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Waverley Council

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

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8 February 2021

Aoyuan International
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Attention: Lucy Ford
By email: lucy.ford@aoyuangroup.com

Dear Lucy

S4.56 APPLICATION
DA-533/2017/1/A
28-42 BRONTE ROAD & 84 EBLEY STREET BONDI JUNCTION

B+A provided an Urban Design Study in July 2019 and a View Loss Assessment in August 2019 to inform a development application, DA-533/2017/1, for the redevelopment of the Bondi Junction RSL site at Bronte Road and Ebley Street Bondi Junction.

The Urban Design Study (Issue C) contained a summary of the planning controls, analysis of the precinct, consideration of the future context and proposed principles to be applied in revisions to the design prepared for the site by Group GSA.

The View Loss Assessment (Issue B) contained an assessment of the impact the building envelope proposed by GSA would have on the existing views enjoyed by surrounding residential buildings, including the east and west towers of Meriton Suites at 95-95 Grafton Street, east and west towers of Eastgate at 71-85 Spring Street and Genoa Tower at 80 Ebley Street.

The GSA design was further revised as the result of discussions between the parties at a S34 conference in August 2019, and later Court proceedings in November 2019. The application was favourably determined 27 November 2019.

A S4.56 application to modify the development was lodged with Council 1 October 2020. This application seeks modifications to the approved layout and facade, an increased number of apartments from 78 to 81, division of the retail tenancies, deletion of the rooftop pool, alteration of the roof plant area, reconfiguration of the carparking arrangement and various other modifications. This S4.56 application has not yet been determined, and Council have requested a "Detailed Urban Design study of the substantial changes to the built form" to inform their assessment.

This letter, which should be read in conjunction with the Urban Design Study and View Loss Assessment referred to above, provides an urban design assessment of the design revisions proposed by GSA in this S4.56 application.

DOCUMENTS REVIEWED

The documents reviewed include:

- Waverly Council letter 21 December 2020
- GSA Comparison Plans 2200 to 2209 Issue A
- GSA Comparison Elevations 2300 to 2303 Issue A
- GSA Revision Cloud Schedule Update 31 January 2021
- Bondi Junction RSL Development View from Grey Street
- Bondi Junction RSL Development View from Ebley Street

SUMMARY OF REVISIONS & ASSESSMENT

Basement Level Revisions

The revisions proposed to Basement 01-03 have no impact on the streetscape or building envelope.

Podium Level Revisions

The podium consists of two levels at street level which preserve the heritage facades contributing to the streetscape and provide new building with an articulated base of two storeys in height which responds to the height and scale of existing mixed-use buildings within the precinct.

The revisions proposed at Ground Floor level include:

- Revised residential building entry, and revisions to adjoining fire exits and services locations. The revisions proposed to the entry, exits and services are minor, retain the building address to Gray Street and result in no loss of activated street frontage.
- Subdivision of the "Retail Tenancies" space located on the corner of Bronte Road and Ebley Street into three separate tenancy spaces. This revision provides an increase in the number of retail entrances to Bronte Road, in turn providing additional street activation, and will result in a pattern of shop-top housing land subdivision similar to that existing nearby in Bronte Road.

The revisions proposed at Level 1 include:

- Reduced area of Outdoor Terrace area to Bronte Road with a corresponding increase in the internal area of the RSL Club room adjacent. The revision proposed will have no adverse impact on the Bronte Road streetscape, nor the proposed building envelope, as the increase in RSL Club room proposed is located entirely within the envelope of the existing contributory heritage façade located mid-block in Bronte Road. Increasing the area of Club room behind this façade will improve the integration of this contributory façade into the podium base.
- Minor revisions proposed to openings to in the north elevation to Gray Street will have no adverse impact on streetscape or building envelope.

Tower Revisions

The tower consists of eight residential floor levels above the podium. The UDS proposed a tower envelope that provided a Bronte Road gateway entrance to Bondi Junction Centre, street wall setbacks, building separation, envelope transparency to differentiate built form, transition in scale, fragmentation to break the built form down into a larger number of smaller parts, and articulation which identifies building entries, improves resident amenity and enhances the grain and scale of the streetscape.

The revisions proposed at Level 2 include:

- Removal of the splay to the western wall of Apartment 201 in the north western corner of the building. The revision proposed will have no adverse impact on the Bronte Road streetscape, nor the proposed building envelope, as the increase in residential floor area proposed is located entirely within the envelope of the existing contributory heritage façade located on the corner of Bronte Road and Gray Street.

The revised wall position proposed remains recessed within the envelope of the tower floor plates above, thereby retaining the articulation proposed in the UDS.

- Revision of the south wall of Apartments 207-209. The revision proposed will have no adverse impact on the Ebley Street streetscape, nor the proposed building envelope, as the revised wall position proposed remains recessed within the envelope of the tower floor plates above, thereby retaining the articulation proposed in the UDS.
- Revision of the setback proposed for the north wall of Apartment 206 Bed 1 (increased) and for the west wall of the Lift Lobby (decreased). These revisions are minor and will have no adverse impact on streetscape or building envelope, as in both instances the setback from the street wall remains significant and provides the degree of fragmentation and articulation suggested by the UDS.

The revisions proposed at Level 3-5 include:

- Revision to the locations of apartment balconies to the north elevation. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in each case the degree of articulation suggested by the UDS is retained.
- Revision to the setback proposed from Gray and Ebley Streets at the eastern site boundary. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in both instances the setback from the street wall remains significant and provides the degree of fragmentation and articulation suggested by the UDS.
- Revision to the south elevation required following the addition of one X 1 Bed apartment mid-block. The revision proposed includes a rearrangement of the location of habitable rooms and balconies. Two significant revisions proposed include the removal of a balcony to the south west corner of each floor level and replacement with a bedroom, eg Apartment 3.10, and the reduction in balcony area proposed to the south east corner of each floor level and replacement with enlarged living room, eg Apartment 3.07. The revisions proposed will have no adverse impact on the Ebley Street streetscape, nor the Ebley Street/Bronte Road corner gateway proposition, as in both instances the design is consistent with the setback from the street, degree of fragmentation and articulation proposed by the UDS. This is illustrated by the Bondi Junction RSL Development View from Ebley Street attached.

The revisions proposed at Level 6 include:

- Revision to the locations of apartment balconies to the north elevation. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in each case the degree of articulation suggested by the UDS is retained.
- Revision to the location and orientation of windows proposed to the east elevation, revising the orientation to a northerly aspect for both. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in both instances the setback from the street wall remains significant and provides the degree of fragmentation and articulation suggested by the UDS.
- Revision to the south elevation required following the addition of one X 1 Bed apartment mid-block. The revision proposed includes a rearrangement of the location of habitable rooms and balconies. Two significant revisions proposed include the removal of a balcony to the south west corner of each floor level and replacement with a bedroom, eg Apartment 3.10, and the reduction in balcony area proposed to the south east corner of each floor level and replacement with enlarged living room, eg Apartment 3.07. The revisions proposed will have no adverse impact on the Ebley Street streetscape, nor the Ebley Street/Bronte Road corner gateway proposition, as in both instances the design is consistent with the setback from the street, degree of fragmentation and articulation proposed by the UDS. This is illustrated by the Bondi Junction RSL Development View from Ebley Street attached.

- Removal of the partly enclosed balcony to the north west corner of apartment 601, where this apartment has direct access to the roof terrace provided by apartment 501 below. The revisions proposed will have no adverse impact on the Gray Street streetscape, nor the Gray Street/Bronte Road corner gateway proposition, as in both instances the design is consistent with the setback from the street, degree of fragmentation and articulation proposed by the UDS. This is illustrated by the Bondi Junction RSL Development View from Gray Street attached.

The revisions proposed at Level 7-8 include:

- Revision to the locations of apartment balconies to the north elevation. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in each case the degree of articulation suggested by the UDS is retained.
- Revision to the location and orientation of windows proposed to the east elevation, revising the orientation to a northerly aspect for both. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in both instances the setback from the street wall remains significant and provides the degree of fragmentation and articulation suggested by the UDS.
- Revision to the south elevation required following the addition of one X 1 Bed apartment mid-block. The revision proposed includes a rearrangement of the location of habitable rooms and balconies. Two significant revisions proposed include the removal of a balcony to the south west corner of each floor level and replacement with a bedroom, eg Apartment 3.10, and the reduction in balcony area proposed to the south east corner of each floor level and replacement with enlarged living room, eg Apartment 3.07. The revisions proposed will have no adverse impact on the Ebley Street streetscape, nor the Ebley Street/Bronte Road corner gateway proposition, as in both instances the design is consistent with the setback from the street, degree of fragmentation and articulation proposed by the UDS. This is illustrated by the Bondi Junction RSL Development View from Ebley Street attached.

The revisions proposed at Level 9 include:

- Revision to the locations of apartment balconies to the north elevation. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in each case the degree of articulation suggested by the UDS is retained.
- Revision to the location and orientation of windows proposed to the east elevation, revising the orientation to a northerly aspect for both. These revisions are minor and will have no adverse impact on streetscape or building envelope, as in both instances the setback from the street wall remains significant and provides the degree of fragmentation and articulation suggested by the UDS.
- Revision to the south elevation including a reduction in the size of the balcony located in the south east corner of apartment 904. The revision proposed will have no adverse impact on the Ebley Street streetscape as the design is consistent with the setback from the street, degree of fragmentation and articulation proposed by the UDS. This is illustrated by the Bondi Junction RSL Development View from Ebley Street attached.

Plant Room Revisions

The revisions proposed to the Plant Room level include:

- Revised size of Plant Room. While the Plant Room has not increased in height, the setback of the northern wall of the plant room from Gray Street and the setback of the eastern wall of the Plant Room from the eastern boundary have both reduced. It is noted that the Plant Room has increased in size. However, there will be no increase in overshadowing resulting from this revision as the setback of the plant room from the southern boundary is unchanged. Similarly, based on a re-examination of the View Loss Assessment, there will be no adverse impact on views enjoyed by neighbours as the extension of the plant room is predominately to the east, and

along the axis of the view currently enjoyed by the nearest residents, those in Genoa Tower. Finally, the plant room will remain unseen from the public domain, as illustrated by the Bondi Junction RSL Development View from Ebley Street and Bondi Junction RSL Development View from Grey Street, attached.

Regards,
BONUS + ASSOCIATES

A handwritten signature in black ink, appearing to read 'Geoff Bonus' in a stylized, cursive script.

Geoff Bonus
Director
Architect NSW 4034



