

Ref: 2015069
Date 4 December 2020

59 Grafton Street, Bondi Junction

VIEW STUDY

BACKGROUND

Clygen Pty Ltd, the owner of the site, has appointed Cottee Parker Architects to undertake a desktop view study to assist with understanding any potential impact on views from the properties at 71-85 Spring Street, Bondi Junction due to the proposed S4.55 modifications to the approved development at 59 Grafton Street.

The proposed Section 4.55 (S.455) modifications primarily relate to the opportunity for Clygen to enter into a planning agreement (VPA) with Council for the site for up to 15% additional gross floor area (GFA) as described by Council's Planning Agreement policy. The design remains fundamentally the same as that approved, with minor changes including an additional two storeys, following the precedent of other approved projects in the precinct which have entered into a similar planning agreement with Council.

This document describes the findings of the view study presented in drawing DA 2703, at Appendix A.

1. CONTEXT AND LOCAL VIEWS

Bondi Junction is located on a ridge in Sydney's eastern suburbs approximately 5km from the CBD (Figure 1). The urban environment is characterised by a mix of tall residential and commercial tower development, typically with retail ground floor uses, with some residual low-rise retail and commercial buildings.

The upper floors of the taller residential buildings in Bondi Junction enjoy high quality 360° views, with lower floors sharing views between buildings, unless located on the fringes of the precinct. Views include:

SYDNEY
T 61 2 9366 1133
Level 4, 50 Stanley St,
East Sydney, NSW 2010

BRISBANE
T 61 7 3846 7422
201 Montague Road,
West End, Brisbane, QLD 4101

MELBOURNE
T 61 3 9654 2264
L4, 400 Collins Street,
Melbourne, VIC 3000

PERTH
T 61 8 6311 2827
Level 25, 140 St Georges Terrace,
Perth, WA 6000

ABN 77 010 924 106

COTTEEPARKER.COM.AU

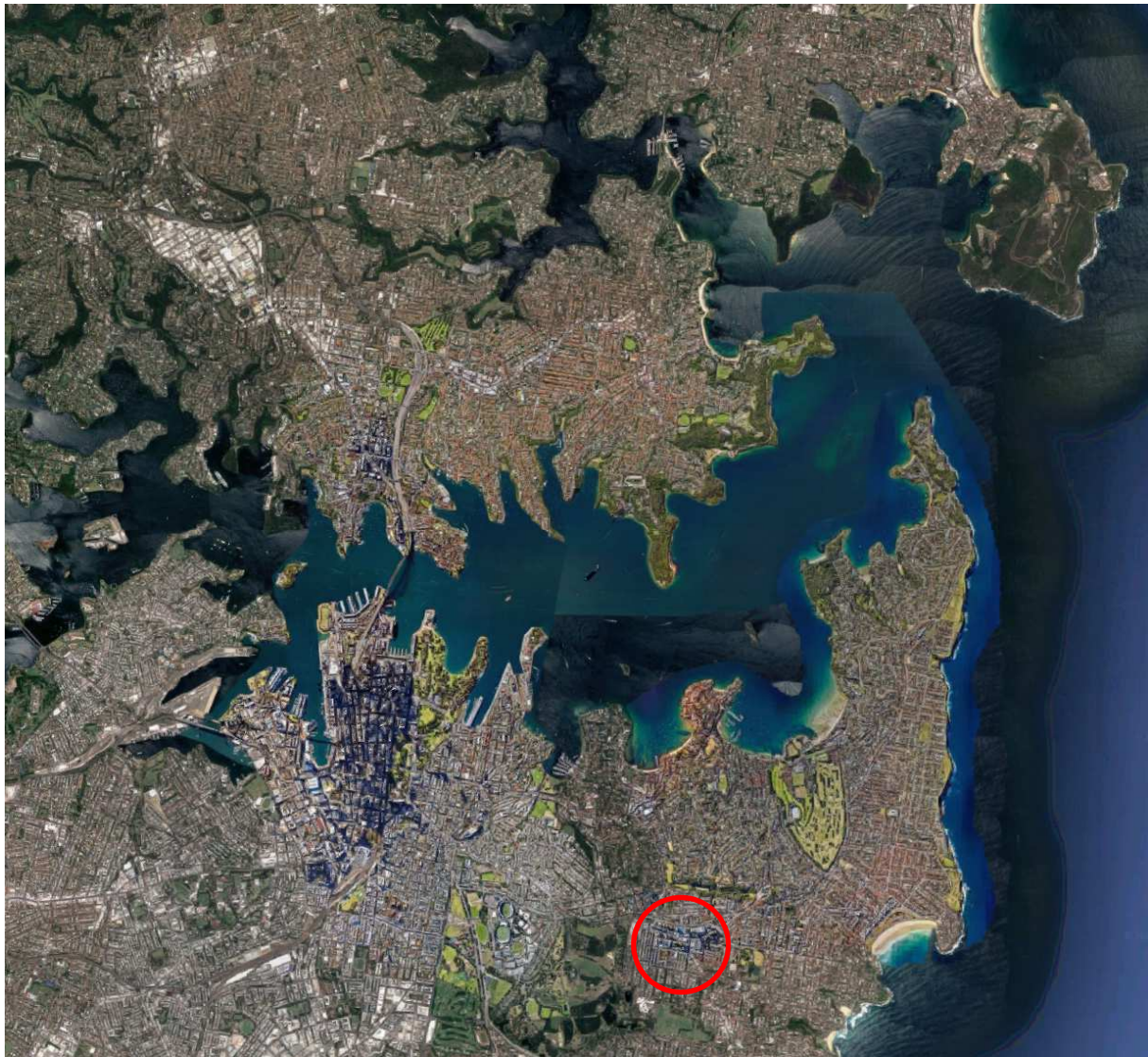


Figure 1 – Aerial map showing Bondi Junction (circled), Sydney Harbour and the CBD. Source: Google Maps

- North towards Sydney harbour and the north shore, including Manly.
- North West towards the Opera House and Harbour Bridge, with North Sydney beyond.
- West towards the CBD.
- West across the Sydney basin towards the Blue Mountains.
- East towards Bondi Beach, the coastline and the Pacific Ocean.
- South/South West over Centennial Parklands towards Botany Bay.

59 Grafton Street is located within the north-western precinct of Bondi Junction and has a Mixed-Use (B4) zoning. This area has undergone substantial redevelopment over the last 10 years or so which has seen the prevailing building height increase. 71- 73 Spring Street and 83-85 Spring Street are located to the south-east of the subject site (Figure 2). Constructed in the 1980's, these "twin" towers remain the tallest residential towers in Bondi Junction.

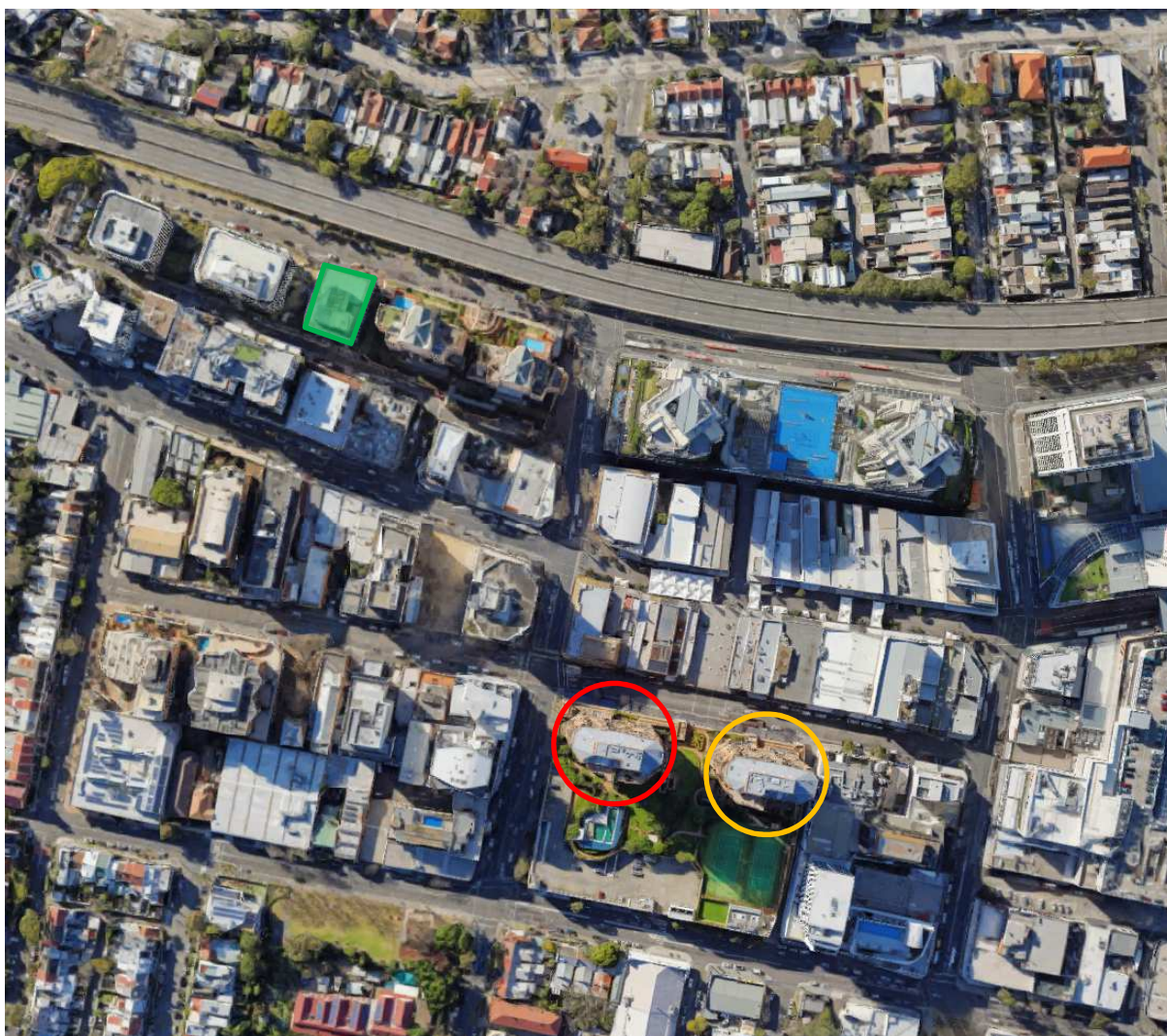


Figure 2 – Aerial map showing relationship of subject site to 71-73 Spring Street and 83-85 Spring Street. Source: Google Maps

KEY

- 59 GRAFTON STREET (SUBJECT SITE)
- 71-73 SPRING STREET (TOWER 1)
- 83-85 SPRING STREET (TOWER 2)

2. POTENTIAL VIEW IMPACT

The proposed 2 storey increase in height of the approved development at 59 Grafton Street as part of a VPA means that some of the upper floors of TOWER 1 and TOWER 2 are likely to have a portion of their existing views shortened. Given the proposed height increase of the subject site is small, the expansiveness of the existing views and the distance between the properties (approximately 200m at the closest point) the affected portion of the view will be minor.

As the site is located to the North West of TOWER 1 and TOWER 2 the affected portion will occur in the view towards the Opera House and Harbour Bridge. This means that the minor affected portion of

the view may include distant or partial views of iconic elements as part of the expansive view that is available.

3. 71-73 SPRING STREET TOWER 1

An example of the view from the upper levels of TOWER 1 is shown in Figure 3 below. It can be seen that there is an expansive view of Sydney Harbour to the north and that, whilst the Opera House and Harbour Bridge can be seen, they are at some distance and are partially obscured by the Piccadilly Gardens tower at 8-14 Fullerton Street, Woollahra.



Figure 3 – View from apartment 2606 (Level 26) 71-73 Spring Street TOWER 1. Source:

<https://wentworthpartners.com.au/419/2606-71-73-spring-street-bondi-junction>

For comparison purposes, the approved development has been photomontaged into this photo in the artist's impression in Figure 3a. The proposed modification to this development including the additional 2 storeys is shown in the artist's impression in Figure 3b. These images are also provided in drawing DA 2703, appended to this document.

It can be seen that the view towards the Opera House and Harbour Bridge from the apartment where the original image was taken remains uninterrupted by the approved development. The S.455 / VPA proposal also does not interrupt the view towards the Opera House and Harbour

Bridge, except for a small portion of the base of the north-eastern Harbour Bridge abutment. The view towards the harbour is not affected by the approved development or the proposal.



Figure 3a – Excerpt from Appendix A showing the view from apartment 2606 (Level 26) 71-73 Spring Street TOWER 1 including:

- The approved development at 59 Grafton Street
- The envelope of the approved development at 47-55 Grafton Street
- The recently constructed development at 113-119 Oxford Street



Figure 3b – Excerpt from Appendix A showing the view from apartment 2606 (Level 26) 71-73 Spring Street TOWER 1 including:

- The proposed development at 59 Grafton Street (S.455 / VPA scheme)
- The envelope of the approved development at 47-55 Grafton Street
- The recently constructed development at 113-119 Oxford Street

4. 83-85 SPRING STREET TOWER 2

TOWER 2 is located further to the east of TOWER 1 and its line of sight towards the Opera House is therefore unlikely to be affected by either the approved development of the S.455 / VPA proposal at 59 Grafton Street (Figure 4 & 5).

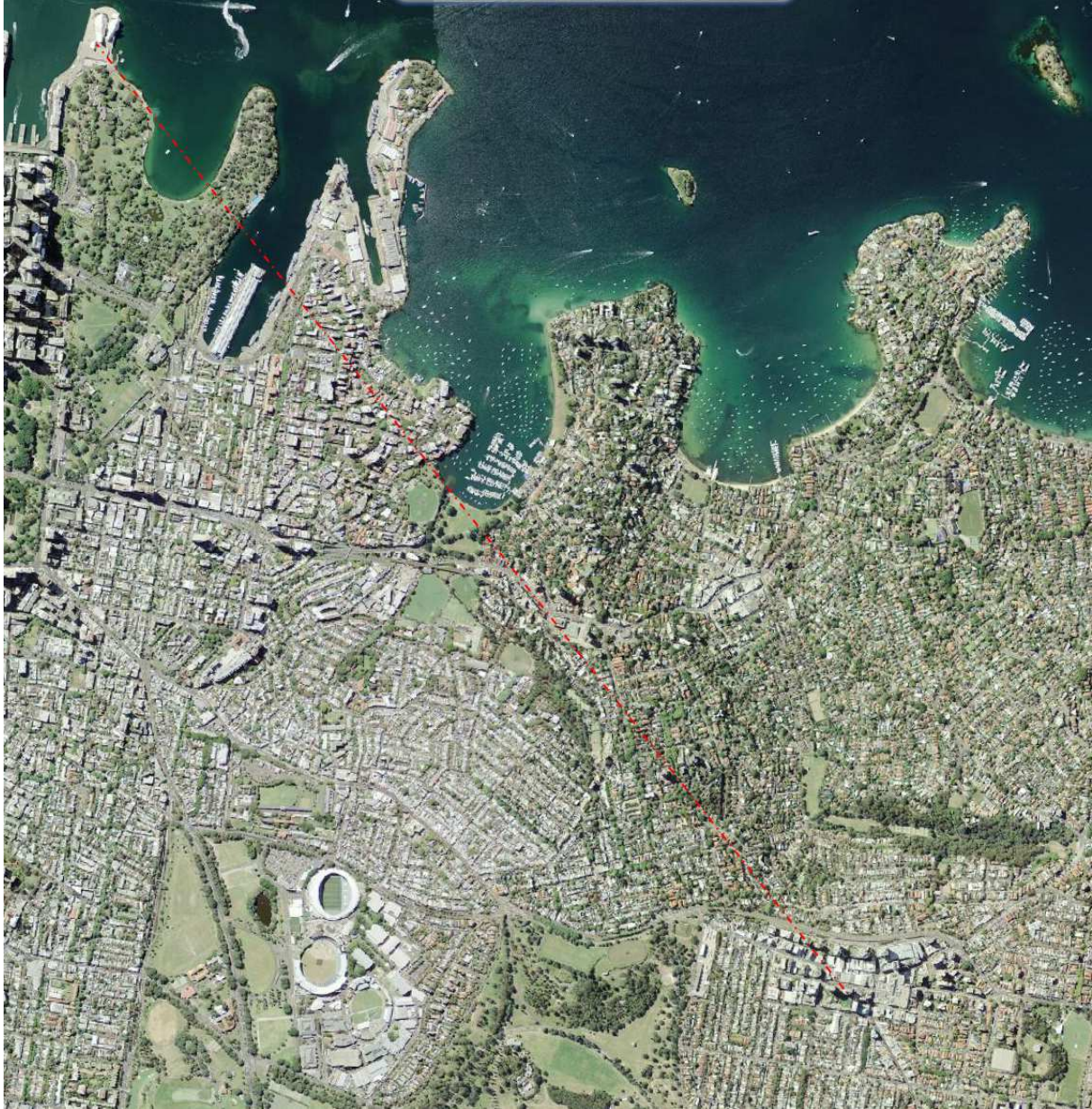


Figure 4 – The view of the Opera House from TOWER 2 is unlikely to be affected by the proposed tower. Source: Six Maps

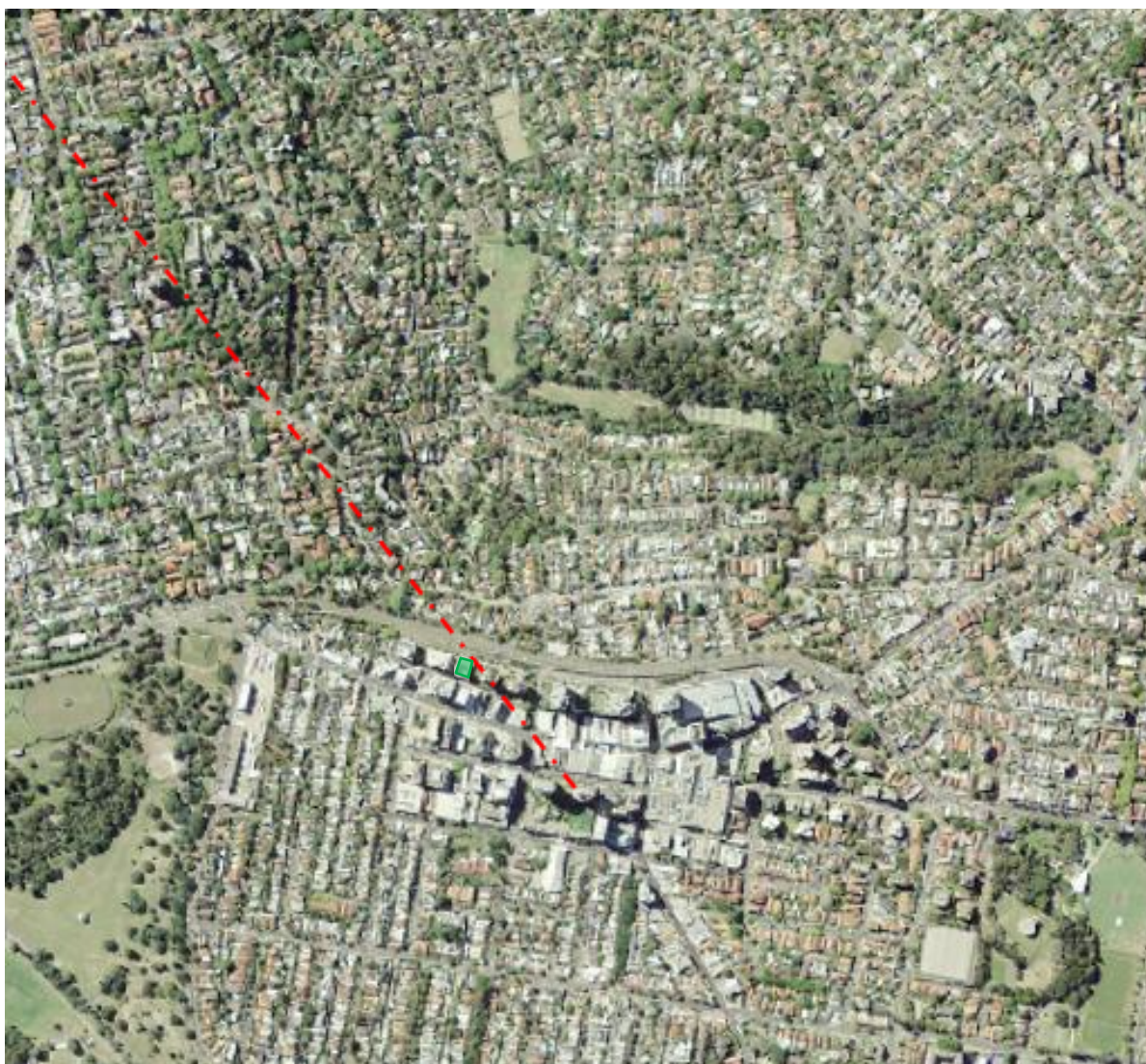


Figure 5 – Zoomed in view showing the view of Opera House from TOWER 2 is unlikely to be affected by the proposed tower.
Source: Six Maps

KEY

 59 GRAFTON STREET (SUBJECT SITE)

APPENDIX A

View Study

These artist's impressions are for illustrative purposes only. They are based on the information available at the time of production and may be subject to change should further photography, surveys and digital models become available in future.