

SITE

7-15 Bondi Road
Bondi Junction. Sydney NSW,

APPLICANT

Bondi Road Development Pty Ltd,

DESCRIPTION

Demolition of existing buildings and construction of a nine-storey residential flat building containing 41 units including 25 affordable rental housing units, communal roof top terrace and two levels of basement parking.



CONTEXT

SITE

MASTERPLA

N PLANNING

LANDSCAPE

YIELD

VISION



PREVIOUS DA : 7-13 BONDI RD

FSR 2:1 + 0.3:1 VIA VOLUNTARY PLANNING AGREEMENT

TOTAL GFA 3,321sqm

42 TOTAL APARTMENTS - NO AFFORDABLE APARTMENTS

AVERAGE APARTMENT SIZE - 77sqm



PROPOSED DA : 7-13 BONDI RD + NO.15

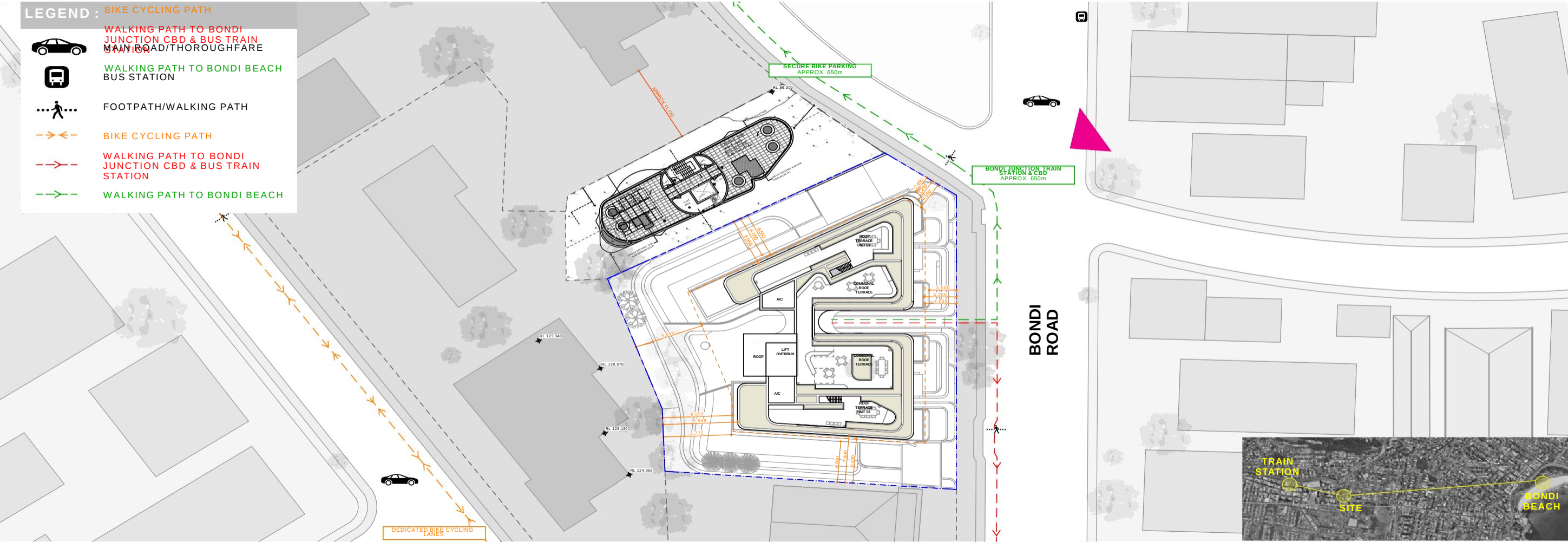
FSR 2:1 + **0.5:1 VIA PROVISION OF AFFORDABLE RENTAL HOUSING**

TOTAL GFA 4,183sqm

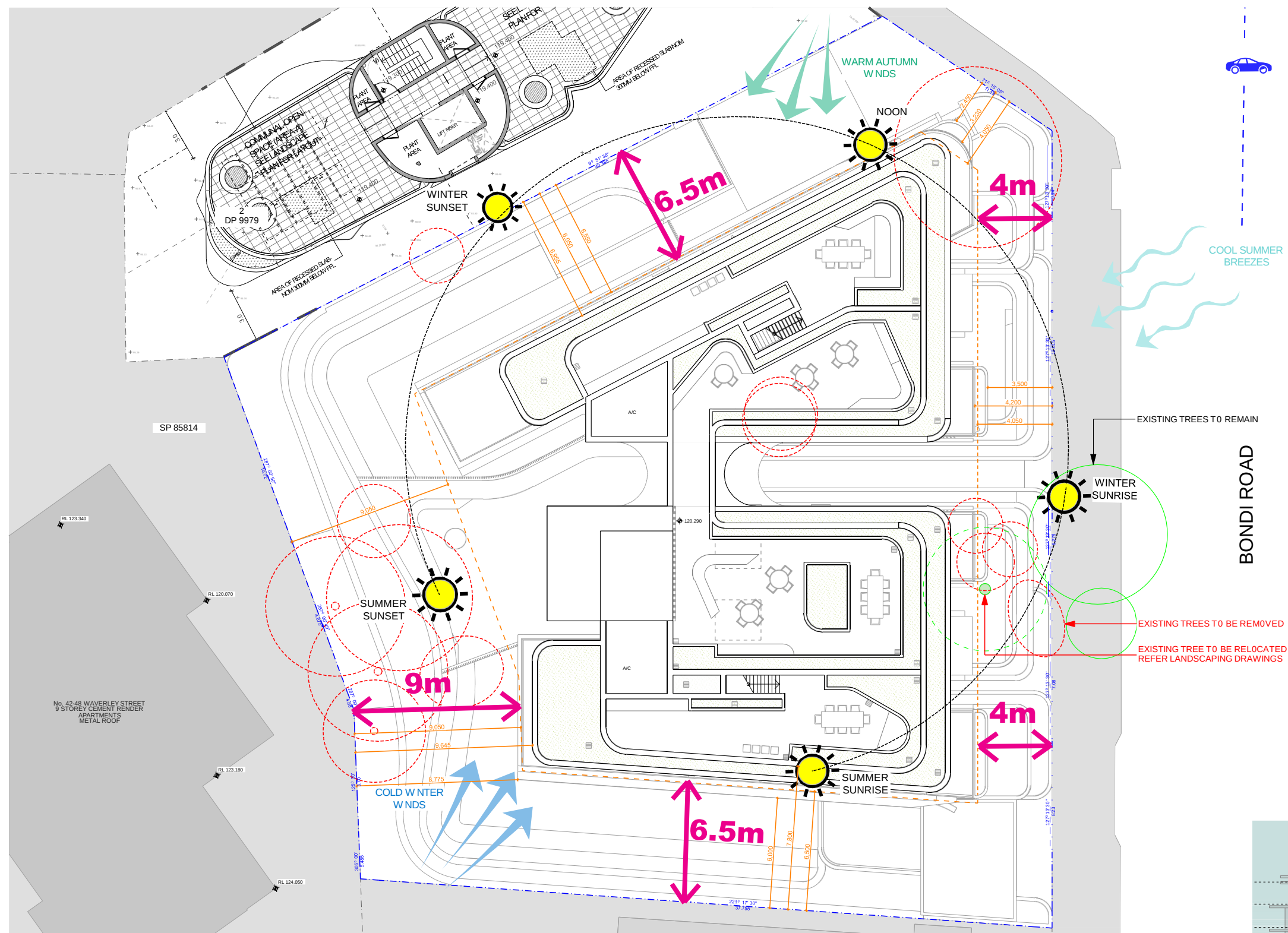
41 TOTAL APARTMENTS / **25 AFFORDABLE APARTMENTS**

AVERAGE APARTMENT SIZE - **94sqm**

CONTEXT



SITE



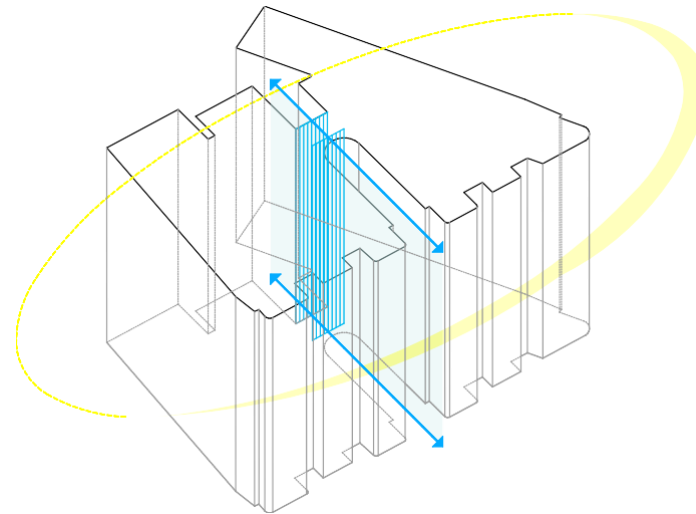
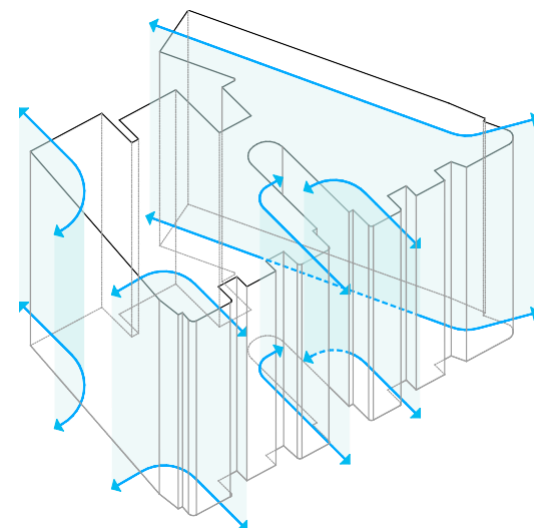
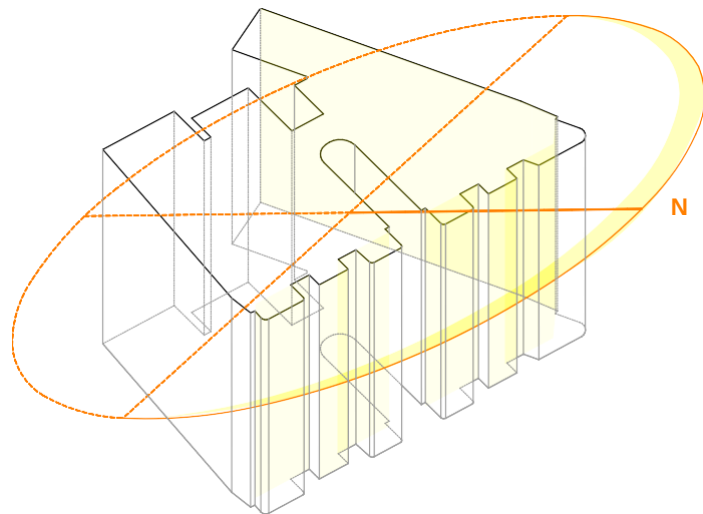
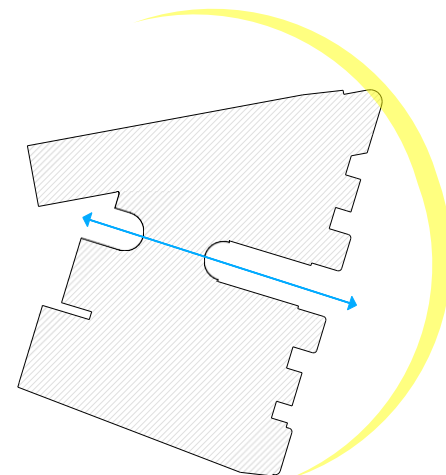
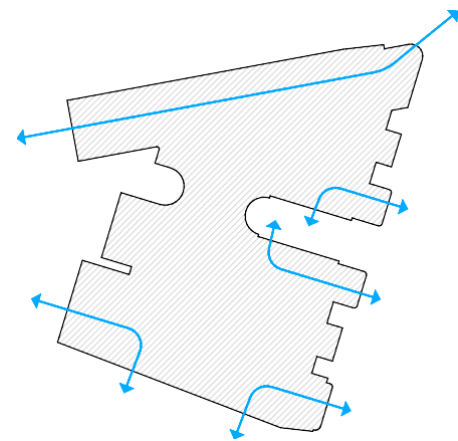
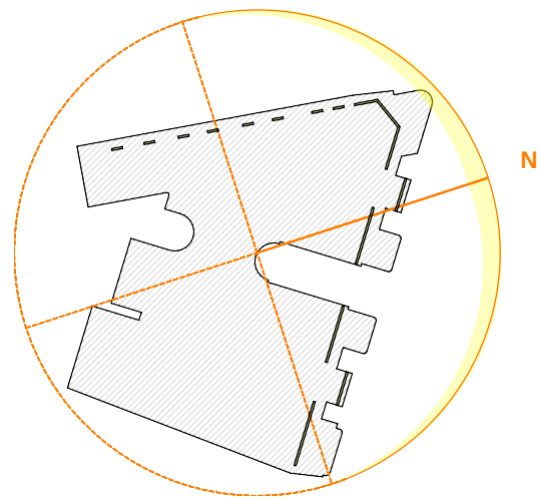
BUILDING SETBACKS

FRONT - 4m TO ALIGN WITH PREDOMINANT SETBACK IN STREET

SIDE - 6.5m

REAR - 9m

MASTERPLA



41 TOTAL NUMBER OF APARTMENTS

SOLAR ACCESS : 3hrs TO LIVING & POS

ADG - 70%
29 APARTMENTS

PROPOSED - 80% **(+10%)**
29 APARTMENTS **(+4)**

NATURAL CROSS VENTILATION

ADG - 60%
25 APARTMENTS

PROPOSED - 95% **(+35%)**
39 APARTMENTS **(+14)**

DIRECT SOLAR ACCESS

NATURAL CROSS VENTILATION

HIGH AMENITY CIRCULATION



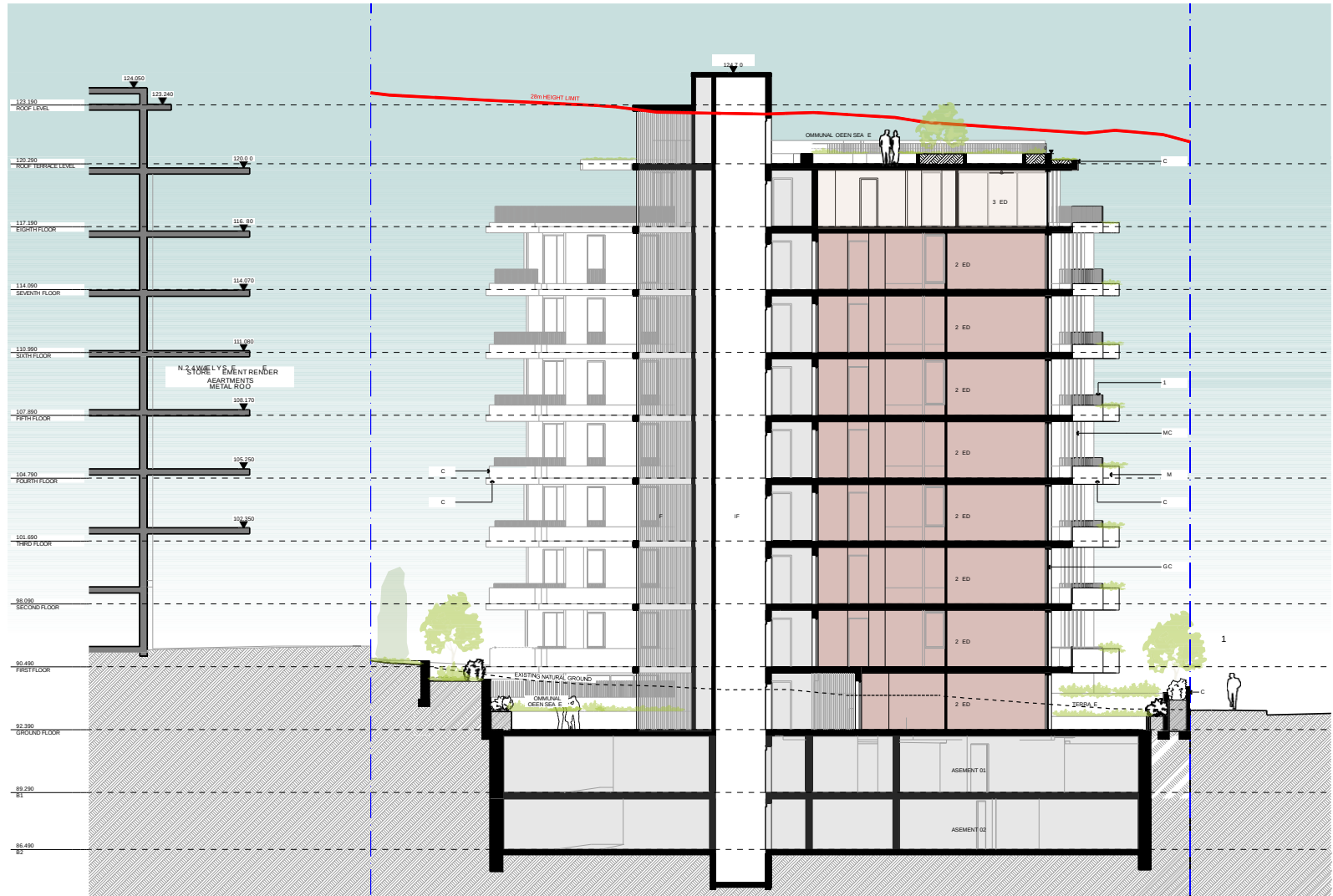
GROUND



LEVEL 1-7 (TYPICAL)



LEVEL 8
(PENTHOUSE)



EAST / WEST SECTION





GROUND FLOOR LANDSCAPE



LANDSCAPE AREA

CONTROL : 501sqm (30% of SA)

PROPOSED : 527sqm **(+26sqm)**

DEEP SOIL

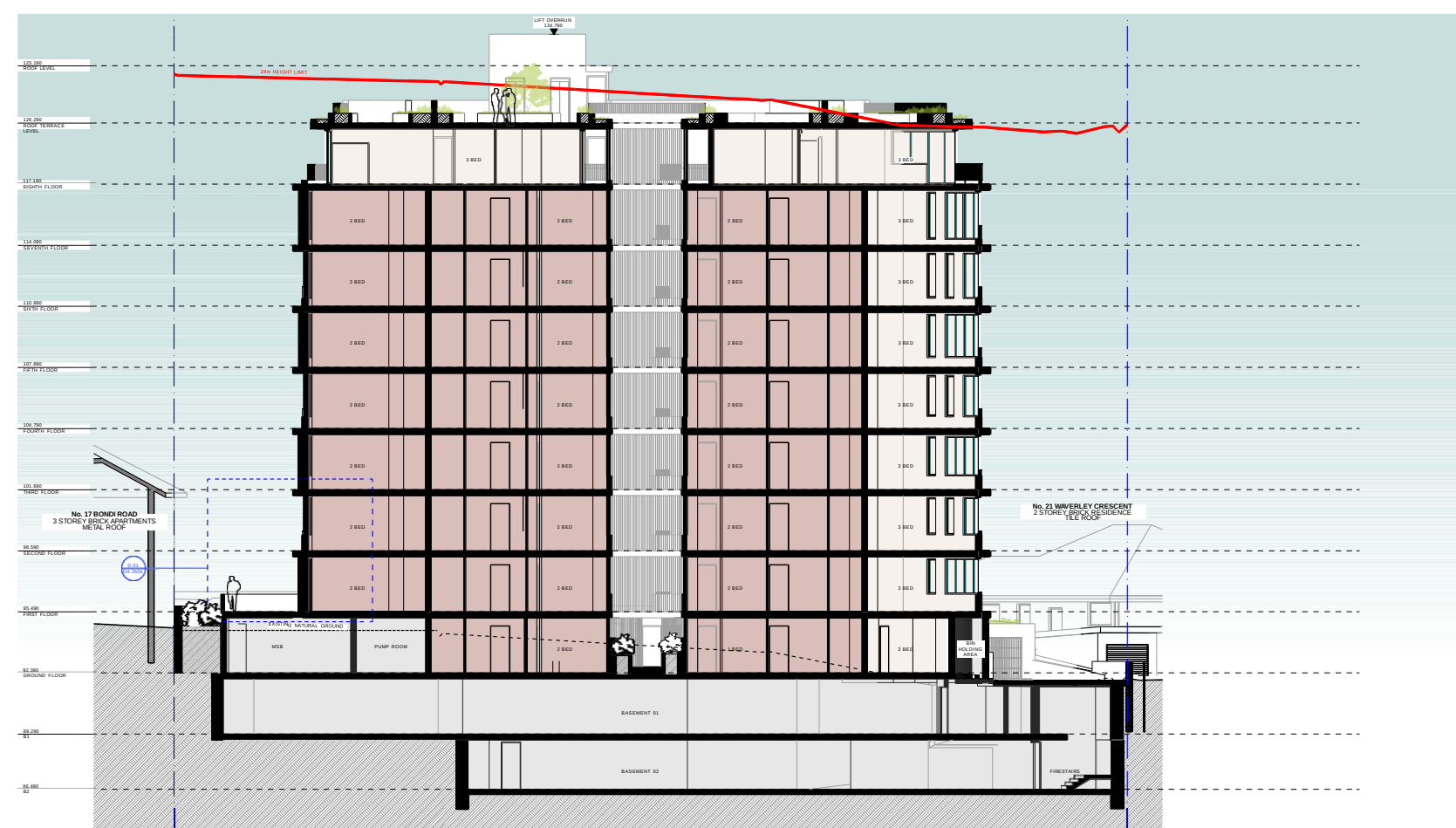
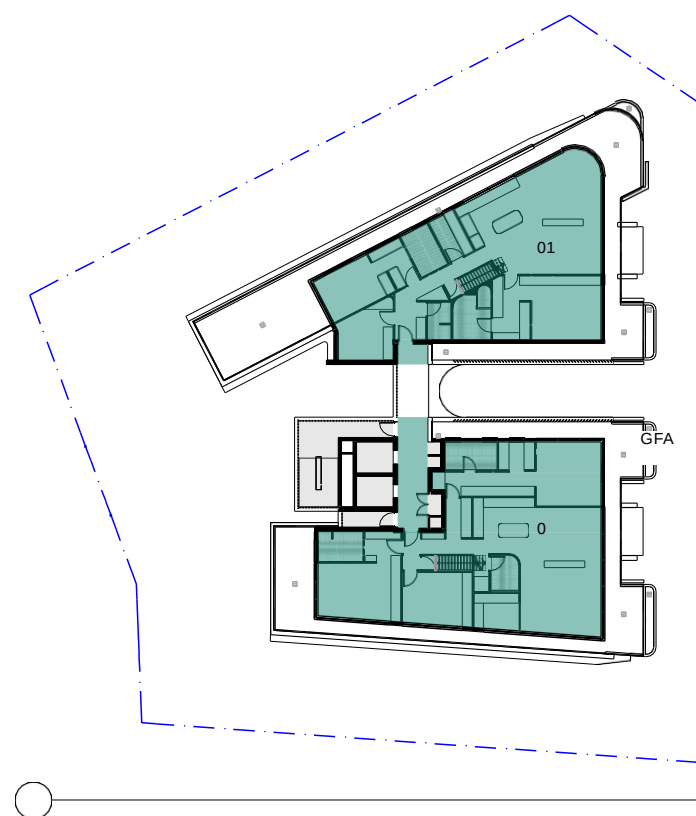
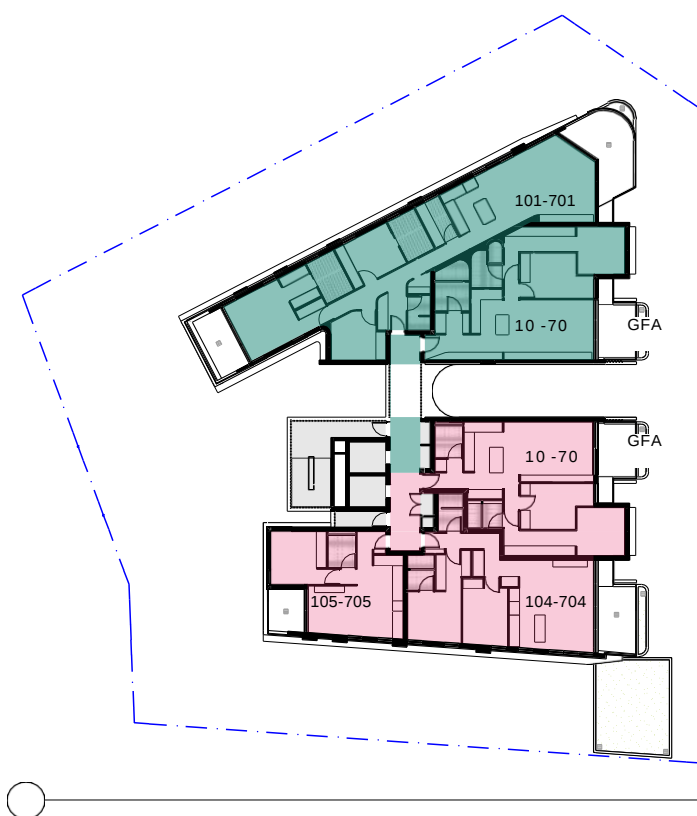
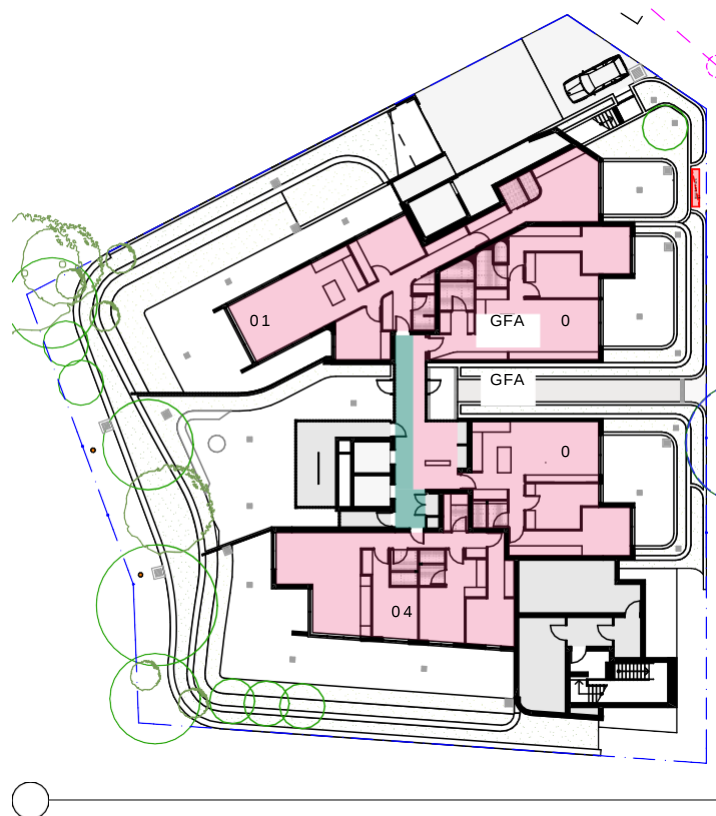
CONTROL : 250 sqm (50% of LA)

PROPOSED : 277sqm **(+27sqm)**

COMMUNAL OPEN SPACE

CONTROL : 418 sqm (25% of SA)

PROPOSED : 464sqm **(+46sqm)**



NORTH / SOUTH SECTION

SITE AREAS

SITE AREA 1,673sqm

FSR 2:1 + **0.5:1 (Affordable Housing)**

ALLOWABLE GFA 4,183sqm

PROPOSAL AREAS

TOTAL PROPOSED GFA 4,143sqm

TOTAL 41 APARTMENTS

AFFORDABLE GFA **2,073sqm (50%)**

25 APARTMENTS

YIELD



CLEAR GLASS



METAL PALISADE



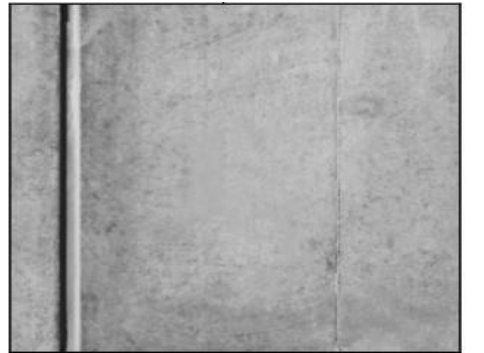
TIMBER BATTENS



BOARDFORM CONCRETE



DARK METAL CLADDING



IN-SITU SMOOTH FINISH CONCRETE