

14 December 2017

Our Ref: P-16188

The General Manager

Waverley Council
PO Box 9,
BONDI JUNCTION NSW 1355

Dear Ms Henderson,

RE: DA 245/2017 | 552 TO 568 OXFORD STREET, BONDI JUNCTION

As Council would be aware, the Sydney Eastern City Planning Panel deferred determination of the abovementioned Development Application (DA) on 30 November 2017, until four (4) items were addressed. These items are addressed below.

Submit an amended proposal based on option C

We are pleased to present a complete set of amended plans for the site, based on Option C as was presented at the Panel meeting of 30 November 2017. In Option C, as was presented to the Panel, the façade for levels 1 - 5 adopted materiality changes to match that of the northern and southern elevations, creating a 6-storey expression, in order to mediate Council's expectation for a typical 6 storey street wall, and the significant gradient along Adelaide Street. This additional expression is fully retained within the amended plans accompanying this correspondence.

Additionally, the Oxford Street podium has been extended so that it 'turns the corner' to Adelaide Street. This is in response to feedback from the Council Initiated Design Review Panel.

The upper level materiality changes, and extended podium are demonstrated in the architectural details accompanying this correspondence. An extract of the updated photomontage is provided on the following page.



Figure 1: Option C photomontage (Source: UP Architects/Kann Finch)

Provide commercial use on the first floor

Whilst this is not the proponent's preferred use of the first floor, the plans are nevertheless amended to provide a significant commercial offering on the revised first floor plan (refer to drawing number 0107 or extract below).

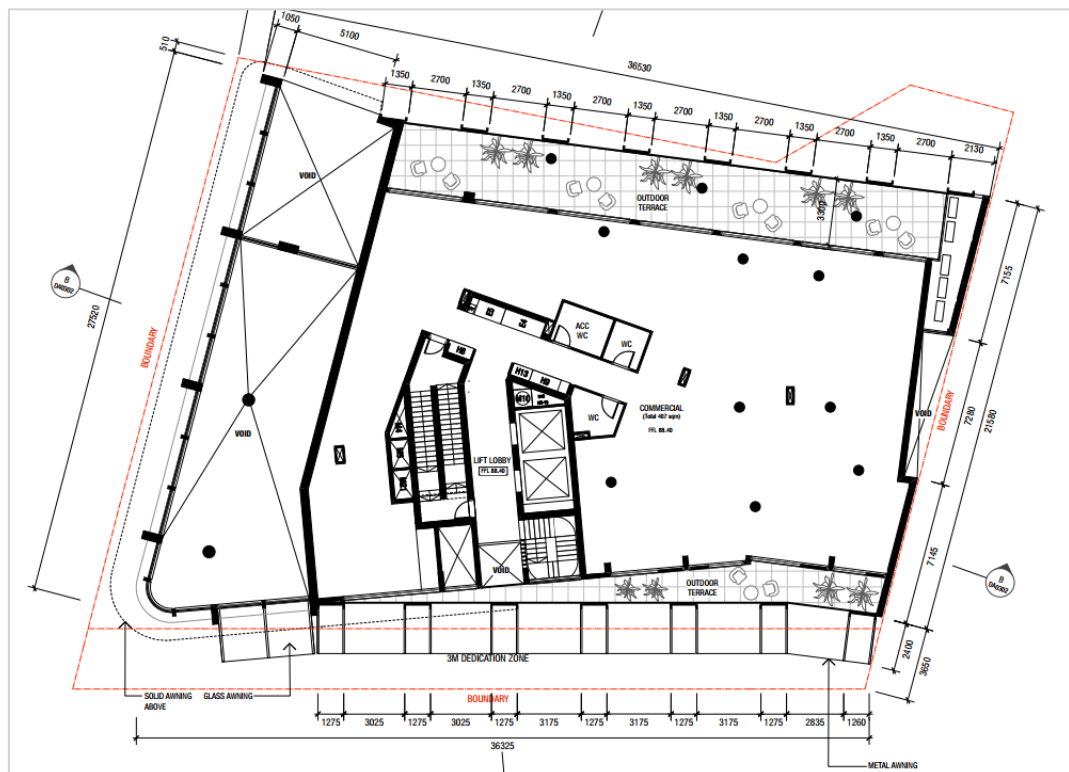


Figure 2: Extract of first floor converted to commercial and related uses (Source: UP Architects/Kann Finch)

Comply with the maximum FSR of 7:1

The proposal has been amended to now include a total gross floor area (GFA) of 7,889m². With a site area of 1,127m², this equates to a compliant FSR of 7:1.

The original Development Application (DA) submission included a GFA of 8,010m². This has been reduced by reducing the GFA of Level LG, Level G, Level 1 and Level 6. The following tables summarise GFA for each level as provided in the original DA submission, and the current submission.

GFA SUMMARY	
LEVEL LG	= 218.5 m ²
LEVEL G	= 360.0m ²
LEVEL 01	= 442.0m ²
LEVEL 02	= 565.0m ²
LEVEL 03	= 565.0m ²
LEVEL 04	= 565.0m ²
LEVEL 05	= 565.0m ²
LEVEL 06	= 331.0m ²
LEVEL 07	= 407.5m ²
LEVEL 08	= 407.5m ²
LEVEL 09	= 407.5m ²
LEVEL 10	= 407.5m ²
LEVEL 11	= 407.5m ²
LEVEL 12	= 404.0m ²
LEVEL 13	= 404.0m ²
LEVEL 14	= 404.0m ²
LEVEL 15	= 406.0m ²
LEVEL 16	= 406.0m ²
LEVEL 17	= 337.0m ²
TOTAL	= 8010.0m ²

Figure 3: Comparison of original DA GFA (left) and proposed GFA (right)
(Source: UP Architects/Kann Finch)

GFA SUMMARY	
LEVEL LG	= 105.6 m ²
LEVEL G	= 393.2m ²
LEVEL 01	= 407.3m ²
LEVEL 02	= 565.0m ²
LEVEL 03	= 565.0m ²
LEVEL 04	= 565.0m ²
LEVEL 05	= 565.0m ²
LEVEL 06	= 324.4m ²
LEVEL 07	= 407.5m ²
LEVEL 08	= 407.5m ²
LEVEL 09	= 407.5m ²
LEVEL 10	= 407.5m ²
LEVEL 11	= 407.5m ²
LEVEL 12	= 404.0m ²
LEVEL 13	= 404.0m ²
LEVEL 14	= 404.0m ²
LEVEL 15	= 406.0m ²
LEVEL 16	= 406.0m ²
LEVEL 17	= 337.0m ²
TOTAL GFA	= 7889.0m ²

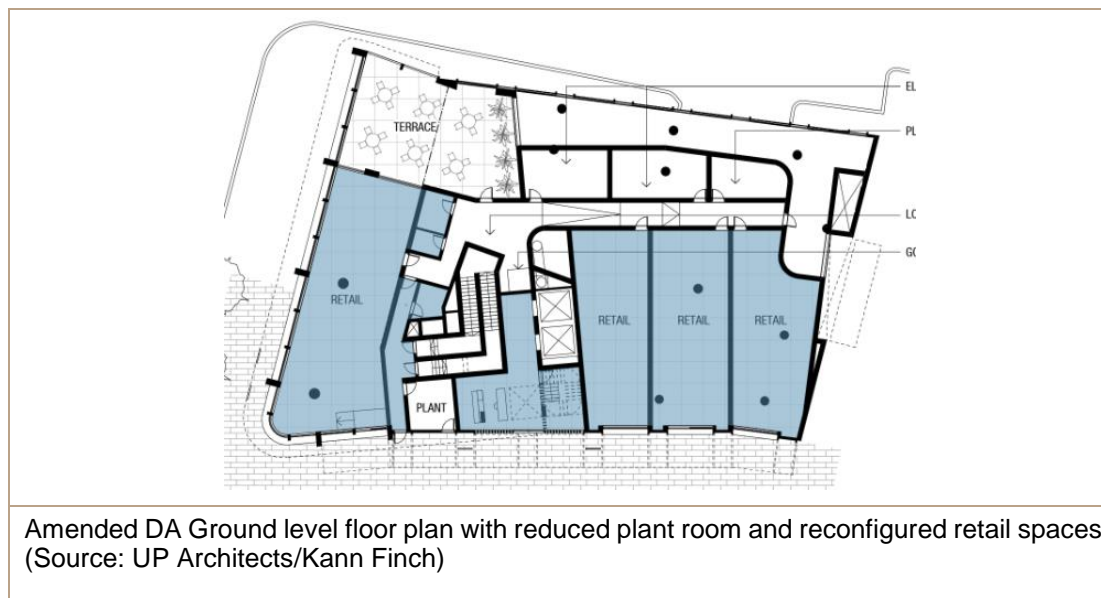
Relocate plant room from the ground floor

The plans have been amended such that as much plant and/or other related mechanical equipment has been removed from the ground floor. Specifically, the following items have been relocated from the ground floor:

- 2 x 80,000L water tanks - relocated to Basement Level 4;
- Stormwater detention/rainwater tanks - relocated to Lower Ground level.



Original DA submission Ground level floor plan (Source: UP Architects/Kann Finch)



It is reasonable to expect some plant room to remain above ground. In the case of the amended plans, condensor units, electrical room and other plant facilities remain on the Ground level. The condensor units, in particular, must remain above ground for air intake and exhaust purposes. Some plant rooms are proposed on the Lower Ground level.

It is also worth noting that, as demonstrated in the comparison diagrams on the following page, the extent of ground floor plant room in the amended proposal, is similar to that provided on the ground floor for the recently completed 'The Vue' development on the adjoining property.

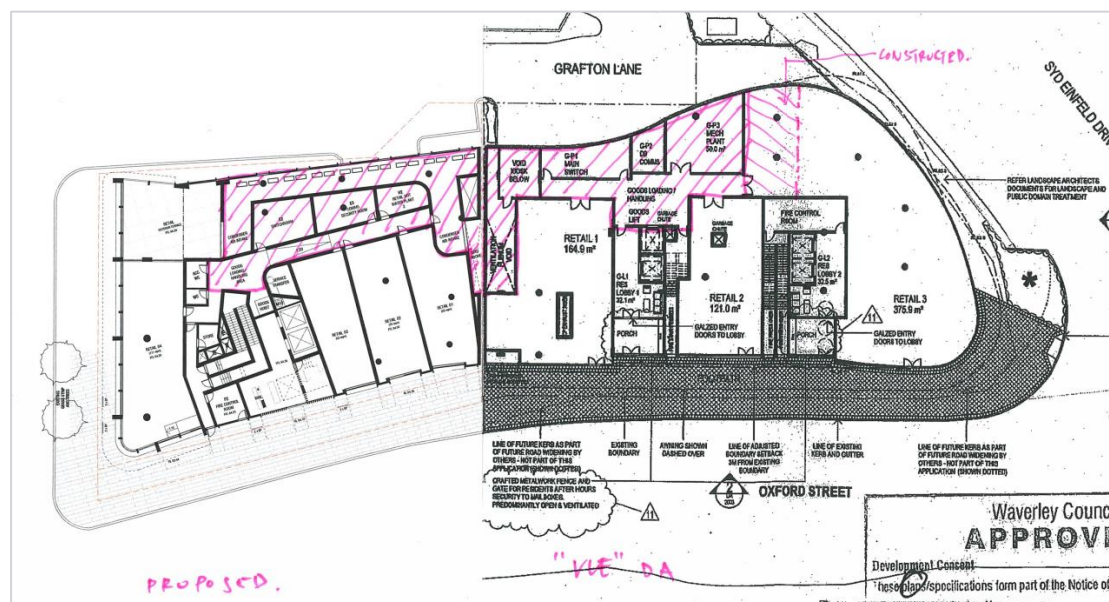


Figure 4: Ground level plant room comparison between the proposal and 'The Vue' on the immediately adjoining eastern allotment (Source: UP Architects/Kann Finch)

Although some plant rooms remain above ground, including Ground level, the floor plan and streetscape presentation is appropriate and consistent with expectations. Ground level has, in fact, been amended to now include a total of four (4) retail tenancies facing Oxford Street. Their size and configuration are compatible with the ground floor tenancies currently at the site. Any

plant facilities are located on the northern elevation, or face Grafton Lane, such that they do not unreasonably impact on any key public spaces.

Include a Sustainability Report

Sustainability consultants Inhabit Group were engaged during the course of the project to advise on the proposal's sustainability performance. They were engaged to prepare a sustainability report as required by Clause 2.6 of Part B2 of the Waverley DCP. The report accompanies this correspondence separately. In conjunction with an amended BASIX certificate, it confirms that the requirements of Clause 2.6 in Part B2, will be satisfied.

Site can be made suitable

Douglas Partners conducted a contamination site investigation for the purposes of the original DA submission. In response to the Panel's deferral item, Douglas Partners reviewed and amended their original assessment to confirm that the site can be made suitable for the proposed development in accordance with the 'Planning guidelines for SEPP 55 - Remediation of Land'. The relevant extract of the report is provided below (page 30):

"Based on the preliminary contamination desktop study, field and analytical results reported herein, it is considered that the site is suitable for the proposed development, noting the proposal includes the excavation of four basement levels. In this regard, the following recommendations should be implemented prior to and during the excavation:

- *Validation of the surface soil within the footprint of the site building following demolition, initially through an inspection by an Environmental Consultant. Following demolition, additional soil, soil vapour and groundwater assessments are required to characterise the risks associated with the dry cleaning business;*
- *Following demolition, the B(a)P TEQ hotspots will require delineation and ex situ waste classification prior to disposal;*
- *Preparation and implementation of an unexpected finds protocol which outlines actions to be taken in the unlikely event that a contamination source (e.g. dry cleaner) or indicator (e.g. stained/odorous soils and groundwater) is encountered during civil and construction works; and*
- *Ex situ (or further in situ) classification of soils as required for off-site disposal."*

Other items

As a consequence of amending the plans in response to the Panel's deferral items, and a review of the plans generally, the following additional amendments have also been made. These amendments are minor and would not alter the proposal's consistency with the outcomes expected by the deferral items.

- As a result of converting Level 1 to commercial land uses, the number of dwellings has been reduced to 83, from the originally proposed 90;
- As a result of converting Level 1 to commercial land uses, parking provisions have been updated to reflect the commercial floor space provisions of the Waverley Development Control Plan 2014. Specifically, one (1) additional car share space has been included. The traffic and parking report originally submitted with the DA has been updated to reflect the amended proposal.

- The Oxford Street entry lobby has been reconfigured. It now also includes a dedicated entry for the commercial floor space at Level 1.
- The floor to ceiling clearance of Level 1 has been increased by 200mm (i.e. from 3.3m to 3.5m) to reflect typical commercial floor space expectations.
- As a consequence of increasing the Level 1 floor to ceiling clearance by 200mm, the building's overall height also increases by 200mm (originally 61.5m and now 61.7m). The original DA submission included a Height Exception Request in relation to a minor (i.e. 1.5m) height breach. This exception request is updated to reflect the revised height, and accompanies this correspondence separately;
- A perimeter screen has been added around the services at the roof top level;
- Given the proposal's FSR is now strictly compliant with the development standard prescribed in the Waverley LEP 2012, the FSR Exception Request originally submitted with the DA is now withdrawn; and,
- An amended BASIX certificate is provided to reflect the reduction in the number of dwellings as well as the requirements of the Sustainability Report.

Conclusion

The proposal has been amended, or is now provided with information, which we believe comprehensively addresses the items listed in the Panel's record of deferral dated 30 November 2017. We are of the view the additional information does not raise any planning related concerns and therefore, we anticipate that Council will recommend the application for approval to the Panel.

Should you wish to clarify any of the information discussed above, or accompanying this correspondence, please contact the undersigned on 8270 3500.

Yours Sincerely,



Stephen Kerr
Executive Director

Attachments:

- Updated architectural plans by UP Architects/Kann Finch.
- Sustainability report by Inhabit Group.
- Updated traffic and parking assessment by Traffix.
- Updated Height 4.6 Exception Request by CPSD.
- Updated BASIX certificate by Inhabit Group.
- Revised Contamination Assessment by Douglas Partners.