

From: [Tim Sneesby](#)
To: [Arcangelo Antoniazzi](#)
Subject: RE: Meeting for WMH PP
Date: Thursday, 22 February 2018 10:38:33 AM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Arcangelo,

Here you go. Let me know if you need anything else.

Regards,

Tim

- **Zone:** We do not support the change to zoning, given the importance of this zone in promoting and securing the existing and proposed uses.
- **Height:** We do not support the proposed heights across the site. We suggest that a lower edge height of 12.5m and centre height of 20m would be more appropriate.

Heritage

- Carrington Road is a significant heritage streetscape, therefore any future buildings in the streetscape should relate to the scale of the heritage buildings on the site
- Church Street: Built form must respond to the existing heritage items in the streetscape including those at St Claire's College. New buildings on this street should be considered secondary and enhance the heritage items rather than dominating the streetscape.
- Birrell Street: Due to the large number of heritage terraces, single dwellings and medium density flat buildings in this streetscape, the existing 12.5m maximum building height should be retained along this frontage. Any development on this frontage should be no higher than the ridge of the adjacent heritage building (RL109.17) and anything above the height of the primary eaves should be set back or articulated to respond to the neighbouring heritage item.
- All proposed heights – 28m, 21m and 15m challenge and overwhelm the landmark qualities of the Edina (Vickery) tower and Norfolk Island Pines and are not consistent with the scale of the estate.

Residential amenity

- Existing building heights along Bronte Road increase on approach to the Bondi Junction commercial centre. The proposed 15m streetwall along the subject section of Bronte Road would create inconsistent built form in the streetscape as the adjacent building height controls are 12.5m.
- Additionally, Carrington road has a consistent 12.5m height control.
- The 28 metre building height control proposed in the application would have an adverse impact on the area and is not in context with the surrounding urban form or any expected future development in the vicinity. This height control

reflects an 8-9 storey development which would be visually intrusive amongst the neighbouring 1-3 storey heritage dwellings. A more appropriate built form outcome for the centre of the site would be 4-5 storey buildings, reflecting medium density built form. Any development should be articulated to reduce the impact of bulk and scale on both the surrounding residential areas and the heritage buildings. The recommended height control for the centre of the site should be no greater than 20m.

- **FSR:** The masterplan could be supported with a lower FSR than the 1.5:1 being proposed. Based on our measurements an FSR of 1.2:1 would accommodate the Masterplan may be more appropriate. We're considering applying a differential FSR across the site to match the proposed heights and are happy to discuss the merits of this approach.
- **Transport:** We also have a position on the transport implications of the PP and would seek to reduce the number of crossovers proposed, as well as achieve key items in the People, Movement Places strategy such as an expanded Kiss and Ride in Church Street.
- **Heritage**

The fabric, views and spatial relationships ranked Exceptional and High should be conserved.

- External views of the Norfolk Island Pines will still be maintained from Centennial Park and Queens Park. The 28m height plane would stand below the pines as it is on a lower part of the site but would diminish views of the pines.
- The views of the houses along Birrell Street (Banksia and Wychazel, Ellerslie) could be diminished with the proposed 15m and 21m height plane surrounding these dwellings.

The scale of new buildings should be of a scale consistent with the estate. This allows for large buildings; however, new buildings should not challenge the landmark qualities of the Edina tower or the Norfolk Island pines.

- All proposed heights – 28m, 21m and 15m challenge and overwhelm the landmark qualities of the Edina (Vickery) tower and Norfolk Island Pines and are not consistent with the scale of the estate.

From: Arcangelo Antoniazzi [mailto:AAntoniazzi@ethosurban.com]

Sent: Wednesday, 21 February 2018 9:06 PM

To: Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: Meeting for WMH PP

Hi Tim, any chance of having those design comments if they're ready/available?

I'm sitting down with Cox tomorrow and was hoping to run them through it.

Cheers,

Arcangelo Antoniazzi

Urbanist
Planning

T. +61 2 9956 6962
D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com



Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

Ethos Urban - previously JBA, Buckley Vann and Planisphere

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From: Tim Sneesby [<mailto:Tim.Sneesby@waverley.nsw.gov.au>]

Sent: 20 February, 2018 9:38 AM

To: Arcangelo Antoniazzi <AAntoniazzi@ethosurban.com>

Subject: RE: Meeting for WMH PP

Hi Arcangelo,

Thanks for coming around last week. I've attached the FSR calcs.

Leave it with me and I'll send you through some comments this week.

Thanks,
Tim

From: Arcangelo Antoniazzi [<mailto:AAntoniazzi@ethosurban.com>]

Sent: Tuesday, 20 February 2018 8:28 AM

To: Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: Meeting for WMH PP

Hi Tim, thanks for your time last week.

I'm keen to keep the ball rolling on this so I will ensure ourselves and Uniting action the items we discussed.

Can you please however provide the FSR calculations as discussed so I can forward to Cox?

Also, I note there were some written design comments you had. Would you be willing to share these for Cox and their response?

Regards,

Arcangelo Antoniazzi

Urbanist
Planning

T. +61 2 9956 6962





D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

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From: Tim Sneesby [<mailto:Tim.Sneesby@waverley.nsw.gov.au>]

Sent: 5 February, 2018 11:50 AM

To: Arcangelo Antoniazzi <AAntoniazzi@ethosurban.com>

Subject: RE: Meeting for WMH PP

Hi Arcangelo,

I've just sent through a calendar invite. 1pm should be OK, even though I have 3pm booked in. Will let you know if anything changes and will send through some dot points re: our position later this week.

Regards,
Tim

From: Arcangelo Antoniazzi [<mailto:AAntoniazzi@ethosurban.com>]

Sent: Friday, 2 February 2018 8:45 AM

To: Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>

Subject: RE: Meeting for WMH PP

Hi Tim, can we lock in 1:00pm for 14th February. Thanks.

Arcangelo Antoniazzi

Urbanist
Planning



T. +61 2 9956 6962
D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

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From: Arcangelo Antoniazzi
Sent: 31 January, 2018 1:39 PM
To: 'Tim Sneesby' <Tim.Sneesby@waverley.nsw.gov.au>
Subject: RE: Meeting for WMH PP

Thanks Tim, can we please lock in that date. Can you send me an outlook invite is possible.
Regards,

Arcangelo Antoniazzi

Urbanist
Planning

T. +61 2 9956 6962
D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)



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From: Tim Sneesby [<mailto:Tim.Sneesby@waverley.nsw.gov.au>]
Sent: 31 January, 2018 1:36 PM
To: Arcangelo Antoniazzi <AAntoniazzi@ethosurban.com>
Subject: RE: Meeting for WMH PP

Hi Arcangelo,

14th is the soonest date unfortunately. I've booked in 3pm at Council chambers. Does that work for you?

Will send you an email the week before highlighting our position.

Regards,
Tim

From: Arcangelo Antoniazzi [<mailto:AAntoniazzi@ethosurban.com>]
Sent: Wednesday, 31 January 2018 11:57 AM
To: Tim Sneesby <Tim.Sneesby@waverley.nsw.gov.au>
Subject: RE: Meeting for WMH PP

Hi Tim, 14th Feb is good. Uniting did however ask if there is anything earlier?
Also can you please issue some points ahead of the meeting?
Regards,

Arcangelo Antoniazzi

Urbanist
Planning



T. +61 2 9956 6962
D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

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From: Arcangelo Antoniazzi
Sent: 30 January, 2018 8:48 AM
To: 'Tim Sneesby' <Tim.Sneesby@waverley.nsw.gov.au>
Subject: RE: Meeting for WMH PP

Hi Tim, thanks for these times. I will forward to Uniting for their confirmation.
Regards,

Arcangelo Antoniazzi

Urbanist
Planning



T. +61 2 9956 6962
D. +61 2 9409 4991
M. +61 416 646 196
W. ethosurban.com

Ethos Urban



[173 Sussex St.](#)
[Sydney NSW 2000](#)

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From: Tim Sneesby [<mailto:Tim.Sneesby@waverley.nsw.gov.au>]

Sent: 29 January, 2018 10:09 AM

To: Arcangelo Antoniazzi <AAntoniazzi@ethosurban.com>

Subject: RE: Meeting for WMH PP

Hi Arcangelo,

Hope you had an enjoyable weekend.

Does the afternoon of the 13th or anytime on the 14th of Feb suit you for a meeting?

Thanks,

Tim

From: Tim Sneesby

Sent: Thursday, 21 December 2017 5:01 PM

To: 'Arcangelo Antoniazzi' <AAntoniazzi@ethosurban.com>

Subject: Meeting for WMH PP

Hi Arcangelo,

Any word on meeting times / dates?

Please email me in early Jan if you find out and I will try to review my emails while I'm away to confirm.

We're happy to call you the week before our meeting and give you a brief summary of Council's position.

Thanks,

Tim

Tim Sneesby

Senior Strategic Planner

Cnr Paul St and Bondi Rd, Bondi Junction NSW 2022

P: 02 9083 8172 | **F:** 02 9387 1820

E: tim.sneesby@waverley.nsw.gov.au

W: www.waverley.nsw.gov.au



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