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Waverley Council

Application No: DA-533/2017/1/A

Date Received: 01/10/2020

SECTION 4.55 APPLICATION FOR AMENDMENTS TO THE
APPROVED DEVELOPMENT APPLICATION FOR

THE PROPOSED REDEVELOPMENT

OF THE

BONDI JUNCTION, RSL
BONDI JUNCTION, NSW

HERITAGE IMPACT STATEMENT



Prepared by:

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Prepared for:

Capital Corporation

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1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a Section 4.55 application for amendments to the approved design for the redevelopment of the Bondi Junction RSL in Gray Street, including the properties fronting Bronte Road (the W. Stone Buildings) and Ebley Street, Bondi Junction, NSW.

The report has been prepared on behalf of Capital Corporation, the developers for the proposals.

1.2 BACKGROUND

A development application (D/533/2017/1) for the redevelopment of the Bondi Junction RSL and adjoining commercial building has been approved under a deferred commencement by Waverley Council.

The development application was supported by a Heritage Impact Statement prepared by this office.

John Oultram Heritage & Design, *Proposed Redevelopment at Bondi Junction RSL, Bondi Junction, NSW, Heritage Impact Statement*, dated November 2017 (HIS)

Condition 4 of the development consent required the submission of a Schedule of Restoration Works and this has been submitted to and approved by Council.

John Oultram Heritage & Design, *The Former W Stone Buildings, 26-36 Bronte Road Waverley, Schedule of Conservation Works*, dated July 2020

Condition 17 of the consent required that the building be photographically archivally recorded and this has been carried out and submitted to Council.

The proposals have been the subject of design development and the applicant would like to amend the approved design. The amendments relate mainly to the new works to the residential tower. This report has been prepared to address the amended proposals.

1.3 THE STUDY AREA

The Study Area is as follows:

ADDRESS	TITLE
1-9 Gray Street	Lot 1 in DP 621398
	Lot 1 in DP 735713
28-32 Bronte Road	Lot 1 in DP 621398
24- 36 Bronte Road	Lot 1 in DP 226425
38 Bronte Road	Lot 2 in DP 226425
40-42B Bronte Road	Lot 3 in DP 226425

in the Municipality of Waverley, Parish of Alexandria and County of Cumberland (Figures 1.1 & 1.2).



Figure 1.1 The Study Area

Source: SixMaps

1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

1.5 METHODOLOGY

This report was prepared in accordance with the NSW Heritage Manual "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Waverley Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research for the HIS was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list heritage of consultants.

2.0 HISTORICAL DEVELOPMENT

A detailed history of the place was included in the HIS and only a précis is given below.

2.1 GRAY'S SUBDIVISION

The proprietor of the Tea Gardens Hotel, Alexander Gray, died in 1873 and his estate passed to builder Thomas Alston, and son baker Alexander Gray junior.¹ In May 1877 the hotel and the grounds of the hotel were subdivided and put up for sale.² The sale included the original hotel (on Lot 1), and Gray's residence on Lot 3. The subdivision formed Gray Street after the deceased owner, the subdivision became known as Gray's. The RSL site is located within Lots 9 and 10 of Gray's subdivision.

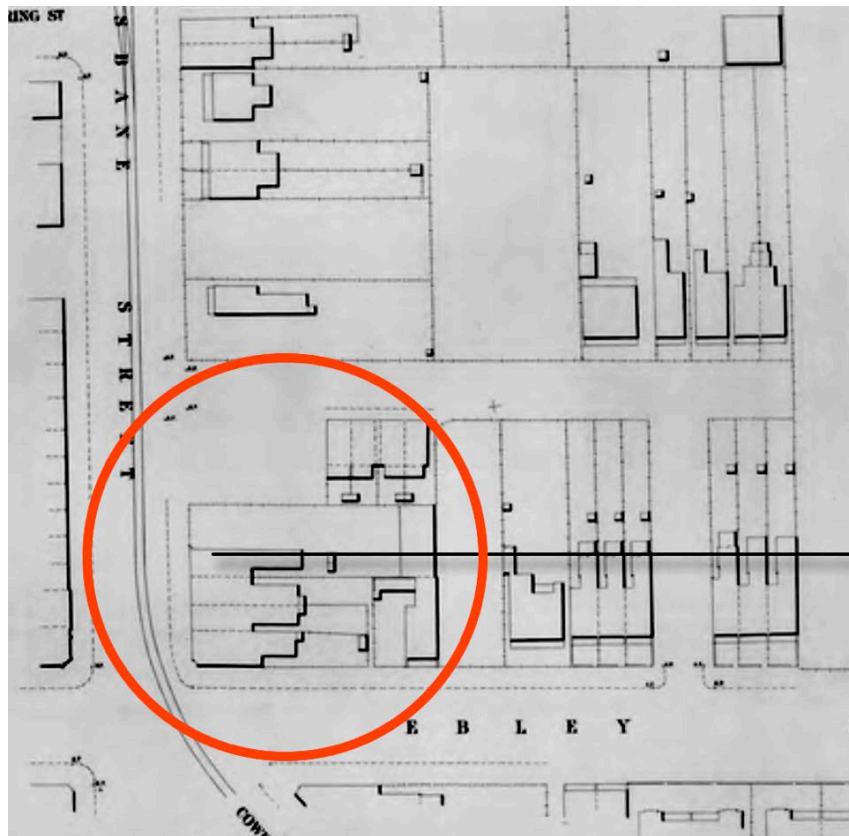


Figure 2.1 The state of development of the sites of Nos. 28-40/42 Bronte Road (circled) by about 1889. The survey recorded three stores Nos. 38-40/42 Bronte Road (Lot 11) and the first stage of the stores at Nos. 34-36 Bronte Road. All of these stores depicted were built about 1887

Source: State Library of NSW (Z/ M Ser. 4 811.17/1)

¹ New South Wales Government Gazette, 10/6/1873

² Advertisement, Sydney Morning Herald, 5/5/1877, p.13

2.2 HISTORICAL ASSOCIATIONS OF THE RSL SITE

2.2.1 Nos. 34-36 Bronte Road

This site is historically associated with Lot 10 of Gray's subdivision of 1877 with the existing historic structure at Nos. 34-36 Bronte Road being built in 1886.

In 1886 Lot 10 was sold to Walter Stone for 480 pounds.³ By the detailed survey of Waverley published in 1889, the first development of Lot 10 comprised a solitary store at No. 36 Bronte Road, and with the vacant ground to the north being fenced. This store was erected for Stone in 1887.⁴ The stylistically similar store at No. 34 Bronte Road was built in the latter half of the 1890s, and certainly by 1899.⁵

In 1954 Nos. 28-36 Bronte Road was sold to the trustees of the Bondi Junction-Waverley Sub Branch of the Returned Sailors Soldiers and Airmen's Imperial League of Australia for 24,000 pounds.⁶ See below for the post 1954 history.

2.2.2 Nos. 28-32 Bronte Road

This site is historically associated with Lot 9 of Gray's subdivision of 1877, with the existing historic structure at Nos. 28-30 Bronte Road being built in 1900.

In 1891 Lot 9 was to Walter Stone.⁷ Stone (1855-1944). In about 1900 Stone erected the existing stores at Nos. 28-32 Bronte Road,⁸ and were an extension to Stone's existing premises at 34-36 Bronte Road.⁹

In 1954 Amalgamated Securities conveyed Nos. 28-36 Bronte Road to the trustees of the Bondi Junction-Waverley Sub Branch of the Returned Sailors Soldiers and Airmen's Imperial League of Australia for 24,000 pounds.¹⁰

³ Old System Conveyance Book 349 No. 502

⁴ Dated building entablature

⁵ Sands' Directory

⁶ Old System Conveyance Book 2297 No. 579

⁷ Old System Conveyance Book 469 No. 570

⁸ Dated building entablature

⁹ Sands' Directory, 1905

¹⁰ Old System Conveyance Book 2297 No. 579

3.0 PHYSICAL DESCRIPTION

The HIS include a detailed description of the site and buildings and is not repeated here.

4.0 HERITAGE LISTINGS CONTROLS

4.1 HERITAGE DIVISION OF THE NSW DEPARTMENT OF PREMIER AND CABINET

4.1.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of the NSW Department of Premier and Cabinet, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject properties are not listed on the Register.

4.1.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject properties are not listed in the Inventory,

4.2 LOCAL AUTHORITY

The local authority for the area is Waverley Council. The properties fronting Bronte Road and Ebley Street are listed as a heritage item in Schedule 5 Part 1 of the Waverley Local Environmental Plan 2012 (as amended) (LEP).

REF	ADDRESS	ITEM	RANKING
I171	28-42 Bronte Road	Façade only	Local

The properties are not within a conservation area but are in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
I168	1-3 Bronte Road	Façade group only	Local
I169	3a-5 Bronte Road	Facade only	Local
I170	4a Bronte Road	Tea Gardens Hotel	Local
I172	44-60 Bronte Road	Façade only	Local
I173	78-96 Bronte Road	Façade only	Local

The properties are also in the vicinity of heritage conservation areas:

REF	ADDRESS	ITEM	RANKING
C3		Botany Street Conservation Area - General	Local
C12		Mill Hill Conservation Area - General	Local
C27		Brisbane Street Landscape Conservation area	Local

The heritage provisions in the LEP relating to development of a heritage item, in the vicinity of a heritage item and in the vicinity of a heritage conservation area would apply.

Council may also take into consideration the provisions of the Waverley Development Control Plan 2012 (DCP) that contains detailed objectives and controls for development of heritage items.

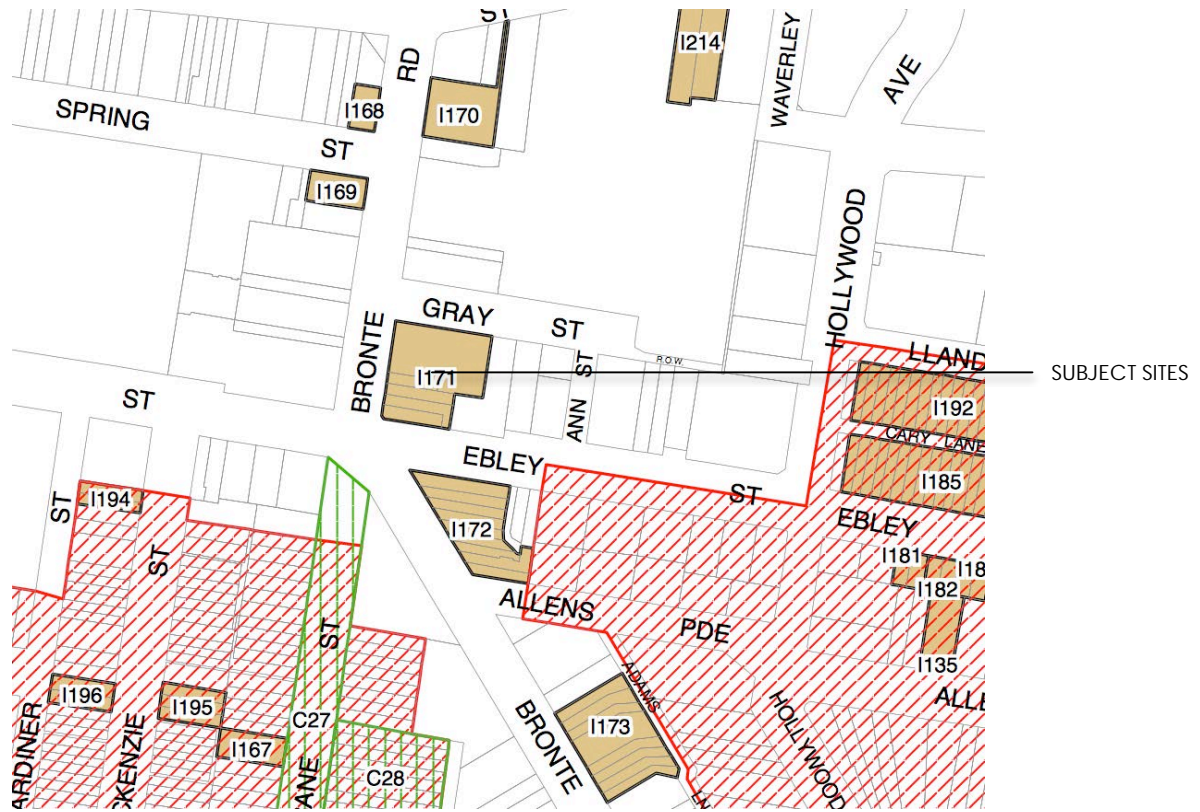


Figure 4.1 Waverley Local Environmental Plan 2012 - Heritage Map HER_001A

The map appears to include the RSL, though the facades to this building are modern along with the building to the corner of Ebley Street and Bronte Road that was rebuilt in the 1990s

Source: Waverley Council

5.0 ASSESSMENT OF SIGNIFICANCE

The HIS contained a detailed assessment and statement of significance.

5.1 STATEMENT OF SIGNIFICANCE

The buildings at 28-36 Bronte Road, the W Stone Buildings, are good examples of a two storey, late Victorian commercial buildings in the Italianate style built in 1886 and 1900 for Walter Stone, a dealer in produce and fuel and a carrier. The northern building was built to allow an expansion of his business at neighbouring 32-36 Bronte.

The significance of the place is largely demonstrated in the intact sections of the upper facades that retain much of their original detail though the buildings have been heavily altered at the lower levels and internally.

HIS p. 40

6.0 PROPOSED DEVELOPMENT

6.1 THE APPROVED PROPOSALS

The applicant has approval to redevelop the site for a mixed commercial/residential development including new club rooms for the Bondi Junction RSL.

6.1.1 Architectural Drawings

The approved development proposals were shown on Drawings Nos. 160295 DA, 2001 (K), 2002 (K), 2003 (J), 2010 (I), 2011 (I), 2012 (K), 2013 L, 2014 (E), 2015 (K), 2016 (H), 2017 (I), 3000 (J), 3001 (J), 3002 (J), 3003 (J) and 3100 (H) dated November 2019 and prepared by Group GSA, architects.

The proposals included:

- Demolition of the current buildings apart from the facades to the W Stone Buildings
- Excavation for basement car parking, lobbies and service areas
- New development across the whole of the site

6.1.1.1 Ground Floor

- Single storey retail section at the ground level fronting Bronte Road
- Residential entry to Gray Street
- New RSL Club with entry to Bronte Road
- New awning all round

6.1.1.2 Level 1

- New RSL Club
- Plant rooms to the east

6.1.1.3 Level 2

- New apartment level

6.1.1.4 Levels 3-12

- Ten levels of apartments

6.1.2 Landscaping

The landscaping proposals were shown on Drawing Nos. 160295 DA-GF-L0001 (D), L1-L0002 (C), L2-L0003 (D), L12-L0004 (B) SC-L5000 (C), SC-L5001 (D), EL-L6000 (D), EL-L6001 (D), EL-L6002 (D) and EL-L6003 (D) dated August 2019 prepared by Group GSA, architects.

The proposals included:

6.1.2.1 Gray Street

- Reconfiguration of the kerbing at the junction with Bronte Road
- Realignment of the kerb and crossing
- Footpath resurfacing
- New seating and tree planters along Gray Street
- New tree planting to the east of the loading drive

6.1.2.2 Ebley Street

- New street trees and planters
- New ramps at the street crossing

The planters to both streets will contain ground cover and selected trees. The pavement will be resurfaced to Council's standards.

6.1.2.3 New development

There is limited landscaping to the open area to the Bronte Road façade and the rooftop of the apartments.

6.1.3 Signage

Signage zones are proposed to the upper sections of the ground floor facades above the glazed shopfronts and Club elevation and awning signs below the new awning. The precise details of the signage will be developed at a later stage

7.0 PROPOSED AMENDMENTS

7.1 THE AMENDED PROPOSALS

The amended proposal are shown in Drawings Nos. 191010 DA000, DA1100, DA1105, DA2001, 2002, 2003, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 3000, 3001, 3002, 3003, 3050, 3051, 3052, 3053 and 3100 (all revision A) dated August 2020 and prepared by Group GSA, architects.

The proposals include:

7.1.1 Basement Levels

- Parking layout amended to satisfy DA Conditions (No additional parking spots except those required as per BCA/Access requirements ie Visitor Disabled)
- Services rooms amended/relocated as per consultant advice
- Residents waste storage removed from Basement 2 and relocated to Ground floor which allows direct access to loading dock
- Access to residential parking through roller door in lieu of boom gate as per DA submission
- Fire Stair 2 design amended with exit at ground level amended

7.1.2 Club Levels

- Design of fire stair exits to Gray Street from Basement levels and Apartment levels amended
- Additional building services rooms/cupboards with street access from Gray Street added as per consultant/engineers advice
- Club layout amendments to bathrooms to satisfy BCA/Access requirements
- Additional Retail tenancy entry doors from Bronte Rd
- Additional stair access from club to services corridor next to services lift

7.1.3 Apartment levels

- Additional 3 apartments across levels 2-9 to increase to 81 in total with a unit mix level breakdown as follows –
 - L2 – 10 apartments – 4 x 1B, 5 x 2B, 1 x 3B
 - L3-L5 – Typical level - 11 Apartments – 4 x 1B, 6 x 2B, 1 x 3B
 - L6 – 11 Apartments – 6 x 1B, 4 x 2B, 1 x 3B
 - L7-L8 – Typical level - 11 Apartments – 6 x 1B, 4 x 2B, 1 x 3B
 - L9 – 5 Apartments – 3 x 2B, 2 x 3B
- Void from level 1 outdoor terrace removed and area given back to level 2 apartment terrace
- All apartment level layouts amended including amendments to terraces/balconies
- Minimal amendments to overall building form consistent with current language
- Residential apartment corridor reduced
- Services layouts slightly amended
- Removal of swimming pool from level 9 communal terrace
- Mechanical services to apartments design amended removing 1 Cooling tower from roof plant area, remaining cooling tower height as per LEC approved drawings

- Roof plant area design amended to allow for apartment condensers as part of Mechanical design
- Fire stair access to roof amended, overall height of stairs as per original LEC approved drawings

7.1.4 Building Overall

- Materials and finishes to façade at all levels amended and updated (refer to materials and finishes elevations)
- ADG compliance maintained with the proposed scheme
- Required Adaptable and Universal apartments provided
- Services locations (Louvres, doors etc.) amended on facades as per consultant advice
- Awning design amended to satisfy DA consent conditions

8.0 IMPACT OF THE AMENDED PROPOSALS

8.1 GENERALLY

The proposed amendment are not extensive and relate mainly to the modern tower element with some limited change that will impact positively on the retained façade along Bronte Road.

The amendments are addressed in table form below. The impact of the changes is noted as:

P	POSITIVE	THE CHANGE IS POSITIVE IN HERITAGE TERMS
N	NEUTRAL	HAVING THE SAME EFFECT AS THE APPROVED DA
S	SOME	THE CHANGE WILL HAVE SOME MINOR IMPACT

8.2 PROPOSED AMENDMENTS

8.2.1 Basement Levels

	ITEM		COMMENT
	Parking layout amended to satisfy DA Conditions (No additional parking spots except those required as per BCA/Access requirements i.e. Visitor Disabled)	N	The change is in the new section and below ground
	Services rooms amended/relocated as per consultant advice	N	The change is in the new section and below ground
	Residents waste storage removed from Basement 2 and relocated to Ground floor which allows direct access to loading dock	N	The change is in the new section and below ground
	Access to residential parking through roller door in lieu of boom gate as per DA submission	N	The change is in the new section and below ground
	Fire Stair 2 design amended with exit at ground level amended	N	The change is in the new section and below ground

8.2.2 Club Levels

	ITEM		COMMENT
	Design of fire stair exits to Gray Street from Basement levels and Apartment levels amended	N	The change is minor
	Additional building services rooms/cupboards with street access from Gray Street added as per consultant/engineers advice	N	The change is minor
	Club layout amendments to bathrooms to satisfy BCA/Access requirements	N	The changes are internal to the new works
	Additional Retail tenancy entry doors from Bronte Rd	S	See below
	Additional stair access from club to services corridor next to services lift	N	The changes are internal to the new works

8.2.2.1 Bronte Road Facades

The amendments include alteration to the windows and doors opening to the Bronte Road façade and includes smaller window to the former shopfronts.

We would recommend that the piers be expressed and the windows be detailed with a tiled spandrel and the apparent 'opening' be full height with a solid section above in a contrasting material (not brick). The same comment would apply to the adjoining entry doors.

8.2.3 Apartment Levels

	ITEM		COMMENT
	Additional 3 apartments across levels 2-9 to increase to 81 in total with a unit mix level breakdown as follows –	N	The changes do not alter the footprint of the apartment levels
	Void from level 1 outdoor terrace removed and area given back to level 2 apartment terrace	P	This was recommended in the Schedule of Conservation Works
	All apartment level layouts amended including amendments to terraces/balconies	N	The changes do not alter the footprint of the apartment levels
	Minimal amendments to overall building form consistent with current language	N	The change is minor
	Residential apartment corridor reduced	N	The change is internal and does not alter the footprint
	Services layouts slightly amended	N	The change is internal and does not alter the footprint
	Removal of swimming pool from level 9 communal terrace	N	The change does not alter the footprint or height of the proposal and will allow for a larger landscaped area
	Mechanical services to apartments design amended removing 1 Cooling tower from roof plant area, remaining cooling tower height as per LEC approved drawings	N	The change does not alter the footprint or height of the proposal
	Roof plant area design amended to allow for apartment condensers as part of Mechanical design	N	The change does not alter the footprint or height of the proposal
	Fire stair access to roof amended, overall height of stairs as per original LEC approved drawings	N	The change does not alter the footprint or height of the proposal

8.2.4 Building Overall

	ITEM		COMMENT
	Materials and finishes to façade at all levels amended and updated (refer to materials and finishes elevations)	N	The changes provide greater articulation to the facades
	ADG compliance maintained with the proposed scheme	N	Required planning consideration
	Required Adaptable and Universal apartments provided	N	Required planning consideration
	Services locations (Louvres, doors etc) amended on facades as per consultant advice	N	The extent of the service locations is limited
	Awning design amended to satisfy DA consent conditions	N	The change was required by the DA condition 2(e)

8.3 WAVERLEY LOCAL ENVIRONMENT PLAN 2012 (LEP)

8.3.1 Impact on the Heritage Item

The proposed amendments do not alter the treatment of the retained facades to the W Stone Buildings and the works to these will be carried out in accordance with the Schedule of Conservation Works.

The enclosure of the void over the terrace at the lower section of the W Stone Building is a positive that will prevent daylight being visible through conserved windows in the facade.

8.3.2 Impact on Heritage items in the Vicinity

The proposed amendments are not at a scale that would not adversely impact on the heritage items in the vicinity.

8.3.3 Impact on the Heritage Conservation Areas

The proposed amendments are not at a scale that would not adversely impact on the heritage conservation areas in the vicinity.

8.3.4 Waverley Development Control Plan 2012 (DCP)

The guidelines for development of heritage items and in the vicinity of heritage items and conservation areas are shown in Section B9 Heritage of the DCP. The controls in Section 9.2 onwards are largely aimed at residential development but there are specific controls for commercial buildings in Section 9.13.

The amendments are not at a scale or extent that would alter the assessment of the impact on the development contained in Section 7.5.4 of the HIS.

9.0 SUMMARY & RECOMMENDATIONS

9.1 SUMMARY

Overall we consider that the proposed amendments are neutral or positive in heritage terms and that the revised proposed are effectively the same as the approved design and will have no greater heritage impact.

In heritage terms, we consider that the amended proposals should be approved.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM