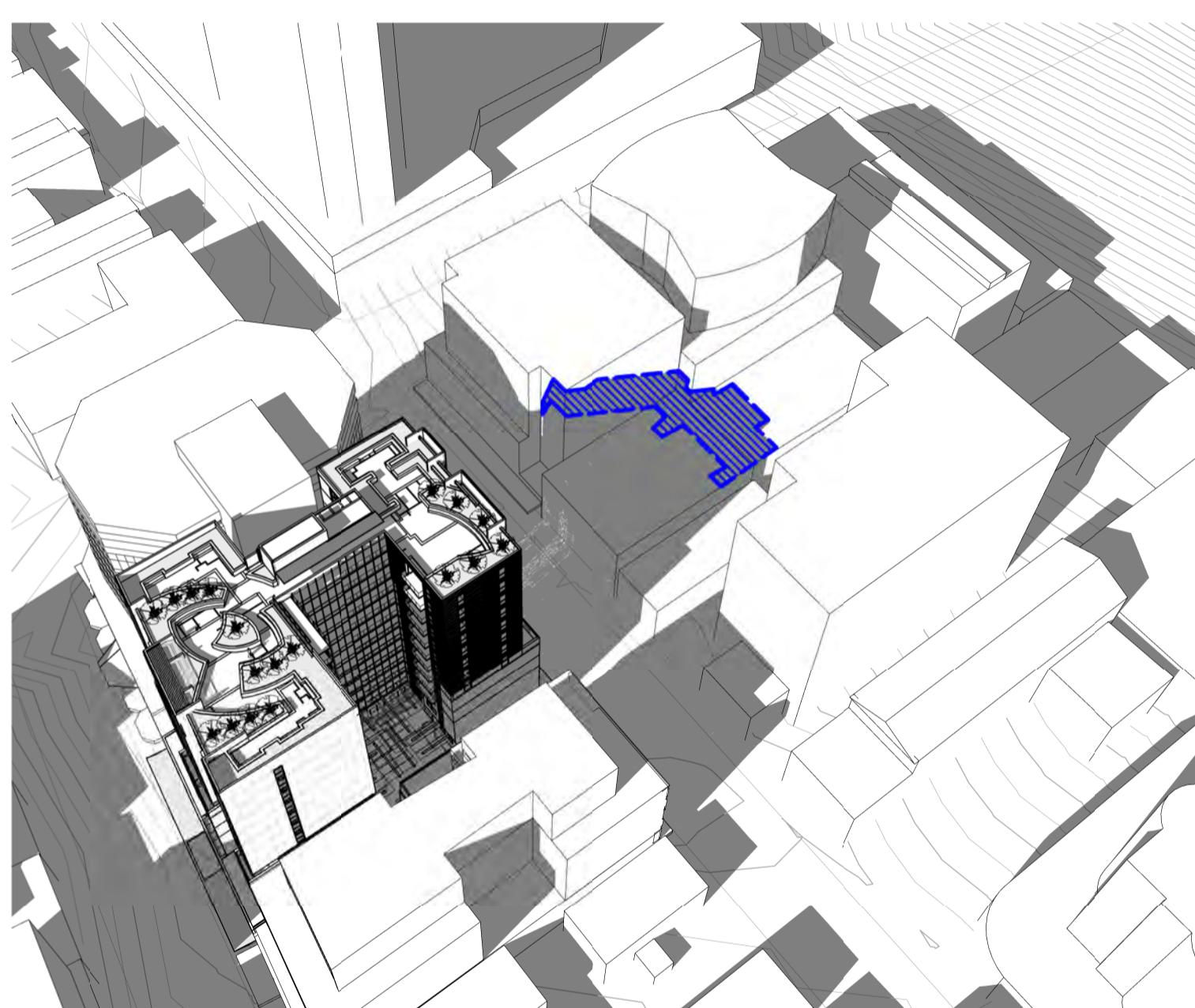
2 SHADOW SPRING ST 12pm



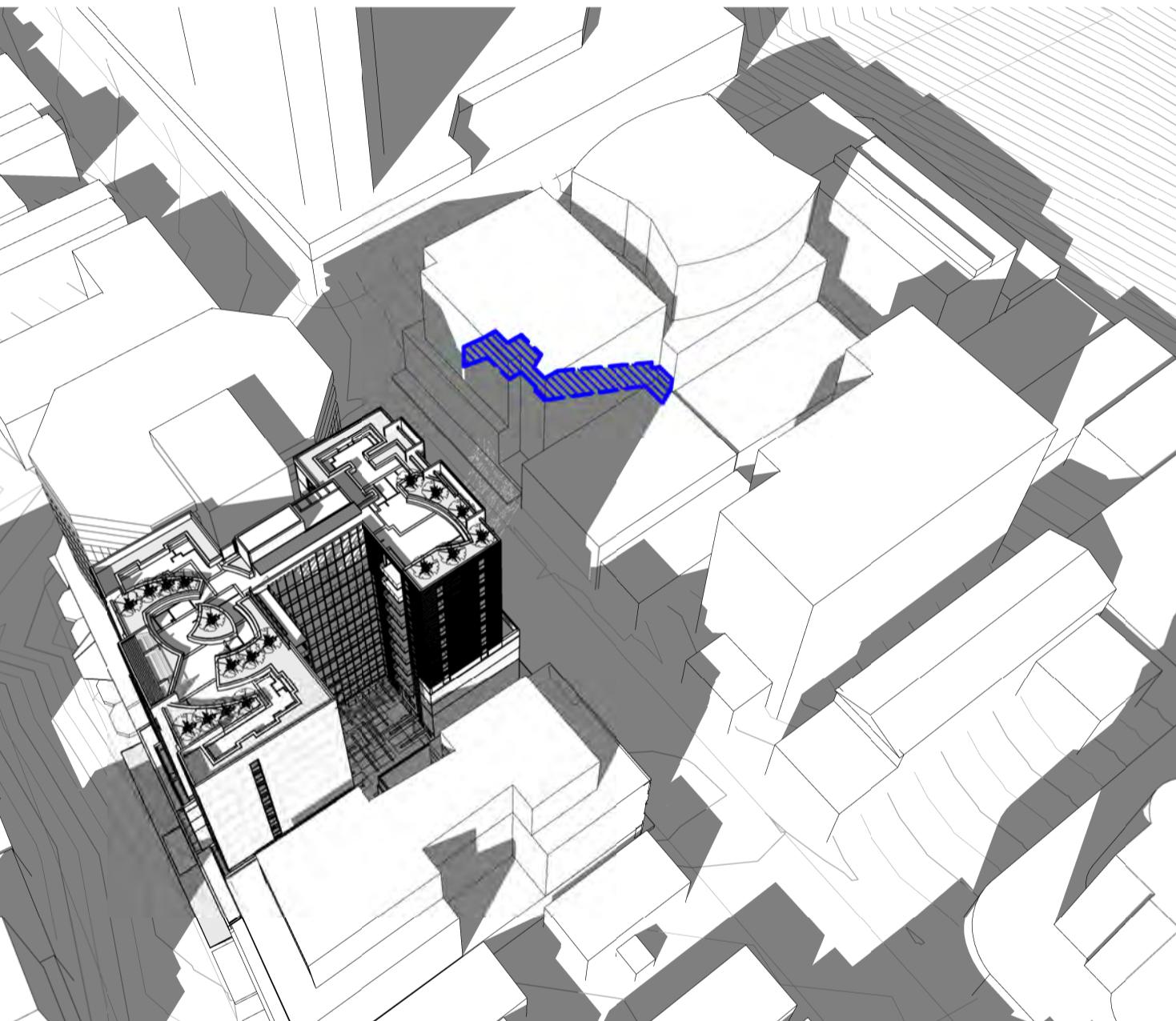
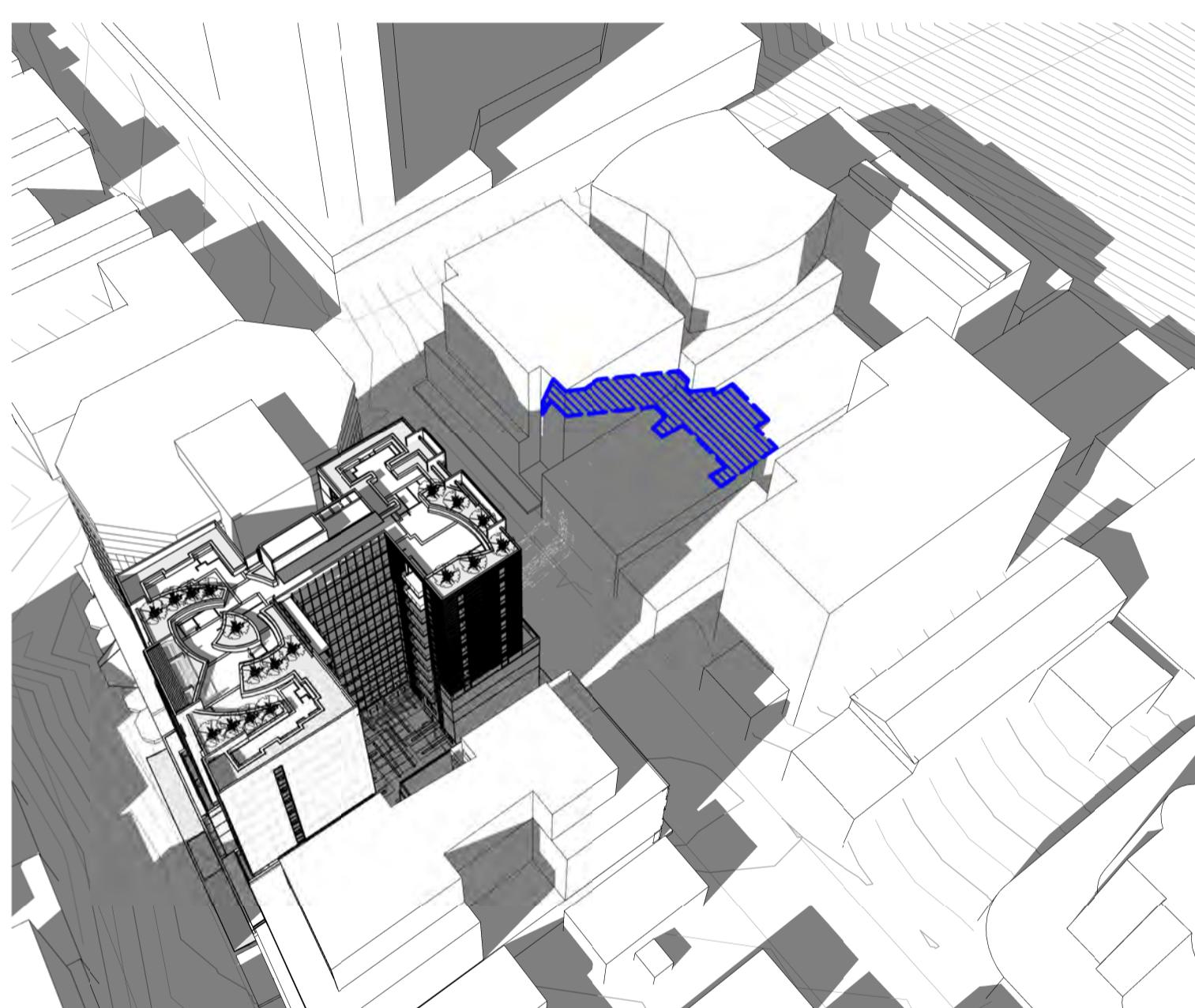
3 SHADOW SPRING ST 3pm



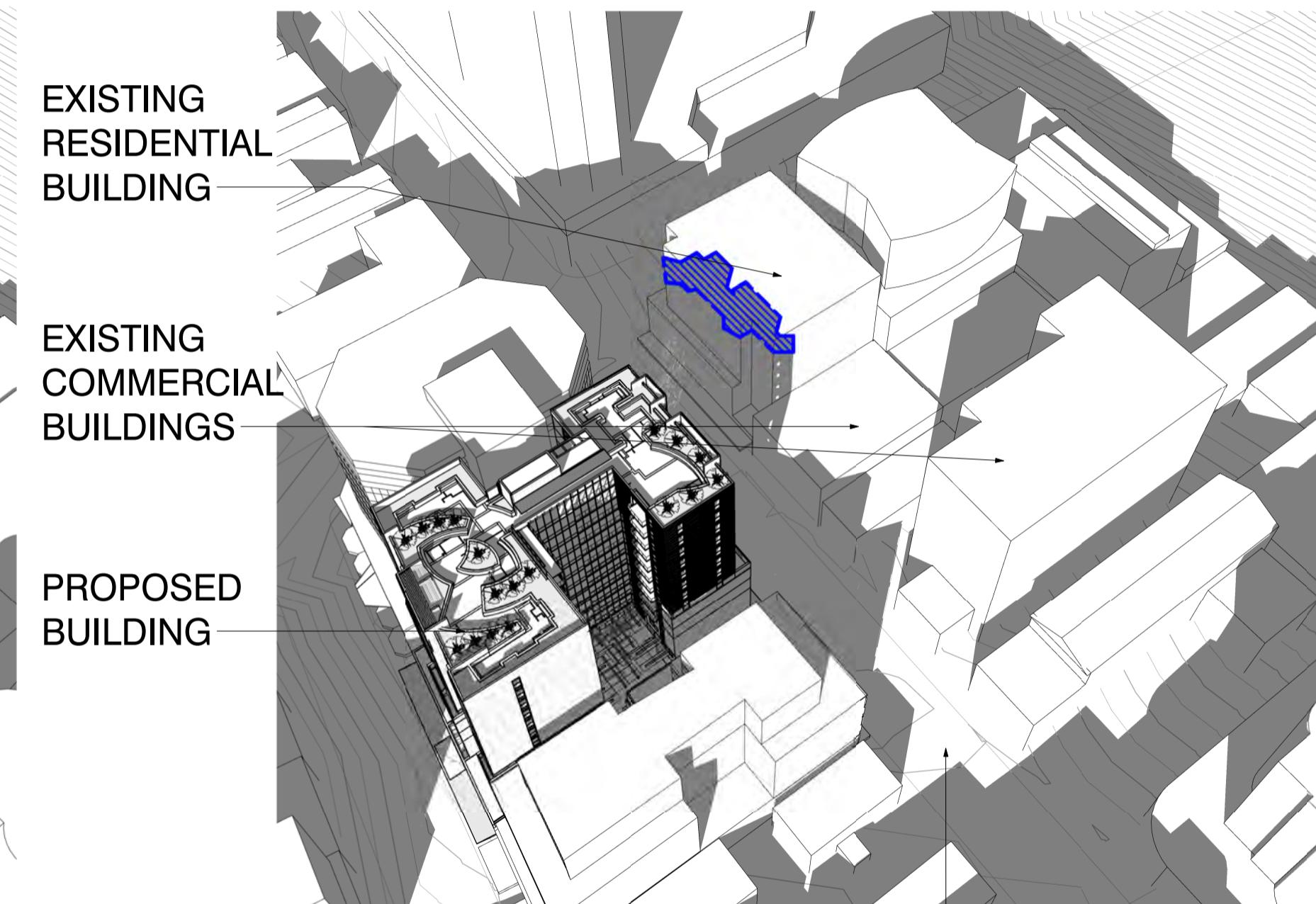
4 SHADOW SPRING ST 10am



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

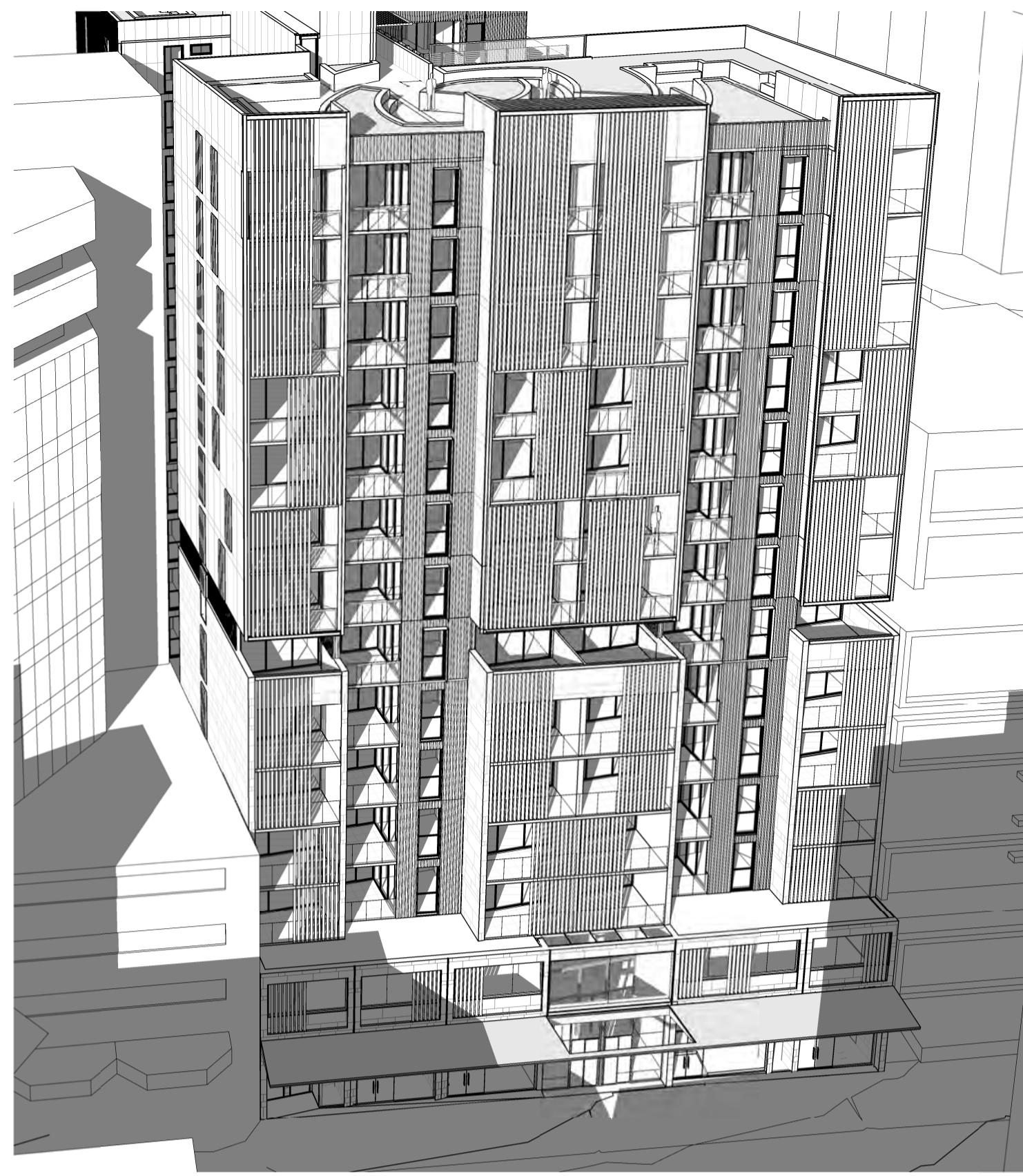
Author 1:1 04/12/16

DESCRIPTION  
SPRING STREET SOUTH  
SHADOW STUDY

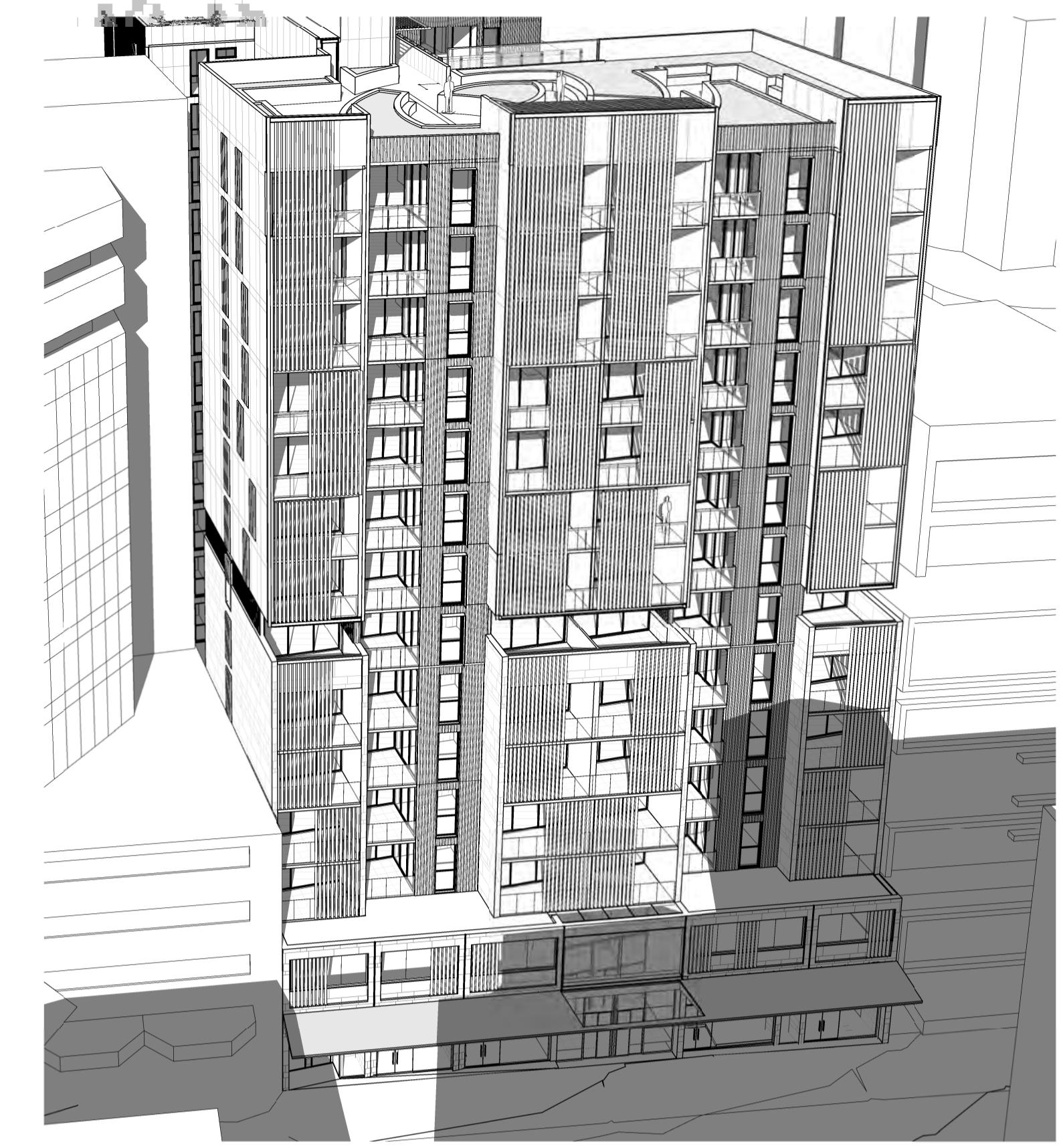
PROJECT No DRAWING No REVISION

15 407 DA3.202 6

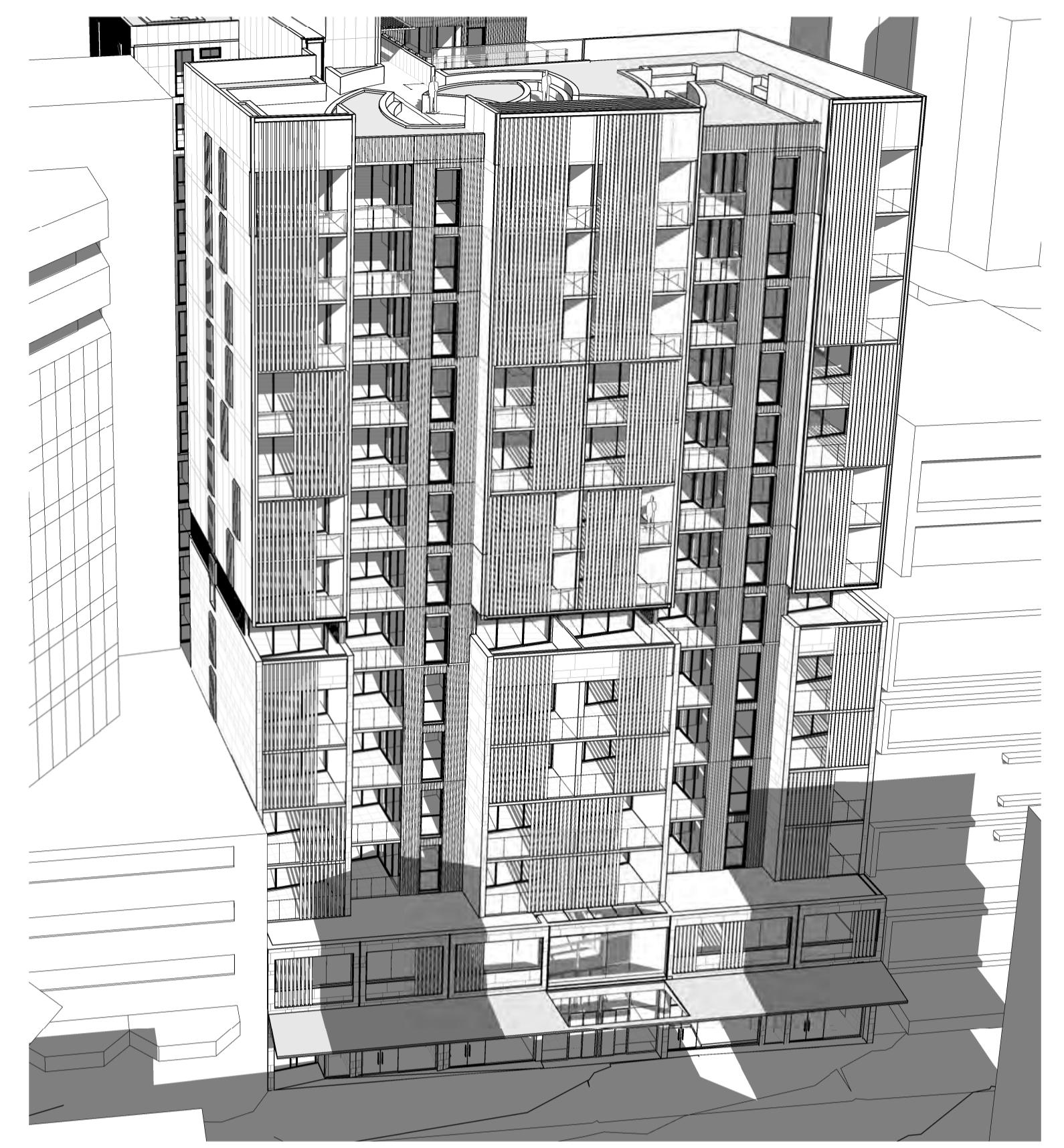
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300mm at A1



1 3D SHADOW 9AM



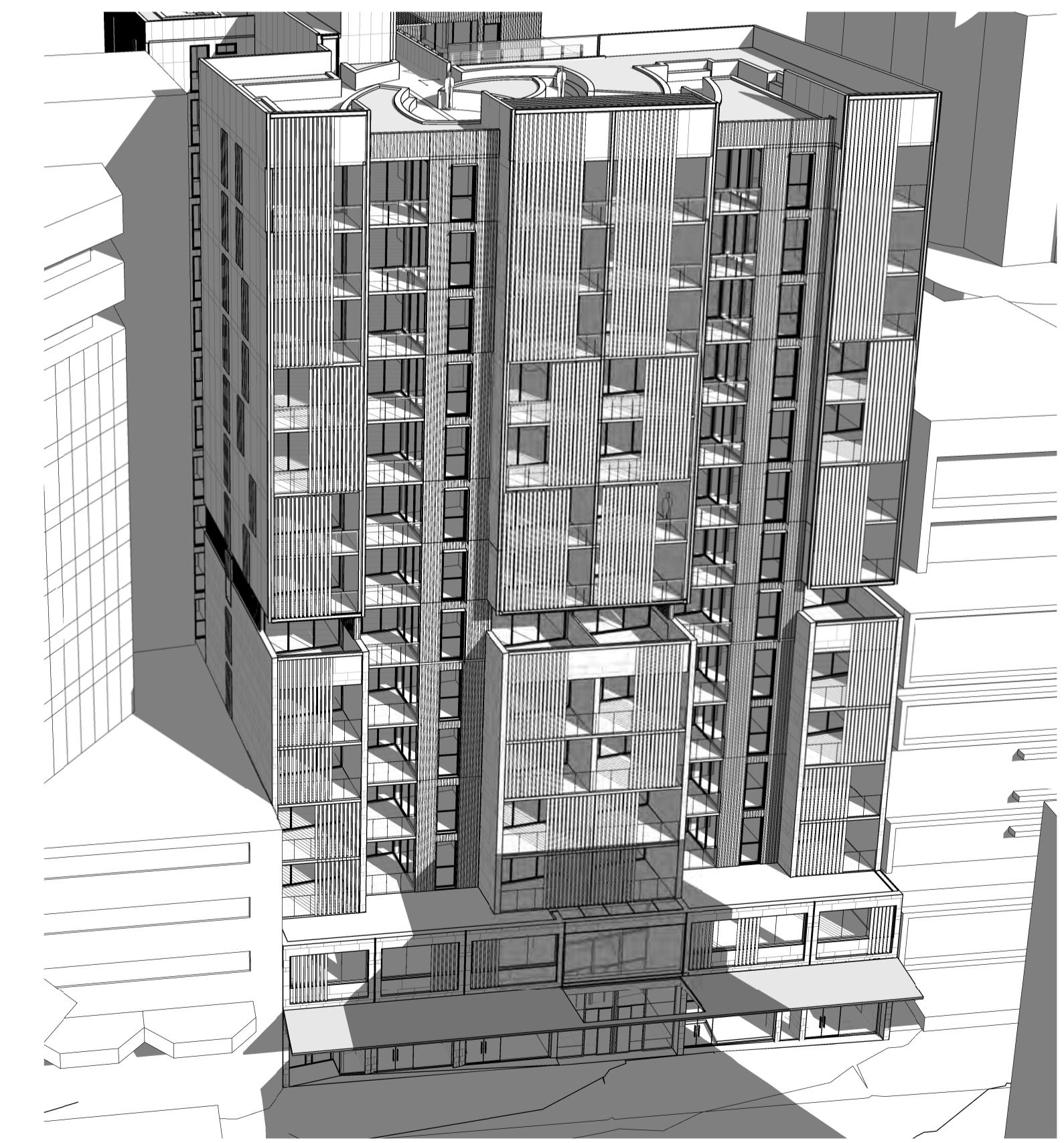
2 3D SHADOW 10AM



3 3D SHADOW 11AM



4 3D SHADOW 12PM



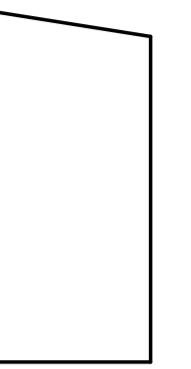
5 3D SHADOW 1PM



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 VALIDON

PLANNER  
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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

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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
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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

ISSUE DATE SUBJECT VALIDN

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Sydney Australia  
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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

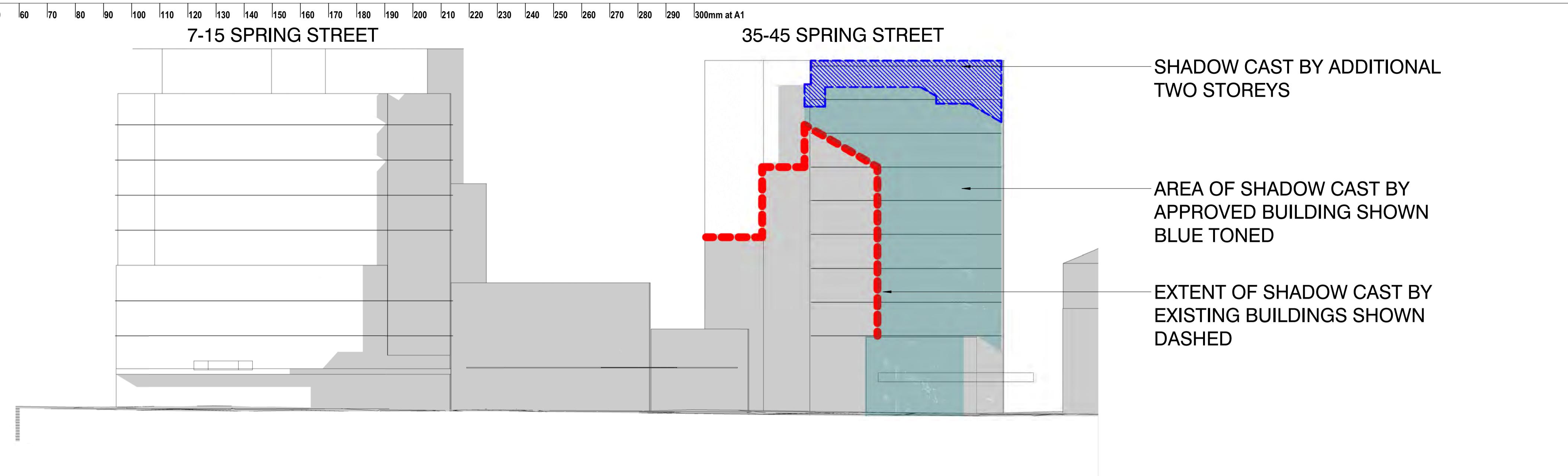
SPRING STREET SHADOW

ELEVATIONS - WINTER

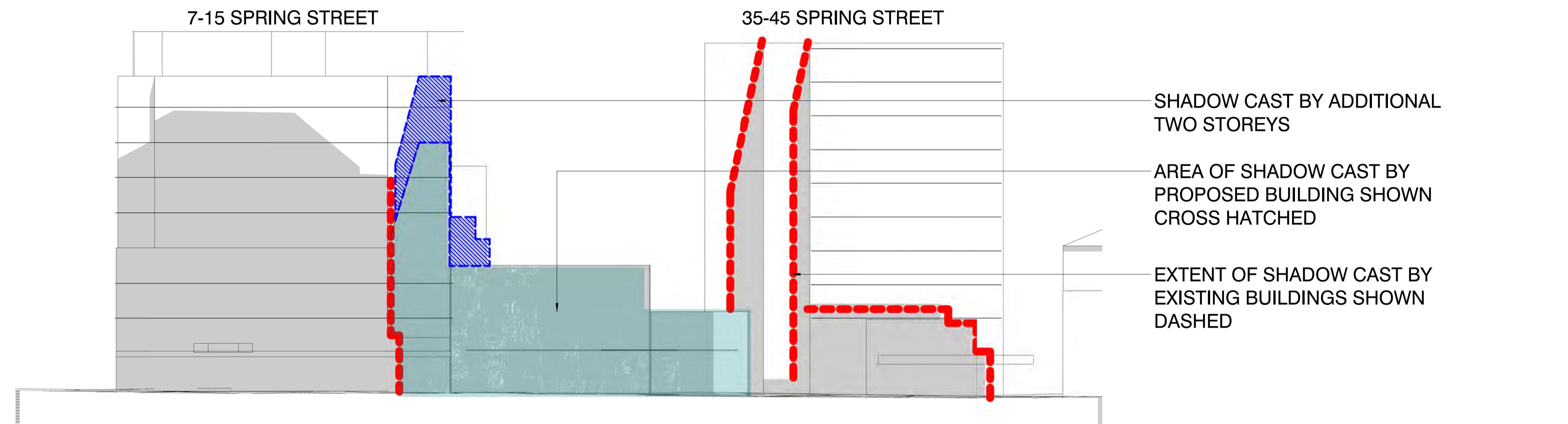
PROJECT No DRAWING No REVISION

15 407 DA3.200 6

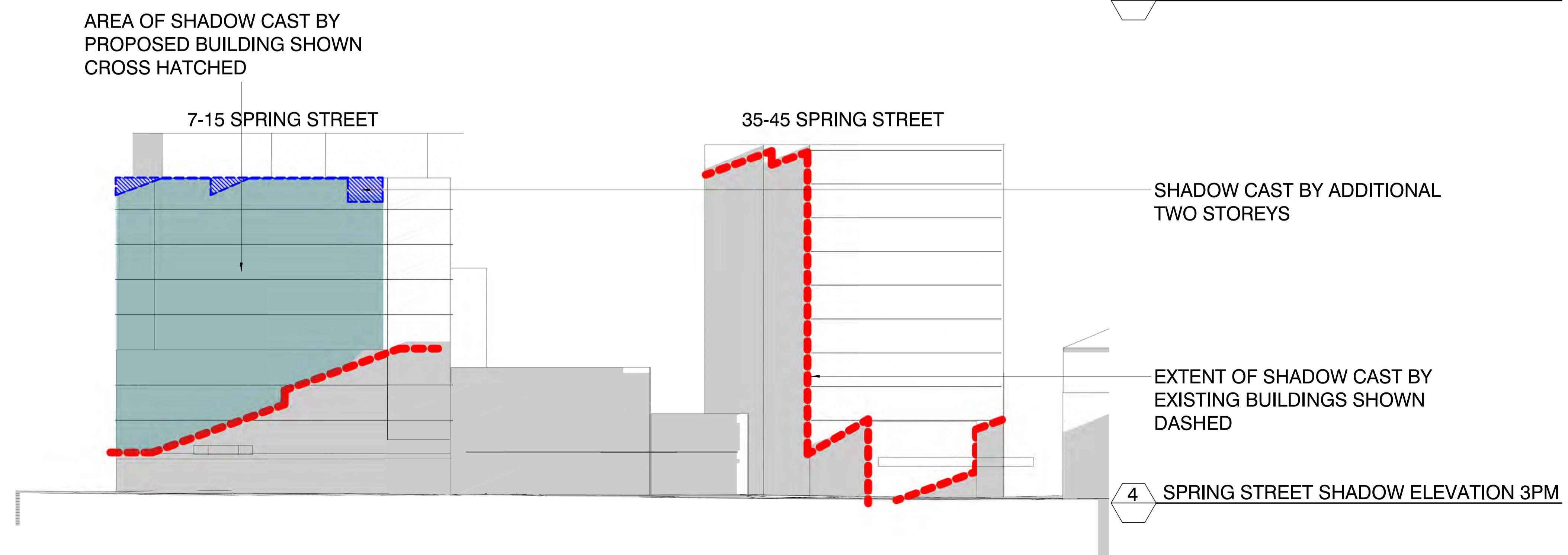
12-Dec-16 7:14:49 PM



1 SPRING STREET SHADOW ELEVATION 9AM

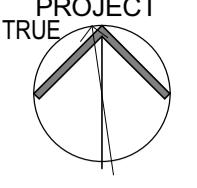


2 SPRING STREET SHADOW ELEVATION 12PM



3 SPRING STREET SHADOW ELEVATION 3PM

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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	E	SUBJEC	
E	E	T	VALIDN.

CLIENT

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ARCHITECT

**DARYL JACKSON**  
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T +612 9319 2955 F +612 9698 1116  
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 BOND  
JUNCTION, NSW 2022

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

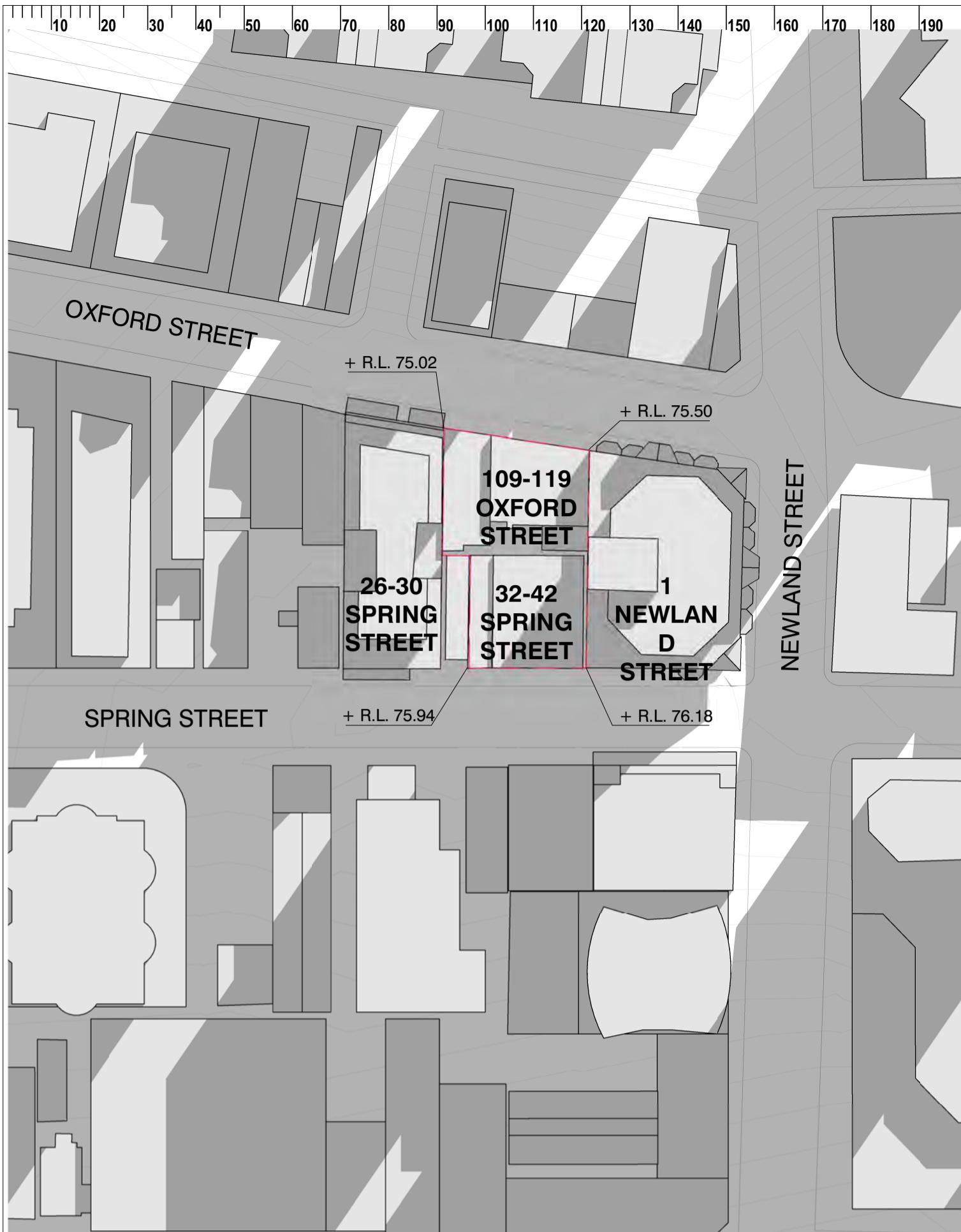
**FLOORS** MS 1 : 1000 ISSUE DATE 06.12.16

DESCRIPTION

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

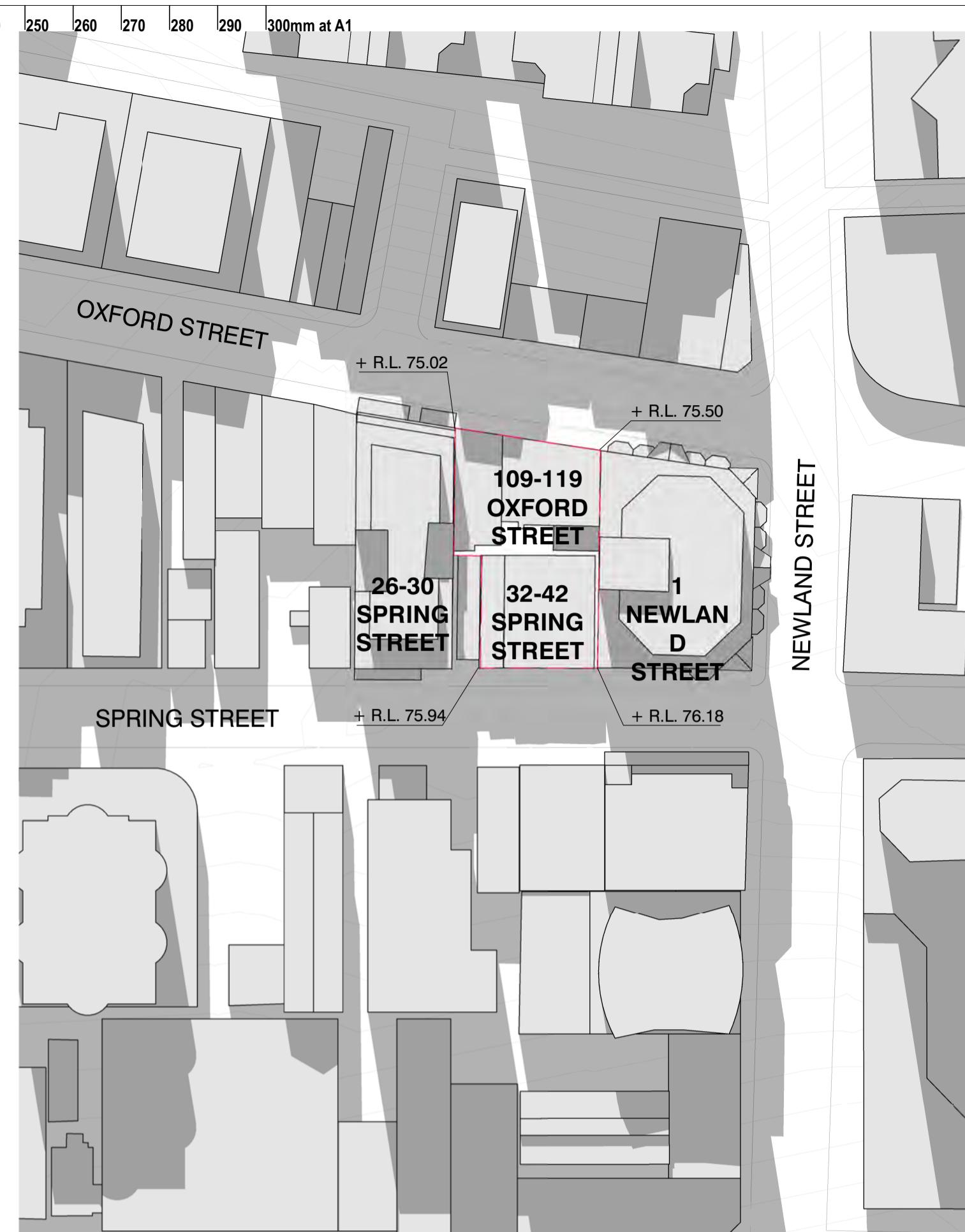
PROJECT No DA3.101 DRAWING No 1 REVISION

15 407 DA3.101 1



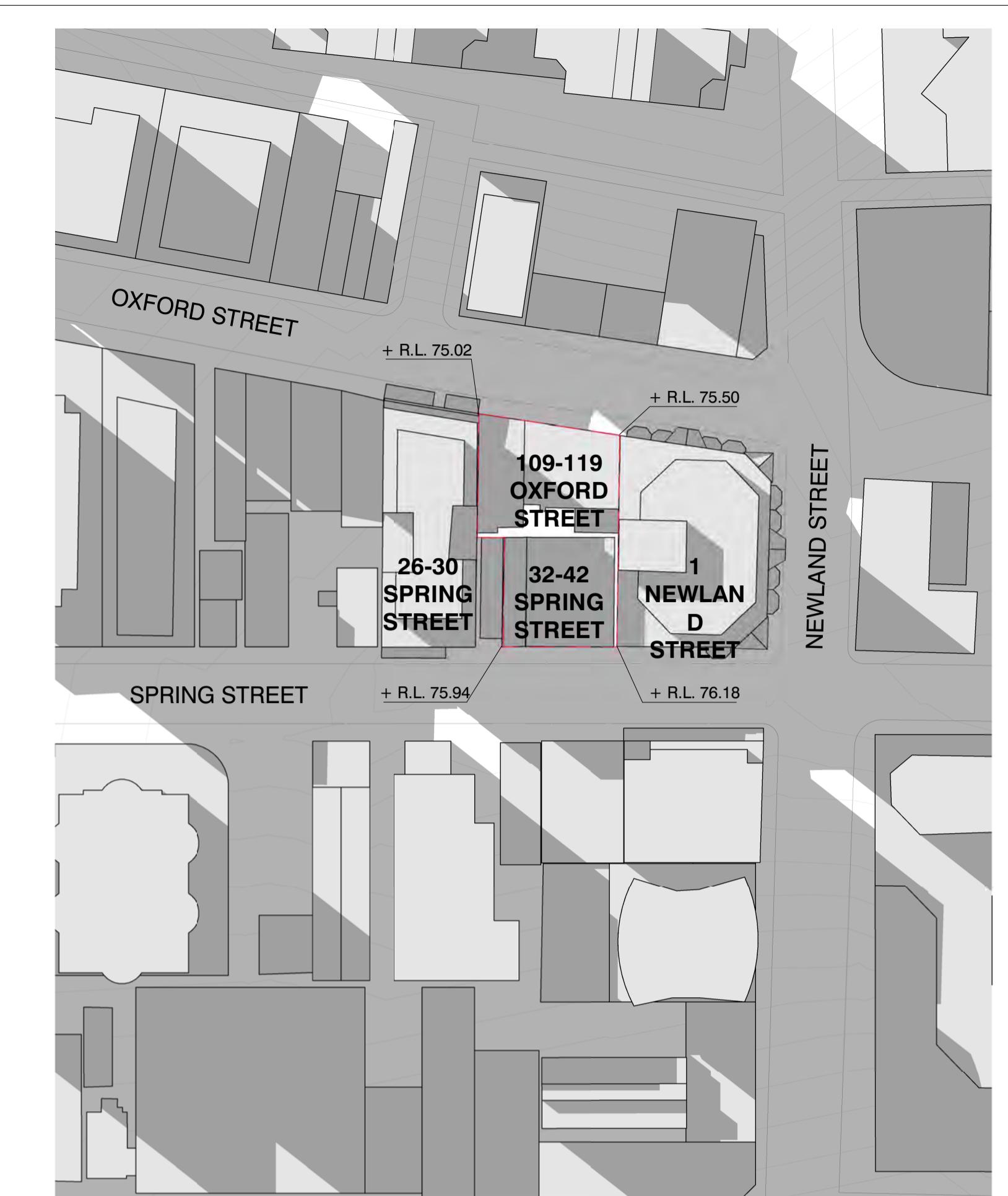
1 SHADOW WINTER - 9AM EXISTING

1 : 1000



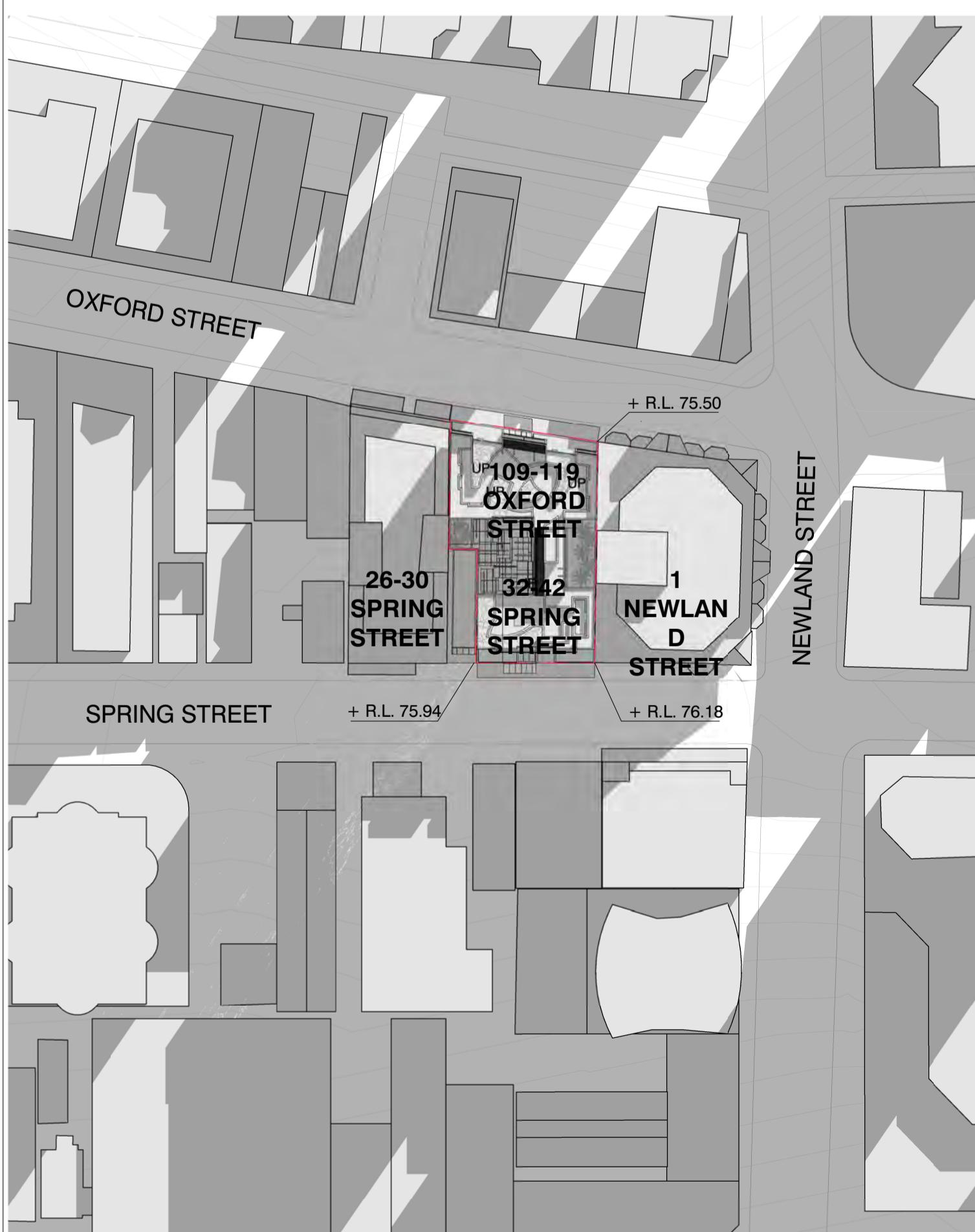
2 SHADOW WINTER - 12 PM EXISTING

1 : 1000



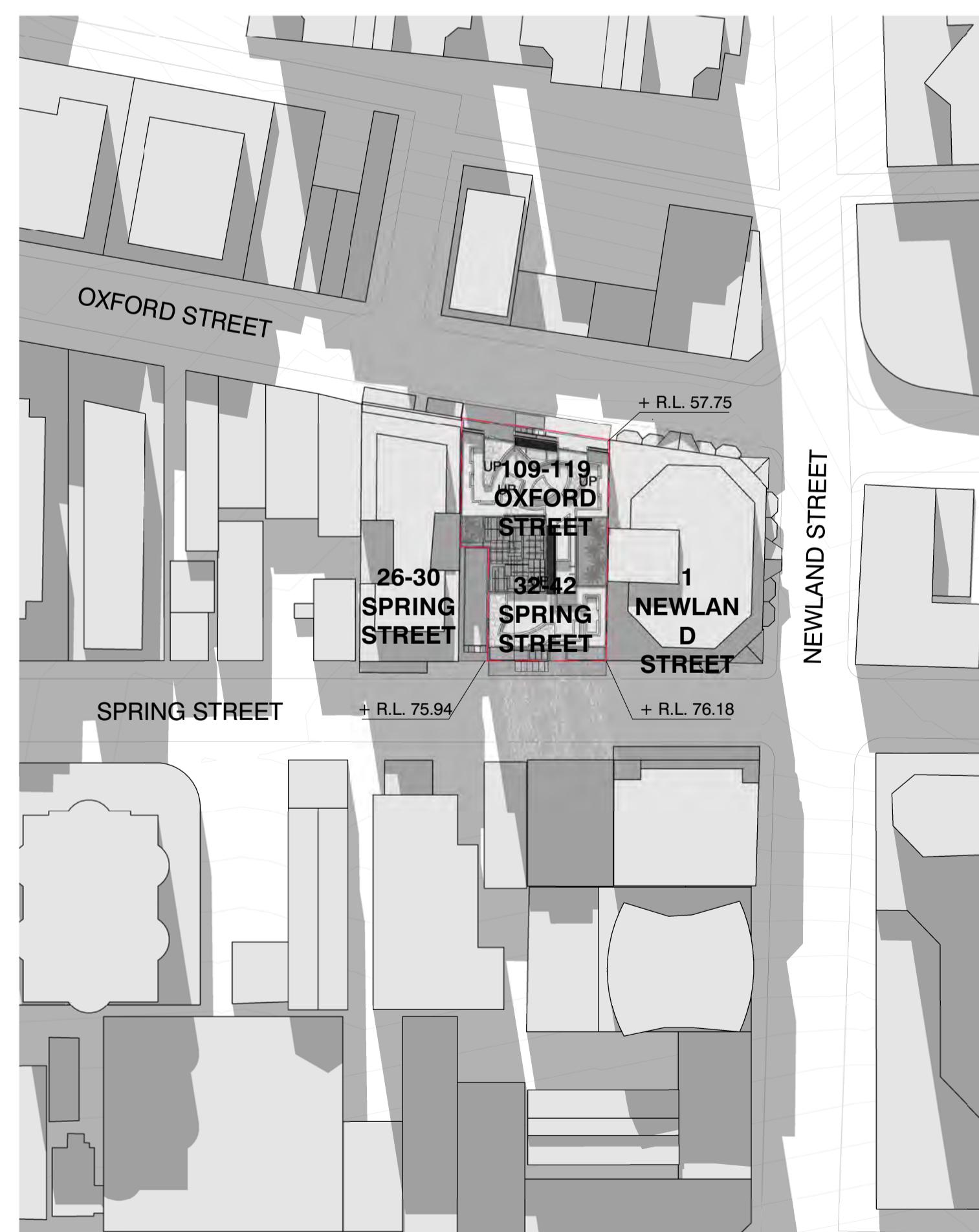
3 SHADOW WINTER - 3PM EXISTING

1 : 1000



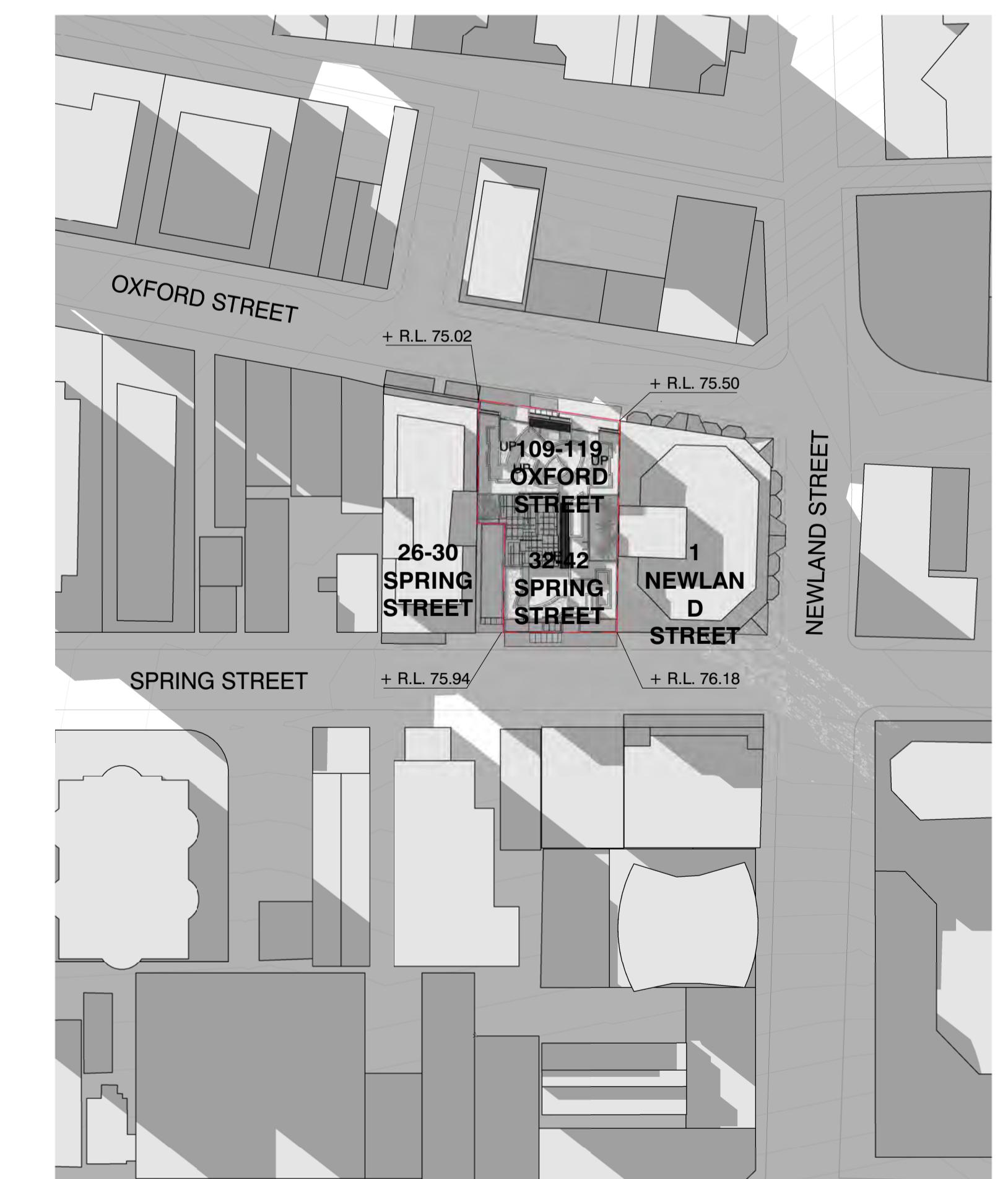
4 SHADOW WINTER - 9AM PROPOSED

1 : 1000



5 SHADOW WINTER - 12 PM PROPOSED

1 : 1000

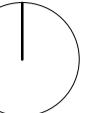


6 SHADOW WINTER - 3PM PROPOSED

1 : 1000

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N



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

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

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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